



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 11, 2025

7:00pm

Note:

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

Board/Council Members: Kimberly Swartzlander-Chair
John Williams-Vice-Chair
Susan Philipp
Trenton Sheesley
Renee Woitas

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

- III. Approval of Minutes for January 28, 2025 (For possible action)
- IV. Approval of the Agenda for February 11, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action)
 2. **VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):**
VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action) **PC 2/18/25**
 3. **DR-25-0002-MAXWELL TRAVIS DEAN:**
DESIGN REVIEW for architectural compatibility for a proposed accessory structure in conjunction with an existing single-family residence on 0.72 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Bruce Street, 323 feet south of Warm Springs Road within Paradise. MN/my/kh (For possible action) **PC 3/4/25**
 4. **ET-25-400003 (UC-19-0824) -ATRIUM HOLDINGS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/nai/kh (For possible action) **PC 3/4/25**

5. **UC-25-0017-B F H VEGAS I, LLC:**
USE PERMIT for a vehicle body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW a proposed vehicle body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action) **PC 3/4/25**
6. **UC-25-0035-SG VEGAS OWNER, LLC:**
USE PERMIT to allow recreation and entertainment facilities in conjunction with an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/jm/kh (For possible action) **PC 3/4/25**
7. **VS-25-0065-POST ROAD CAPITAL REAL ESTATE FUND, LP:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Cameron Street (alignment), and between Sobb Avenue (alignment) and Teco Avenue (alignment), and a portion of a right-of-way being Rogers Street located between Sobb Avenue (alignment) and Teco Avenue (alignment) within Paradise (description on file). MN/mh/kh (For possible action) **PC 3/4/25**
8. **WS-25-0066-POST ROAD CAPITAL REAL ESTATE FUND, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed communication utility building with accessory offices on a 9.54 acre portion of a 12.3 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/mh/kh (For possible action) **PC 3/4/25**
9. **VS-25-0124-VT1, LLC & SIERRA RIDGE STORAGE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Desert Inn Road located between Backstage Boulevard and Sandhill Road within Paradise (description on file). TS/md/kh (For possible action) **PC 3/4/25**
10. **WS-25-0011-KAUFMAN ELENORA L TRUST & KAUFMAN MARK E TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback of a proposed accessory structure in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Pecos Road and the north side of Rochelle Avenue within Paradise (description on file). TS/nai/kh (For possible action) **PC 3/4/25**

11. **WS-24-0756-LAS VEGAS AIRPORT CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setbacks; 3) increase lot coverage; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) allow modified driveway design standards; 7) allow modified street standards; and 8) allow non-standard commercial driveways to remain.
DESIGN REVIEW for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise. JG/hw/kh (For possible action) **BC 3/5/25**
12. **ZC-24-0749-KALIFANO DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action) **PC 3/4/25**
13. **UC-24-0750-KALIFANO DEVELOPMENT, LLC:**
USE PERMIT for an office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate parking lot landscaping; 3) reduce street landscaping; 4) eliminate buffering and screening; 5) reduce throat depth; 6) allow an attached sidewalk to remain; and 7) allow a commercial pan driveway.
DESIGN REVIEW for an office/warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/sd/kh (For possible action) **PC 3/4/25**

VII. General Business (For possible action)

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: February 25, 2025.

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

January 28, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Susan Philipp- **EXCUSED**
Trenton Sheesley-**PRESENT**
Renee Woitas-**PRESENT**

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

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

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of December 10, 2024 Minutes

Moved by: Woitas

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for January 14, 2025

Moved by: Williams

Action: Approve with changes

Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action) **PC 2/4/25**

Applicant was a no show. Return to the February 11, 2025 Paradise TAB meeting

2. **UC-24-0744-QC STANDBY 24, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action) **PC 2/4/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

Added condition

- **1 year review as a public hearing after certificate of occupancy**

VOTE: 4-0 Unanimous

3. **VS-24-0748-SIERRA INVESTMENT PROPERTIES, LLC - SER CAMERO:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Aziza Street and Eastern Avenue within Paradise (description on file). MN/mh/kh (For possible action) **PC 2/18/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):**
VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action) **PC 2/18/25**

Applicant was a no show. Return to the February 11, 2025 Paradise TAB meeting

5. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 2/19/25**

Held per applicant, until further notice

6. **DR-24-0335-BCORE PARADISE, LLC:**
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 2/19/25**

Held per applicant, until further notice

7. **WS-24-0735-J & J INVESTPROP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative loading spaces; 2) alternative driveway geometrics; and 3) allow attached sidewalks.
DESIGN REVIEW for a proposed office/warehouse building with outdoor storage in conjunction with an existing industrial complex on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the eastside of Mojave Road and the southside Pepper Lane within Paradise. JG/jud/kh (For possible action) **BCC 2/19/25**

MOVED BY-Swartzlander
APPROVE- Design review
APPROVE- Waivers #1 and #3
Subject to staff conditions
DENY- Waiver #2
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
Vivian Kilarski welcomed the 2 new board members. Let board know if they ever have questions or concerns they can reach out to her
- VIII. Next Meeting Date
The next regular meeting will be February 11, 2025
- IX. Adjournment
The meeting was adjourned at 7:45 p.m.

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:

USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-29-202-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5115 Dean Martin Drive
- Site Acreage: 9.39
- Project Type: Office
- Square Feet: 1,900

Site Plan

The plan depicts a 1,900 square foot suite within an existing office/warehouse complex on 9.39 acres. The property has access from Ali Baba Lane to the south and Dean Martin Drive to the east. The complex includes 9 buildings, and the proposed use is located within Building 4, along the west property line. The uses within the property are mostly industrial, however, there are previously approved office uses within portions of the property.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photos show an existing 1 story building with a mansard roof. No changes are proposed to the exterior of the building.

Floor Plans

The plan shows a 1,900 square foot storage area with a small bathroom and an entry office.

Applicant's Justification

The applicant would like to use the space as an office area for their business. They state that this office use will cause no disturbances to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0540	Use permit for an office	Approved by PC	November 2024
ADR-23-900033	Outcall entertainment referral service	Approved by ZA	February 2023
UC-21-0682	Personal services (barber shop) within an industrial complex on 9.4 acres	Approved by PC	January 2022
ADR-19-900619	Outcall entertainment referral service	Approved by ZA	September 2019
ADR-0917-17	Outcall entertainment referral service	Approved by ZA	September 2017
ADR-0362-15	Outcall entertainment referral service	Approved by ZA	May 2015
UC-0097-13	Minor training facility (baseball instruction) within an industrial complex on 9.4 acres	Approved by PC	May 2013
ET-0264-08 (ZC-1202-05)	Extension of time to reclassify 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	November 2008
ZC-1202-05	Reclassified 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired	Approved by BCC	October 2005
UC-1932-95	Permit an auction facility and reduce the parking	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	PF	Las Vegas Valley Water District
South	Entertainment Mixed-Use	IL (AE-60)	Warehouse
East	Entertainment Mixed-Use	CR & IL (AE-60)	Motel & warehouse
West	Entertainment Mixed-Use	IL & PF	Warehouse & Las Vegas Valley Water District

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff notes that similar uses have been approved in the recent past, such as UC-24-0450, which allowed an office space in the nearby Building 7. This request is not out of character for the area; therefore, staff can therefore support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIMBERLY KRUCZYNSKI

CONTACT: KIMBERLY KRUCZYNSKI, 9555 SUMMER FURNACE STREET, LAS
VEGAS, NV 89118

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):

VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-310-001 through 177-11-310-005; 177-11-310-010; 177-11-310-041 through 177-11-310-061; 177-11-313-003; 177-11-313-004; 177-11-313-022 through 177-11-313-057; 177-11-313-063; 177-11-313-064; 177-11-313-068 through 177-11-313-085

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of various rights-of-way within the Paradise Estates Units 1 and 2 subdivisions. The vacation of the rights-of-way is necessary as the applicant prepares reversionary maps for Paradise Estates Units 1 and 2.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS5.2	Undeveloped parcels, 2 single-family residences, & single-family residential subdivision
South	Open Lands & Public Use	RS20	University of Nevada, Reno Extension & undeveloped parcel
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 & RS5.2	Single-family residential subdivision
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0762; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (CCPW SURVEY)

CONTACT: TRAVIS NEWSOM, CCPW SURVEY, 500 SOUTH GRAND CENTRAL PARKWAY, 2ND FLOOR, LAS VEGAS, NV 89155

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0002-MAXWELL TRAVIS DEAN:

DESIGN REVIEW for architectural compatibility for a proposed accessory structure in conjunction with an existing single-family residence on 0.72 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Bruce Street, 323 feet south of Warm Springs Road within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-501-013

DESIGN REVIEW:

Allow a proposed accessory structure (detached metal garage) not architecturally compatible with the existing single-family residence per Section 30.04.05D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7365 S Bruce Street
- Site Acreage: 0.72
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 19 feet, 2 inches (proposed detached metal garage)
- Square Feet: 4,800 (proposed detached metal garage)/ 1,770 (existing single-family residence)

Site Plan

The site plan shows an existing residence adjacent to the east property line. A proposed detached accessory structure (metal garage) will be constructed within the rear yard, on the west half of the site. The accessory structure (metal garage) will be 5 feet from the west property line, 5 feet from the north property line, and 8 feet from the south property line. An existing shed is also in the rear yard, east of the proposed accessory structure. The submitted plans show this shed to be removed.

Elevations

The elevations depict a detached metal garage that has an overall height of 19 feet, 2 inches. The front (east) elevation has an entry door and 2 rolling doors. The south, west, and north facing elevations consist of vertical metal wall panels.

Floor Plans

The floor plan depicts a proposed 4,800 square foot detached metal garage.

Applicant's Justification

The applicant states that they would like to have a metal detached garage to be used for storage.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residences
East	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RS3.3	Condominiums

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

Design Review

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

The proposed structure is not in harmony with the surrounding neighborhood. Furthermore, there are no adjacent neighbors which have accessory structures similar to the proposed metal garage. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. For these reasons, 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:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District. This property is within 400 feet of public sanitary sewer; to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD website.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRAVIS MAXWELL

CONTACT: TRAVIS MAXWELL, 7365 S. BRUCE STREET, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-11-501-013

PROPERTY ADDRESS/ CROSS STREETS: 177-11-501-013

DETAILED SUMMARY PROJECT DESCRIPTION

DESIGN REVIEW FOR ACCESSORY BUILDING TO HAVE METAL SIDING INSTEAD OF STUCCO.

PROPERTY OWNER INFORMATION

NAME: TRAVIS MAXWELL

ADDRESS: 7365 S BRUCE ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-604-1943

CELL

EMAIL: travis@goavadvantage.com

APPLICANT INFORMATION (must match online record)

NAME: TRAVIS MAXWELL

ADDRESS: 7365 S BRUCE ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: 702-604-1943

CELL

EMAIL: travis@goavadvantage.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JASON MAHEU

ADDRESS: 652 MIDDLEGATE RD #B

CITY: HENDERSON

STATE: NV

ZIP CODE: 89011

REF CONTACT ID #

TELEPHONE: 702-262-7955

CELL

EMAIL: JAMDESIGN2@GMAIL.COM

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Travis Maxwell

Property Owner (Signature)*

TRAVIS MAXWELL

Property Owner (Print)

10-21-2024

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) DR-25-0002

PC MEETING DATE 3/4/25

BCC MEETING DATE

TAB/CAC LOCATION Paradise

ACCEPTED BY MY

DATE 1/2/25

FEES \$1,000

DATE 2/11/25

PLANNER
COPY

DR-25-0002



JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-RD

JUSTIFICATION LETTER FOR:

TRAVIS MAXWELL
7365 S. BRUCE ST.
CLARK COUNTY, NV 89123
DATE: 12-19-2024


TO WHOM IT MAY CONCERN,

WE ARE REQUESTING A DESIGN REVIEW FOR A NEW PREFAB METAL GARAGE IN THE BACKYARD THAT DOES NOT MATCH THE EXISTING FINISHES ON THE MAIN RESIDENCE. WE WILL HAVE HI-RIB METAL SIDING AND ROOFING ON THIS BUILDING INSTEAD OF STUCCO AND SHINGLES. THIS BUILDING WILL BE USED FOR STORAGE AN SMALL PROJECTS.

THIS BUILDING WILL BL LOCATED AT APN 177-11-501-013 ON 0.72 AC LOT.

IT IS THE OPINION OF THIS OFFICE THAT THE GRANTING OF THIS MINOR DEVIATIONS WILL NOT HAVE ANY ILL EFFECTS AND WILL MATCH THE STYLE OF THE NEIGHBORHOOD.

THANK YOU,
JASON MAHEU R.D.



PLANNER
COPY

DR-25-0002

652 MIDDLEGATE RD. #B

HENDERSON, NEVADA 89011

JAMDESIGN2@GMAIL.COM

PHONE: (702) 262-7955

FAX: (702) 253-1182

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400003 (UC-19-0824) - ATRIUM HOLDINGS, LLC:

USE PERMIT SECOND EXTENSION OF TIME for long term/short term lodging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometries.

DESIGN REVIEWS for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-22-103-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the building height setback from an arterial street (Paradise Road) to 15 feet where a minimum of 24 feet is required per Figure 30.56-4 (a 37.5% reduction).
2. Reduce parking to 337 spaces where a minimum of 480 spaces are required per Table 30.60-1 (a 29.8% reduction).
3. Reduce the number of loading spaces to 2 spaces where a minimum of 4 spaces are required per Table 30.60-6 (a 50% reduction).
4. Permit alternative landscaping along Paradise Road where landscaping per Figure 30.64-17 or 30.64-18 is required.
5. Permit nonstandard off-site improvements (landscaping) within the right-of-way of Paradise Road where off-site improvements are required per Section 30.52.050.
6. Reduce driveway throat depth to a minimum of 69 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 31% reduction).

DESIGN REVIEWS:

1. A long term/short term lodging facility.
2. Permit alternative parking lot landscaping where landscaping is required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4255 Paradise Road
- Site Acreage: 3.8
- Project Type: Long term/short term lodging
- Number of Units: 480
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 434,422
- Parking Required/Provided: 480/337

Site Plan

The approved plans show a site currently being constructed as a hotel, which will be demolished to allow for the construction of the proposed facility. The plans depict a long term/short term lodging facility consisting of 480 units. The facility is in the central portion of the site with access from Paradise Road via 2 driveways, 1 on the northeast corner of the site and the other on the southeast corner. Parking for the facility is located along the north, south, and west sides of the building adjacent to the property lines and in a parking garage, which consists of the first floor of the building. The parking garage first floor is part of a podium for the base of the building. The remaining floors consisting of the units are in 2 towers, which are separated by an approximately 10 foot wide gap in an east/west orientation between the towers. Amenities for the residents include laundry facilities, pool, and a park area that is located along Paradise Road in front of the building.

Landscaping

The approved landscape plans depict landscape areas along the north, south, and west property lines that are a minimum of 3 feet 8 inches in width, with landscape diamonds every 6 parking spaces. These landscape areas consist of combinations of trees, shrubs, and groundcover. The plan depicts a landscape area along Paradise Road that varies 10 feet to 15 feet in width. Portions of the sidewalk along Paradise Road are attached and portions are detached. A portion of this landscape area is within the right-of-way. Additional landscaping is in front (east side) of the building and within planters on the second level between the towers in landscape planters.

Elevations

The approved plans depict a building that is 6 stories with a maximum height of approximately 75 feet. The roofs are flat behind parapet walls with variations in height to break-up the roofline. The exterior of the building has a stucco finish painted in earth tone colors. The exterior consists of pop-outs and recesses to break-up the vertical and horizontal surfaces of the building. The units are accessed by public balconies that act as open hallways.

Floor Plans

The approved plans depict a facility that has a total area of 434,422 square feet divided between 6 stories. The first level of the building consists of a parking garage, leasing office, laundry facilities, electrical/mechanical areas, and storage areas. Levels 2 through 6 consist of the lodging units. The facility has 480 units with each unit having a kitchen.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400062 (UC-19-0824):

Current Planning

- Until December 3, 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 application for review; 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-19-0824:

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;
- Traffic study and compliance;
- Southernmost driveway to be right in and right out only;
- Extend the median island on Paradise Road to the south portion of the commercial driveway of APN 162-22-104-004 to allow for full turn movements in and out of the site or coordinate with Public Works – Design Division for a cost participation for the median;
- If the applicant/owner elects a cost participation for the median, the applicant/owner shall install delineator posts and raised ceramic traffic markers with a minimum size of 8 inches to act as a temporary median, with the alternating spacing of the delineator posts and raised ceramic traffic markers to be no greater than 2.5 feet;
- Only 1 parking space shall be permitted to the south of the leasing office at the southern driveway, which shall be an ADA accessible parking space with double the standard length to allow vehicles to pull through the space without backing up;
- Execute a License and Maintenance Agreement for any non-standard improvements within 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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

Applicant's Justification

The applicant states that the proposed commercial development is unable to commence because Clark County Public Works did not complete the widening of Paradise Road along the southbound lanes fronting the property. In addition, there is a storm drain channel that is located along the southern portion of the property that also needs to be reconstructed by Clark County Public Works, which is expected to begin construction in 2025.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400062 (UC-19-0824)	First extension of time for a use permit with a design review for long term/short term lodging; with waivers for reduced setbacks, reduced parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	June 2022
UC-19-0824	Use permit with a design review for long term/short term lodging; with waivers for reduced setbacks, reduced parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	December 2019
WS-0360-08	Additions, renovations, and minor site design changes to an existing hotel (Atrium) with waivers to reduce parking and setbacks	Approved by PC	May 2008
UC-0401-05	Resort condominium with reduced parking	Approved by BCC	June 2005
UC-353-88	Hotel with support related facilities	Approved by PC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped
South	Entertainment Mixed-Use	CR (AE-60)	Virgin Hotel Las Vegas
East	Entertainment Mixed-Use	CR (AE-60)	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that there are 2 active building permits submitted for this project. BD21-349611 is for the new 6 story hotel building and BD21-35278 is to construct the new lease office. Also, the applicant has 2 active permits with Clark County Public Works such as PW22-10971 (drainage study) and PW22-15792 (structural study) both of which have been approved. Staff finds that the applicant has demonstrated significant progress for the project; therefore, staff supports this request.

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 December 3, 2027 or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

Clark County Water Reclamation District (CCWRD)

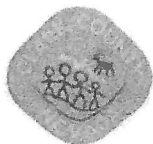
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SEAN THUESON

CONTACT: GEORGE ROSS, SIEGEL COMPANIES, 3790 PARADISE ROAD SUITE 250,
LAS VEGAS, NV 89169

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-22-103-005

PROPERTY ADDRESS/ CROSS STREETS: 4255 Paradise Road/Flamingo Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for UC-19-0824

PROPERTY OWNER INFORMATION

NAME: Atrium Holdings, LLC

ADDRESS: 3790 Paradise Rd. Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: (702) 952-1962 CELL (310) 487-0881 EMAIL: gross@siegelcompanies.com

APPLICANT INFORMATION (must match online record)

NAME: Sean Thueson

ADDRESS: 3790 Paradise Rd. Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # _____

TELEPHONE: (702) 952-1938 CELL (702) 234-3739 EMAIL: sthueson@siegelcompanies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: George Ross

ADDRESS: 3790 Paradise Rd. Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # _____

TELEPHONE: (310) 487-0881 CELL (310) 487-0881 EMAIL: gross@siegelcompanies.com

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

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


Property Owner (Signature)*

Sean Thueson

Property Owner (Print)

12/3/2024

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☒ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) ET-25-400003

ACCEPTED BY NAI

PC MEETING DATE 3/4/2025

DATE 1/7/2025

BCC MEETING DATE _____

FEES \$1,400.00

TAB/CAC LOCATION Paradise

DATE 2/11/2025

December 3, 2024

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: UC-19-0824 & EOT22-400062

Dear Planning Director/Manager:

Please accept this justification letter requesting an extension of time for our commercial development on APN 162-22-103-005, which is located at 4255 Paradise Rd., Las Vegas, NV 89169

Our most recent Notice of Final Action concerning UC-19-0824 & EOT22-400062 and our proposed commercial development is unable to commence construction because Public Works hasn't begun their widening of Paradise Road along the southbound lanes fronting our property. Additionally, there is a storm drain channel that is located along the southern portion of our land that needs to be reconstructed by Public Works, which is expected to begin construction in 2025 per Kaizad Yazdani, Deputy Director of Public Works.

We have been unable to obtain our building permits until such time as Public Works completes this work.

Under the new code 30.06, "if the subject application expired during the diligent processing of any development permits" it would qualify for an Extension of Time.

Accordingly, would you please grant us the Extension of Time.

Thank you,

George Ross
VP of Development
3790 Paradise Rd., Suite 250
Las Vegas, NV 89169

ET-25-400003

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0017-B F H VEGAS I, LLC:

USE PERMIT for a vehicle body shop.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW a proposed vehicle body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-24-802-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow outdoor storage adjacent to a residential use where not permitted per Section 30.04.06E.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3210 E. Tropicana Avenue
- Site Acreage: 2.40
- Project Type: Proposed vehicle body shop
- Number of Stories: 1
- Building Height (feet): 18.5 (maximum)
- Square Feet: 12,835
- Parking Required/Provided: 26/33

History & Site Plan

The site was reclassified from R-1 zoning to C-1 zoning via ZC-0121-86 to construct an office building. The submitted site plan depicts an existing office building with access to the site provided via 2 existing driveways along the west property line adjacent to Mojave Road. The existing building is set back 25 feet from the east property line, and 74 feet from the south property line. There are existing parking spaces on the west and north sides of the existing building. The site provides 33 spaces for parking where 26 spaces are required for the proposed use. The north portion of the site will be sectioned off with a CMU wall that will provide space for outdoor storage. The swing gate along Mojave Road will be setback 25 feet and kept open

during business hours. The swing gate to the south will be flush with the south CMU wall and kept open during business hours.

Landscaping

The plan depicts proposed landscaping along the perimeter of the site with additional landscape islands being added to the parking lot. There is an intense landscape buffer along the north and east sides of the property. The intense landscape buffer will consist of *Acacia Stenophylla* spaced every 20 linear feet with Blue Atlas Cedar placed directly between at 10 linear feet. The shrub *Acacia Redolens* will be placed between these trees to complete the intense landscape buffer. Street landscaping will be placed along Mojave Road and Tropicana Avenue. It will consist of existing pine trees and shrubs, along with proposed *Acacia Stenophylla*, Blue Atlas Cedar, *Chilopsis Linearis*, and *Searsia Lancea*. The proposed trees will be spaced every 30 linear feet along Mojave Road and every 20 linear feet along Tropicana Avenue. The landscaped island will consist of two *Chilopsis Linearis* and three *Acacia Redolens*.

Elevations

The plan depicts an existing flat roof building with varying elevations of 17.5 feet to 18.5 feet in height. There are 3 existing roll-up doors, a pedestrian access door, and store front windows on the west side of the building. Conversely, there are 3 existing roll-up doors and storefront windows on the east side of the building. There are 2 proposed roll-up doors and an existing pedestrian door on the north side of the building. The south side of the building has existing storefront windows. The building is constructed of brick walls and metal seam roofing on all 4 sides of the building. The proposed walls and swing gates for the outdoor storage area will be 8 feet in height.

Floor Plans

The plan depicts an open service area, offices, bathrooms, a reception area, and a storage area. The applicant is proposing to add to roll-up doors on the north side of the building. The floor area of the building is 12,835 square feet.

Applicant's Justification

The applicant states that a vehicle body shop is compatible with the surrounding area because there are existing commercial uses to the east. The existing residential use to the north will be buffered by an intense landscape buffer. The existing residential use to the west is buffered by a collector street, Mojave Road. The existing building is being remodeled to allow for a vehicle body shop. All vehicle work will be done inside, within the 14 interior bay service areas. A CMU wall will be constructed on the north portion of the site to buffer the proposed roll-up doors. The wall will be placed behind the intense landscape buffer, further protecting residents from being visually impacted. The existing street landscaping will be maintained with additional landscaping placed along Mojave Road and Tropicana Avenue. Also, the applicant is proposing additional landscaping along the north property line to further buffer residents from the proposed project. The applicant states the proposed outdoor storage will have very little impact on the adjacent residents. This use will meet three of the four required conditions for outdoor storage in a CG zone. It will be screened from all rights-of-way, no storage will be stacked above the wall, and it will be adjacent to an indoor primary use.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Restaurant
East	Neighborhood Commercial	CG	Shopping center
West	Urban Village (greater than 18 du/ac)	RM32	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Waiver of Development Standards

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

Use Permit & Waiver of Development Standards

The applicant has requested a use permit for a vehicle body shop which is required within the CG zone. The proposed use permit to allow a vehicle body shop in a CG zone should not negatively impact the use of the site or surrounding area. The proposed vehicle body shop will have 14 service areas for, accessible by 6 existing roll-up doors and 2 proposed roll-up doors. In all zones vehicle body repair work must occur within an enclosed building which is indicated on the plans. The building is set back 323 feet from the shared property line with the existing residential uses to the north. The proposed use will take place in an enclosed building which is located more than 200 feet from residential uses. Additional landscaping has been provided to create a more intense buffer to mitigate the impact of the roll-up door, and there are sufficient parking spaces on-site. All proposed landscaping complies with Policy 3.6.5 of the Clark County Master Plan. This policy seeks to encourage the use of drought-tolerant and climate resilient landscaping that will promote sustainable resilience in the built environment.

In addition to the increased landscape buffer, there will be 8 foot tall walls constructed to further buffer the proposed outdoor storage. Staff believes that this two-fold approach to buffering the intended uses will eliminate any negative impacts to the adjacent residents. Also, the proposed use complies with Policy 6.1.2 of the Master Plan. This policy seeks to encourage a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley. It is for these beliefs that staff can support the use permit and waiver of development requests.

Design Review

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

Staff believes that the proposed modifications to the existing building comply with Policy 2.2.3 of the Master Plan. This policy seeks to proactively plan for the expansion of existing facilities to meet increased demands. Furthermore, the policy seeks to consider how designs for expansion efforts will meet the demands for a changing climate. The proposed modifications will aid in reducing the urban heat island effect by reducing heat absorption with exterior surfaces through increased landscaping, which complies with Policy 3.6.1. The proposed walls will help to safely store vehicles that are being repaired by the proposed use. As the population increases the demand for safe and reliable businesses will increase. A secure storage area will allow for the vehicle body shop to provide reliable service to their customers. It is for these beliefs that staff can support the design review request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits 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 the property is already connected to the CCWRD sewer system; 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: DIVERSIFIED PARTNERS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-24-802-001

PROPERTY ADDRESS/ CROSS STREETS: 3210 E. Tropicana Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit for an auto body repair establishment, waiver for outdoor storage - residential/adjacent and design review.

PROPERTY OWNER INFORMATION

NAME: BFH Vegas I, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: AZ

ZIP CODE: 85250

APPLICANT INFORMATION

NAME: BFH Vegas I, LLC

ADDRESS: 7339 E. McDonald Drive

CITY: Scottsdale

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: AZ

ZIP CODE: 85250

REF CONTACT ID # n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7000

CELL 702-792-7048

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 184674

EMAIL: aplance@kcnvlaw.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 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.

Walt Brown Jr.
Property Owner (Signature)*

Walt Brown Jr.
Property Owner (Print)

10/30/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) UC/WS/DR-25-0017

PC MEETING DATE 3-4-2025

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 2-11-2025

ACCEPTED BY [Signature]
DATE 1-7-2025

09/11/2023

APR-24-101256

5

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

January 8, 2025

VIA EMAIL

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

UC/WS/DR-25-0017

Re: *Justification Letter
Design Reviews for Vehicle Body Shop and Outdoor Storage, Special Use Permit
for Vehicle Body Shop, and Waiver of Development Standards to Allow Outdoor
Storage*

APN: 162-24-802-001

PLANNER
COPY

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is redeveloping property located on the northeast corner of Tropicana Avenue and Mojave Road, more particularly described as APN: 162-24-802-001 (the "Site"). The Site is zoned Commercial General (CG). The Applicant is requesting a special use permit and design review to repurpose an existing building into a vehicle body shop along with an outdoor storage area and related waivers on the Site.

SPECIAL USE PERMIT & DESIGN REVIEW FOR VEHICLE BODY SHOP

A special use permit allowing for a vehicle body shop is compatible for the following reasons:

- The Site is on Tropicana Avenue. This corridor along Tropicana Avenue is composed of primarily intense commercial uses.
- The vehicle body shop building is 322-feet from the existing residential homes to the north where a minimum of 200-feet is required. Additionally, there is a large parking field and intense landscape to further buffer the building from the residential homes.
- Mojave Road, a collector street, separates the Site from the residential use to the west.

Therefore, a special use permit is appropriate.

With respect to the design review, the Applicant is repurposing the existing 13,179 SF building into a vehicle body shop. There are two (2) access points to the Site from Mohave Road that remain unchanged. The exterior modifications to the existing building include adding roll-up doors to the north elevations. There will be 14 interior bays. All vehicle work will be conducted inside the building. Additionally, the Applicant will construct an 8-foot tall decorative security wall north of the building to shield the roll up doors from the residential property to the north. The elevations show a variety of

building materials including brick, metal beams, and storefront windows. The parking lot and large intense landscape zone are north of building providing a large buffer to the residential to the north. The Site is providing 33 parking spaces where 26 parking spaces are required.

The Site is maintaining the perimeter streetscape landscaping along Tropicana Avenue and Mojave Road. The Applicant is proposing to provide extra landscaping along the north property line in consideration of the residential neighbors. Additionally, the proposed redevelopment complies with Policy WP-3.1 of the Master Plan to repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse.

Further, the Applicant is incorporating the following sustainability measures:

Trees: Provide 10% more than required by Title (1 pt)	1
Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)	1
Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	
Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	
Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	
Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	2
Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	
Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	
Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	
Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts: for provide one of the 3)	
Total Points:	5

WAIVER AND DESIGN REVIEW FOR OUTDOOR STORAGE

PLANNER
COPY

In addition to the vehicle body shop use, the Applicant will have outdoor storage of vehicles behind the new 8-foot tall decorative security wall. Outdoor storage is permitted in a CG zoned district if all of the following the conditions are met:

- (1) Meets the Residential Adjacency Standard.
- (2) Screened from any arterial street or collector street right-of-way and from any adjacent nonindustrial use with an 8-foot tall screened fence or wall.
- (3) No storage to be stacked or piled above the screened fence or wall, and
- (4) The use is accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways.

The outdoor storage is accessory to the vehicle body shop use. The Applicant will construct an 8-foot tall decorative security wall to shield most of the outdoor storage area from the public right-of-way. The outdoor storage will not be stacked or piled above the wall. Additionally, the outdoor storage will be located behind the front face of the primary building and will not obstruct any pedestrian walkways.

The Applicant is requesting to waive the residential adjacency standard. Pursuant to Title 30.04.06 (E) 1. ii, outdoor storage is not permitted adjacent to residential uses. Here, immediately north of the Site is a residential development zoned RS5.2. However, the waiver to allow outdoor storage is appropriate as the Site and the entire area east of the Site is planned and zoned for intense commercial uses. Other mitigating factors include:

- On the north end of the Site is a large intense landscaped area.
- On the residential side is a large intense landscape area.

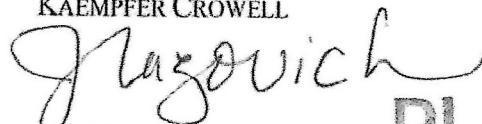
Therefore, the waiver to allow the outdoor storage is appropriate.

The outdoor storage area is overflow for vehicles for the repair body shop. This area will be secured. No repair work will be conducted in this area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

**PLANNER
COPY**

JLL/ajc

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0035-SG VEGAS OWNER, LLC:

USE PERMIT to allow recreation and entertainment facilities in conjunction with an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/jm/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-318-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3747 Las Vegas Boulevard South
- Site Acreage: 9.46
- Project Type: Recreation and entertainment facility
- Parking Required/Provided: 655/465

History, Site Plan, & Request

The existing shopping center was approved in August 2022 via UC-22-0410. The development consists of retail buildings including shops, restaurants with outside dining, supper clubs, service bars and outside entertainment space. There are 2 access driveways along the west property line adjacent to Las Vegas Boulevard South; the northerly driveway is positioned between the buildings and over an existing access easement for Polo Towers and an ingress/egress driveway is located between the southerly building and Walgreens. Seven retail kiosks were approved on the site via UC-23-0553. Grade level parking for the site is located to the east of the structure and a valet drop-off is located on the east side of the southern building. A parking reduction under the previous development code was approved via UC-22-0140. Previously, 1,324 parking spaces were required and 465 parking spaces are provided. Under the new development code 655 parking spaces are required and the identical 465 parking spaces are provided. Today, the applicant is requesting to allow recreation and entertainment facilities throughout the existing shopping center.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The existing shopping center consists of 2 connected buildings that are 3 stories with an overall height of 95 feet. The exterior materials include painted EIFS panels in yellow, buff, and white with accents of grey metal panels, glass railings, stainless steel, and glass storefronts which will be individualized by each tenant. The cantilevered observation deck is located over 44 feet above the proposed pedestrian access easement and sidewalk area on the west elevation.

Floor Plans

The shopping center is existing and near completion and has an overall gross floor area of 305,875 square feet. Each level includes retail tenant space with restaurants, supper club, service bars located on Level 3. There are terraces connecting the structure located on Level 2 and Level 3 with elevators, escalators and stairways connecting the various levels. There is a canopy structure located over the southerly portion of the building to shade the stage/outside entertainment area. Additionally, on the west elevation of the southerly portion of the building is an observation deck that is cantilevered over the pedestrian walkway.

Applicant's Justification

The applicant is requesting a use permit to allow for a recreational and entertainment activities within a previously approved shopping center (UC-22-0410) because the shopping center is not in conjunction with a resort hotel. The use permit, if approved, would allow greater flexibility for potential tenants by allowing for recreational and entertainment activities to held throughout the complex. The applicant proposes recreational and entertainment facilities which include immersive entertainment, game, and food experiences, family playgrounds and activity zones, escape rooms, arcades, sports activity experiences, classes and guided workshops, movie theaters/screening rooms, exhibitions, and live entertainment/concerts.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0752	Comprehensive sign package for a previously approved shopping center	Approved by BCC	December 2023
UC-23-0553	Retail sales (kiosks)	Approved by PC	October 2023
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
WS-0332-15 (AR-17-0003)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-0025-08	Record of Survey	Reviewed by staff	February 2008

*Numerous applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Parking lot and undeveloped
South	Entertainment Mixed-Use	CR (AE-60)	Showcase Mall
East	Entertainment Mixed-Use	CR	MGM Resort Hotel
West	Entertainment Mixed-Use	CR	City Center Resort Hotel complex & Park MGM Resort Hotel

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. Staff does not anticipate any negative impacts to the surrounding area since recreational facilities within the Resort Corridor are in line of Goal 5.1 of the Master Plan, which encourages diversification of the economic base to enhance resilience. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: S G VEGAS OWNER, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-318-001

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard / Harmon Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit for a recreational facility within an existing shopping center

PROPERTY OWNER INFORMATION

NAME: SG Vegas Owner, LLC

ADDRESS: 19 W. 34th Street, Floor 11

CITY: New York

STATE: NY

ZIP CODE: 10001

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC

ADDRESS: 19 W. 34th Street, Floor 11

CITY: New York

STATE: NV

ZIP CODE: 10001

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnvlaw.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Jack Braha
Property Owner (Print)

12/9/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input 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-25-0035

PC MEETING DATE 3-9-25

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 2-11-25

ACCEPTED BY MH

DATE 1-9-25

FEES \$11,000

DEBORAH DI TARANTO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01D16404967
Qualified in New York County
Commission Expires 5-2-26

02/05/2024

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VC-25-0035

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

KAEMPFER

CROWELL

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

January 7, 2025

VIA ONLINE SUBMITTAL

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

Re: Justification Letter – Special Use Permit
APN: 162-21-318-001
SG Vegas Owner, LLC

To Whom It May Concern:

This firm represents SG Vegas Owner, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a special use permit to allow for Recreational or Entertainment activities within a previously approved shopping center, located near the southeast corner of Las Vegas Boulevard and Harmon Avenue (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 162-21-318-001 and known as The Boulevard Las Vegas. A special use permit for the proposed use is required per Section 30.03.06.F as the shopping center is not currently in conjunction with a resort hotel.

The Site is zoned Commercial Resort (CR) and was previously approved for a shopping center, including retail and restaurant uses, on-site consumption of alcohol, and live entertainment via application UC-22-0410. The buildings are constructed and tenants are currently completing their improvements. The Applicant requests the addition of the Recreational or Entertainment Facility use, both indoor and outdoor, to expand the availability of permitted uses on the Site. Below are the anticipated uses the Applicant intends to promote:

- Immersive experiences and entertainment: Themed interactive or theatrical environments where guests may be on a guided or self-guided journey. May include interactions with characters, art installations, walk-through mazes, gameplay, etc.
- Immersive Food and Beverage: Interactive, seated multi-course dining show or self-guided food and beverage environment.
- Family Playgrounds and Activity Zones
- Escape Rooms
- Arcades

- Mixed Reality/Immersive Games: AR/VR experiences, which may include motion effects or simulators.
- Sports Activity Experiences: Indoor and/or outdoor recreational sports and gaming activities, such as mini-golf, ice-skating, roller-skating, etc.
- Classes and guided workshops: Cooking, baking, cocktail making, arts and crafts, literature, motivational speaking, etc.
- Movie Theater/Screening Rooms
- Exhibitions: a free-roaming, exhibition-style walk-through featuring props, costumes, interactive show moments, models, and other items on display
- Live Entertainment/Concerts

The proposed Recreational or Entertainment Facility use falls under the previously approved shopping center use and therefore does not trigger any new parking or design reviews. Rather, the use will be added to the overall Site to allow greater flexibility for the Applicant when it comes to future tenants. This request is to allow for Recreational and Entertainment uses for the entire Site, including potential outdoor areas, with no changes to the previously approved parking, landscaping, or building itself. The added uses will benefit the already popular and thrilling new project on the Las Vegas Strip.

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail during the pre-review process. If you have any questions or need anything further, please do not hesitate to contact me

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/jcm

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0065-POST ROAD CAPITAL REAL ESTATE FUND, LP:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Cameron Street (alignment), and between Sobb Avenue (alignment) and Teco Avenue (alignment), and a portion of a right-of-way being Rogers Street located between Sobb Avenue (alignment) and Teco Avenue (alignment) within Paradise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-313-003

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Rogers Street, located along the southwest corner of the site. A 3 foot wide streetlight traffic control device easement exists within the right-of-way area being vacated, and is included in this vacation and abandonment request. The vacation is necessary to accommodate a detached sidewalk along Rogers Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400163 (VS-19-0588)	First extension of time for a vacation and abandonment of patent easements	Approved by BCC	December 2021
VS-21-0131	Vacated and abandoned patent easements	Approved by PC	May 2021
ET-20-400083 (ZC-18-0666)	First extension of time for a use permit for an office, waivers for parking and commercial driveway geometrics, and design reviews for alternative parking lot landscaping and proposed office warehouse building - expired	Approved by BCC	September 2020
WS-19-0589	Reduced parking lot landscaping and modified driveway design standards in conjunction with a proposed office/warehouse complex - expired	Approved by BCC	October 2019
TM-19-500157	1 lot industrial subdivision	Approved by BCC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0588	Vacated and abandoned patent easements	Approved by BCC	October 2019
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zoning to M-1 zoning for a commercial vehicle and trailer rental facility – waivers and design reviews expired	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
ZC-18-0666	Reclassified a portion of APN 162-31-301-036 east of the Union Pacific Railroad to M-1 zoning for a parking lot – use permit, waivers, and design review expired	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	September 2017
UC-0711-14	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IL & PF (AE-65)	Detention basin
South	Business Employment	IL (AE-65)	Union Pacific Railroad & outdoor storage
East	Business Employment	IL & RS20 (AE-65)	Union Pacific Railroad, office/warehouse building, & outdoor storage
West	Business Employment	IL (AE-65)	Undeveloped

Related Applications

Application Number	Request
WS-25-0066	A design review and waiver of development standards for a communication utility building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of a streetlight and traffic control device easement and right-of-way that are not necessary for site, drainage, or roadway development for detached sidewalks.

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**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DYLAN RUSK

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0066-POST ROAD CAPITAL REAL ESTATE FUND, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; and **2)** modify residential adjacency standards.

DESIGN REVIEW for a proposed communication utility building with accessory offices on a 9.54 acre portion of a 12.3 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-313-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate buffering and screening requirements where a 15 foot wide landscape buffer and 8 foot high decorative screen wall are required per Section 30.04.02C.
2. Allow loading areas to not be screened adjacent to a residential district where screening is required per Section 30.04.06N.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4460 W. Post Road
- Site Acreage: 9.54 (project site)/12.3 (overall site)
- Project Type: Communication utility building
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 61,554
- Parking Required/Provided: 16/18
- Sustainability Required/Provided: 7/7.5

Site Plan

The plans depict a proposed 61,554 square foot communication utility building accessed via Post Road to the west. A 35 foot wide commercial driveway leads into north portion of the site, where the proposed building is located. A 30 foot wide drive aisle wraps around the perimeter of the

building. The primary building entrance is on the south side of the building, directly adjacent to the parking area, which features a pedestrian walkway. There is 1 loading area on the west side of the building, and 2 loading areas on the north side of the building. The loading areas on the north side of the building will not be screened from the adjacent residential zoning district to the east as required per Title 30. The southern portion of the site will remain largely undeveloped at this time, as the applicant is only proposing a detached sidewalk with street landscaping for this area. The sidewalk runs along Rogers Street and continues north toward the parking area. A security gate and pedestrian swing gate are both located to the southwest of the building. The northeast portion of the site is occupied by the Union Pacific Railroad, preventing any development in this area of the site.

Landscaping

The plans depict an intense landscape buffer consisting of medium and large evergreen trees along the north and west property lines. An 8 foot high decorative CMU screen wall is shown along the north property line, as well as an 8 foot high steel security fence along the east, west, and south sides of the building. Code also requires an 8 foot high decorative screen wall with a 15 foot wide landscape area to also be provided along the east portion of the site due to the adjacent residential zoning district, which is not provided. Parking area landscaping consists of landscape finger islands with large trees provided throughout the parking area. A detached sidewalk with street landscaping is provided along Rogers Street and Post Road in the southwest portion of the site, consisting of large trees and shrubs meeting the requirements of Title 30.

Elevations

The plans depict a 39 foot high building with a flat, variable roofline. The building is primarily concrete, with metal panel screen wall and pilaster finishes. The primary colors are shades of grey, with painted blue concrete accents. The south side of the building features storefront doors and windows, along with steel awnings. The north and west sides of the building feature loading areas with overhead doors for deliveries, along with individual metal doors for employees. The east side of the building features a concrete wall with louvers and additional metal doors.

Floor Plans

The plans depict a 61,554 square foot communication utility building with 6,321 square feet of office space, which is located in the southern portion of the building and includes other miscellaneous rooms. A 942 square foot loading dock is depicted in the southwest corner of the building, with battery storage and electrical rooms comprising the west side of the building. A data hall is shown for the central portion of the floor plan, with mechanical rooms located along the east side of the building.

Applicant's Justification

The applicant states that the waivers of development standards for buffering and screening and residential adjacency are due to an RS20 zoned property to the east. The RS20 site is separated and buffered by a railroad and has an industrial planned land use, while not having an existing residential use on the property. The proposed communication utility building meets all other Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400163 (VS-19-0588)	First extension of time for a vacation and abandonment of patent easements	Approved by BCC	December 2021
VS-21-0131	Vacated and abandoned patent easements	Approved by PC	May 2021
ET-20-400083 (ZC-18-0666)	First extension of time for a use permit for an office, waivers for parking and commercial driveway geometrics, and design reviews for alternative parking lot landscaping and proposed office warehouse building - expired	Approved by BCC	September 2020
WS-19-0589	Reduced parking lot landscaping and modified driveway design standards in conjunction with a proposed office/warehouse complex - expired	Approved by BCC	October 2019
TM-19-500157	1 lot industrial subdivision	Approved by BCC	October 2019
VS-19-0588	Vacated and abandoned patent easements	Approved by BCC	October 2019
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zoning to M-1 zoning for a commercial vehicle and trailer rental facility - waivers and design reviews expired	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
ZC-18-0666	Reclassified a portion of APN 162-31-301-036 east of the Union Pacific Railroad to M-1 zoning for a parking lot - use permit, waivers, and design review expired	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	September 2017
UC-0711-14	Vehicle dismantling yard and waivers to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IL & PF (AE-65)	Detention basin
South	Business Employment	IL (AE-65)	Union Pacific Railroad & outdoor storage

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IP, IL & RS20 (AE-65)	Union Pacific Railroad, office/warehouse building, & outdoor storage
West	Business Employment	IL (AE-65)	Undeveloped

Related Applications

Application Number	Request
VS-25-0065	A vacation and abandonment of an easement and a portion of right-of-way is a companion item on this agenda.

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

Waivers of Development Standards

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

Staff finds that the waivers of development standards are only applicable due to the residential zoning of the adjacent parcel (APN 162-31-701-018) to the east of the site. The applicant is providing an 8 foot high steel security fence on the west side of the building, rather than the 8 foot high decorative screen wall with a 15 foot wide landscape area with a double row of evergreen trees as required by Title 30. Although the adjacent site is zoned RS20, it has a planned land use of Business Employment and is currently being used for outdoor storage without any residential use. Additionally, the Union Pacific Railroad separates the subject site from the adjacent residential zoning district, creating a significant buffer between the proposed communication utility building and the RS20 property. Staff finds that the waiver requests are reasonable and will not have any adverse effects on the adjacent RS20 zoned property or the surrounding area. Therefore, staff can support these requests.

Design Review

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

Staff finds that the proposed communication utility building is suitable for this site and compatible with the surrounding area. The proposed buffering and screening along the north property line, which is adjacent to a PF zone, meets the requirements of Title 30. The parking area is located directly in front of the main building entrance, and features a pedestrian walkway and sufficient landscaping. The loading areas on the north and west sides of the building are screened from the corresponding sides of the site, and the Union Pacific Railroad provides a buffer from the properties to the east. Overall, the site is well designed and staff does not anticipate any negative impacts on the surrounding area. Therefore, staff can support this request.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DYLAN RUSK

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

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0124-VT1, LLC & SIERRA RIDGE STORAGE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Desert Inn Road located between Backstage Boulevard and Sandhill Road within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Desert Inn Road. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalk for the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0103	Vacate and abandon portions of right-of-way being Backstage Boulevard and Raymert Drive	Approved by PC	May 2023
UC-23-0102	Use permit for a mini-warehouse facility with waivers of development standards to increase wall height; allow access to a local street; allow non-standard improvements within the right-of-way; and reduce departure distance in conjunction with a design review for a mini-warehouse	Approved by PC	May 2023
ZC-0760-07	Reclassified the project site from RS5.2 to CG zoning for a veterinary clinic with a design review for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Undeveloped
South	Corridor Mixed-Use	CP	Outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair facilities; undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for a detached sidewalk.

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**

- Satisfy utility companies' requirements
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY PUBLIC WORKS

CONTACT: CLARK COUNTY PUBLIC WORKS, ATTN: ANTONIO PAPA ZIAN, 500 S.
GRAND CENTRAL PARKWAY, FIRST FLOOR, LAS VEGAS, NV 89106

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0011-KAUFMAN ELENORA L TRUST & KAUFMAN MARK E TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback of a proposed accessory structure in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Pecos Road and the north side of Rochelle Avenue within Paradise (description on file). TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-19-101-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback of a proposed accessory structure (detached carport) to 12 feet where 20 feet is the minimum required per Section 30.02.06 (40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3410 Rochelle Avenue
- Site Acreage: 0.31
- Project Type: Proposed accessory structure (detached carport)
- Building Height (feet): 7 (proposed detached carport)
- Square Feet: 2,916 (existing primary residence) 240 (proposed detached carport)

Site Plan and Request

The site plan depicts an existing single family residence located east of Pecos Road and north of Rochelle Avenue. The plan depicts a corner lot that with an overall area of 0.31 acres. The front of the house faces east toward a private street and the rear yard faces west, adjacent to Pecos Road. The plans also depict a proposed accessory structure (detached carport) that will be installed on the driveway (northeast corner of the site). The proposed detached carport meets all of the required setback and separation requirements per Title 30 with the exception of the front setback. The applicant is requesting a waiver of development standards to reduce the front setback. The carport will be 12 feet from the front (east) property line where 20 feet is required within an RS5.2 zone per Title 30.

Floor Plans

The plans depict a 240 square foot detached carport. The proposed structure will be utilized to for the applicant's personal vehicle.

Elevations

The proposed carport has an overall height of 7 feet and is constructed of metal. The proposed carport is not architecturally compatible too the existing residence.

Applicant's Justification

The applicant would like to construct a metal carport in the front yard of the site to provide shade to the applicant's vehicle during the hot summer weather. The metal carport will be permanently installed to the ground and because of the metal material it will not deteriorate.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-Family Residences
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-Family Residences

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(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks are intended to promote privacy, security, and an aesthetically pleasing streetscape and neighborhood. Staff finds that the proposed location of the proposed detached carport is a self-imposed hardship. The applicant has the opportunity to construct the proposed carport closer to the residence to further increase the front setback. For example, the carport can be set back 6 feet from the house, which would provide a 15 foot setback from the front (east) property line. Furthermore, the proposed carport is not architecturally compatible to the main residence. Architectural compatibility is imperative when accessory structures are constructed within the front yard since architectural continuity may be compromised. For these reasons 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:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK KAUFMAN

CONTACT: MARK KAUFMAN, 3410 E. ROCHELLE AVENUE, LAS VEGAS, NV 89121



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-19-101-012

PROPERTY ADDRESS/ CROSS STREETS: 3410 E. RockHole Ave. N.E. corner of Pecos & RockHole

DETAILED SUMMARY PROJECT DESCRIPTION

THIS IS A NON-ARCHITECTUALLY COMPATIBLE CAR PORT.

PROPERTY OWNER INFORMATION

NAME: MARK E. KAUFMAN

ADDRESS: 3410 E. RockHole Ave.

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89121

TELEPHONE: 702-501-1617 CELL: 702-501-1617 EMAIL: Belvedere @ EARTHLINE.NET

APPLICANT INFORMATION (must match online record)

NAME: MARK E. KAUFMAN

ADDRESS: 3410 E. RockHole Ave.

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89121 REF CONTACT ID #

TELEPHONE: 702-501-1617 CELL: 702-501-1617 EMAIL: Belvedere @ EARTHLINE.NET

CORRESPONDENT INFORMATION (must match online record)

NAME: MARK E. KAUFMAN

ADDRESS: 3410 E. RockHole Ave.

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89121 REF CONTACT ID #

TELEPHONE: 702-501-1617 CELL: 702-501-1617 EMAIL: Belvedere @ EARTHLINE.NET

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

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

Mark E. Kaufman
Property Owner (Signature)

MARK E. KAUFMAN
Property Owner (Print)

5/22/24
Date

DEPARTMENT USE ONLY

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OTHER

APPLICATION # (S)

WS-25-001

PC MEETING DATE

3/4/2025

PC MEETING DATE

TAXPAYER LOCATION

Paradise

ACCEPTED BY

NAI

DATE

11/8/2025

FEE

\$800.00

DATE 2/11/2025

11/21/24

MY GOAL IS TO ASSEMBLE A METAL CAR PORT MOUNTED TO THE DRIVEWAY, I WANTED A WAY TO PROTECT ONE OF MY CARS FROM THE HARSH SUN AND HEAT, AND TO HAVE SOMETHING THAT WOULD NOT BLOW AWAY OR DEGRADATE FROM THE WEATHER ELEMENTS. THERE WILL BE NO ELECTRICAL OR WATER RAN TO THE CAR PORT, IT WILL BE USED JUST FOR PARKING, AND I AM WILLING TO PAINT IT AS NEEDED TO COMPLY WITH ANY CONDITIONS THAT MIGHT ARISE.

I'M APPLYING FOR TWO WAIVERS OF DEVELOPMENT STANDARDS, ONE IS TO WAIVE THE ARCHITECTURAL COMPATIBILITY FOR MY NEW METAL CAR PORTS TO CONFIRM THE COLOR AND MATERIAL WILL NOT MATCH THE HOUSE. THE SECOND WAIVER IS TO WAIVE THE FRONT SETBACK TO 12 FEET, WHEN 20 FEET IS REQUIRED.

Sincerely, *Ma2 Zym*

WS-25-0011

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0756-LAS VEGAS AIRPORT CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setbacks; 3) increase lot coverage; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) allow modified driveway design standards; 7) allow modified street standards; and 8) allow non-standard commercial driveways to remain.

DESIGN REVIEW for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise. JG/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-27-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 114 feet where a maximum height of 50 feet is permitted per Section 30.02.14B (a 128% increase).
2.
 - a. Reduce the setbacks of a building to Bell Drive to 5 feet where 10 feet is the minimum permitted by Section 30.02.14B (a 50% reduction).
 - b. Reduce the setbacks of a building to Palo Verde Road to 2 feet where 10 feet is the minimum permitted per Section 30.02.14B (an 80% reduction).
3. Increase the building lot coverage of the site to 83% where 60% is the maximum permitted per Section 30.02.14B (a 38% increase).
4.
 - a. Eliminate street landscaping along Bell Drive where a 10 foot wide landscape strip consisting of large trees every 30 feet is required behind attached sidewalks per Section 30.04.01D.
 - b. Eliminate street landscaping along Palo Verde Road where a 10 foot wide landscape strip consisting of large trees every 30 feet is required behind attached sidewalks per Section 30.04.01D.
5. Eliminate parking lot landscaping where 1 tree within landscape finger islands is required every 6 spaces per Section 30.04.01D.
6.
 - a. Reduce throat depth to 26 feet for a driveway located along Bell Drive where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (an 82.7% reduction).
 - b. Reduce throat depth to 79 feet for a driveway located along Palo Verde Road where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 47.4% reduction).

- c. Reduce the ingress radius for a commercial curb return driveway along Bell Drive to 15 feet where a minimum radius of 25 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 40% reduction).
 - d. Reduce the egress radius for a commercial curb return driveway along Bell Drive to 10 feet where a minimum radius of 15 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 33.4% reduction).
 - e. Reduce the ingress radius for a commercial curb return driveway along Palo Verde Road to 5 feet where a minimum radius of 25 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 and Section 30.04.08C (an 80% reduction).
 - f. Reduce the egress radius for a commercial curb return driveway along Palo Verde Road to 5 feet where a minimum radius of 15 feet is required for a commercial curb return driveway per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 66.7% reduction).
7. Reduce the approach distance to the intersection of Bell Drive and Palo Verde Road for a driveway located along Bell Drive to 55 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 63.4% reduction).
 8. Allow existing non-standard commercial driveways along Paradise Road where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08C.

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5030 Paradise Road
- Site Acreage: 2.76
- Project Type: Parking garage addition
- Number of Stories: 9
- Building Height (feet): 114
- Square Feet: 375,228 (proposed parking garage)/49,810 (existing commercial buildings)
- Parking Required/Provided: 143/1,271
- Sustainability Required/Provided: 7/5.5

History & Request

The subject property was reclassified to a C-2 (now CG) zoning district via ZC-151-82 by the Board of County Commissioners (BCC) in October 1982. Additionally, a nearly identical parking garage was proposed with WS-23-0417, except the height of that parking garage was 72 feet with a maximum of 6 stories. Given the significant increase in height a new land use application was required for the proposed parking garage. The project site presently consists of 4 existing office and commercial buildings. Buildings A through C will remain on-site while the fourth building, located at the northeast corner of the property adjacent to Bell Drive and Palo

Verde Road, will be demolished to accommodate a proposed 9 story parking garage, with a maximum height of 114 feet, located on the east portion of the site. The proposed plans also include site modifications consisting of surface level parking spaces and providing a fire lane located between Buildings A through C.

Site Plans

The plans depict a project site consisting of 2.76 acres featuring 3 existing commercial and office buildings A through C, that are oriented in a north/south direction on the west portion of the site, along Paradise Road. A 9 story parking garage is proposed along the east portion of the site, adjacent to Palo Verde Road. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setbacks from Property Lines (in feet)				
Building	Property Line			
	North	East	South	West
A	20	178	289	18.5
B	161	160	166	19
C	282	144.5	5.5	15
Parking garage	5	2	15	185

A waiver of development standards is required to reduce the side street setbacks for the parking garage from Bell Drive and Palo Verde Road, respectively. Furthermore, waivers of development standards are required to reduce the throat depth, ingress and egress radii for the commercial driveways adjacent to Bell Drive and Palo Verde Road. A reduction to the approach distance to the intersection of Bell Drive and Palo Verde Road is also part of this request, in addition to permitting existing non-standard commercial driveways along Paradise Road. The proposed development requires 143 parking spaces where 1,271 parking spaces are provided, however due to 1,244 parking spaces being provided within the parking garage, the site is not considered to be overparked. Access to the project site is granted via 2 existing commercial driveways along Paradise Road, 1 proposed driveway adjacent Bell Drive, and 1 proposed driveway along Palo Verde Road. The parking garage will be serviced by interior gated access, with a vehicle queue line measuring 150 feet from the access gate to the main entrance to the garage from Bell Drive. Furthermore, the technology utilized for the parking garage reads the license plates of vehicles upon entering the structure; therefore, back-ups of the vehicle queuing lane are prevented. No cross access is provided between the 3 existing commercial buildings to the west and the proposed parking garage to the east. Additional modifications to the site include the restriping and reconfiguration of 27 parking spaces located between Buildings A through C. Existing 5 foot wide attached sidewalks are located along Paradise Road, Bell Drive, and Palo Verde Road.

Landscaping

The plans depict an existing street landscape area, measuring between 15 feet to 37 feet in width, located behind an existing 5 foot wide attached sidewalk along Paradise Road. Trees, shrubs, and groundcover are located within the street landscape area. A waiver of development standards is requested to eliminate the street landscaping along Bell Drive and Palo Verde Road, in addition to the parking lot landscaping located between Buildings A through C. However, landscaping consisting of trees, shrubs, and groundcover is proposed along the southeast corner of the site,

between the parking garage and the vehicle rental facility to the south. Additional trees, shrubs and groundcover are provided between Building C and the southwest corner of the garage. Shrubs, groundcover, and a single tree are provided at the northeast corner of the site, between Bell Drive and the parking garage.

Elevations

The plans depict a proposed 9 story parking garage ranging with a maximum height of 114 feet. The parking garage measures 94 feet in height to the top of the parapet wall, while the maximum height of 114 feet is necessary to accommodate the highest point of the elevator shafts. The parking garage will be constructed of concrete and will include PTFE mesh screens on portions of the north, south, east, and west elevations. The perforated PTFE mesh screens will feature artwork, consisting of vintage Las Vegas photographs that will be determined at a future date. The perforated metal screens will not contain any commercial advertisements.

Floor Plans

Below is a table reflecting the floor area for each level of the garage, including the corresponding number of parking spaces:

Parking Garage		
Floor Level*	Floor Area (square feet)	Quantity of Parking Spaces
1 (ground)**	53,620	186
2	44,695	141
3	44,695	143
4	44,695	143
5	44,695	143
6	44,695	144
7	44,695	144
8	44,695	144
9 (top)	26,719	83
Total	393,204	1,271

*Floors 1 through 5 contain 23 ADA accessible spaces.

**The ground level includes 104 electric vehicle charging stations.

The northwest corner, ground level, of the parking garage includes a lounge area for motorists measuring 1,010 square feet in area. The lounge area includes an office for the garage manager, lobby area, and restroom facilities.

Applicant's Justification

The applicant states the increase in building height is only for a minor portion of the overall garage and is necessitated by the elevator shaft. The majority of the parking structure is at a height of 94 feet to the top of the parapet wall. The scale and intensity of the development at this location is appropriate and compatible with existing and planned land uses in the area. The project is well designed and functionally and aesthetically integrated with the surrounding development and land uses through the site design. The elevations for the proposed parking garage will consist of multiple surface plane variations to give both vertical and horizontal articulation along with various materials and elements as depicted on the submitted renderings and materials sheet. Alongside the proposed 9 story parking garage, currently there are 3, two

story office buildings. The 3 buildings were recently renovated with major aesthetic improvements, that include all new windows, paint, standing seam metal exteriors, railings, and major landscaping upgrades. This additional parking will provide more than ample parking for the current and future office tenants in this project, and due to the limited number of parking spaces that Harry Reid Airport provides at Terminal 1. The applicant also states that the currently proposed parking garage is similar in footprint and elevation to the previously approved parking garage except for the increase in height.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	New monorail (underground people mover system) station	Approved by BCC	July 2024
TM-23-500087	1 lot commercial subdivision map	Approved by PC	September 2023
VS-23-0418	Vacated and abandoned a public flood control and drainage easement	Approved by PC	September 2023
WS-23-0417	Permitted the addition of a 72 foot high parking garage structure to the existing commercial complex	Approved by PC	September 2023
WS-21-0427	Allowed a 36 foot tall, 540 square foot freestanding sign	Approved by PC	October 2021
UC-3-83	Relocated an existing 50 foot tall off-premises sign	Approved by BCC	November 1983
ZC-151-82	Reclassified the site from C-1 to C-2 zoning for additional commercial uses within an existing commercial complex	Approved by BCC	November 1982
ZC-27-74	Reclassified the site from R-4 to C-1 zoning for a 26,700 square foot office/retail complex	Approved by BCC	April 1974

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Transportation service facility
South	Corridor Mixed-Use	IP	Vehicle rental facility
East	Corridor Mixed-Use	CG & RM32	Office & retail buildings & multi-family residential
West	Public Use	PF	Harry Reid International Airport

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

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

Staff finds the request to increase building height is inconsistent and incompatible with the development surrounding the project site, as the surrounding buildings do not exceed 2 stories. Additionally, the surrounding area has several residential buildings abutting the site that would be negatively impacted by such a building. As a result, staff recommends denial.

Waiver of Development Standards #2

The requests to reduce the required setbacks are a self-imposed burden. The intent of the required setbacks is to provide adequate separation between the public right-of-way and non-residential development. Staff finds the footprint and design of the parking garage can be reconfigured to meet the required setbacks. Therefore, staff recommends denial of this request.

Waiver of Development Standards #3

The intent of limiting the amount of the lot covered by structures is to prevent the crowding of structures in an unsafe way, allow for water infiltration and the healthy movement of air on-site, and to prevent an incompatible massing and density of structures in an area. Although the surrounding area is a relatively high intensity area, most of the surrounding lots consists of small footprint buildings that are relatively spread out. Most of the surrounding lots also maintain a large amount of open area on the lots. As a result, the proposed density of buildings on the lot would be and appear out of place for the surrounding neighborhood. In addition, given the parking garage is a new addition to the site, the request for increased lot coverage is a self-imposed hardship as the garage could be configured to reduce the overall coverage of the lot. Therefore, staff recommends denial.

Waiver of Development Standards #4

The intent of street landscaping is to enhance the perimeter of the project site, reduce the possible effects of the heat island effect along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Although some landscaping in the form of shrubs and groundcover is provided at the northeast corner of the site, along Bell Drive, staff finds additional landscaping can be provided along Bell Drive and Palo Verde Road by reconfiguring the footprint and design of the parking garage. Therefore, staff cannot support this request.

Waiver of Development Standards #5

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying,

intensity. The request to waive the required landscaping is a self-imposed burden. Therefore, cannot support this request.

Design Review

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

The intent of the site modifications, which consist of restriping and reconfiguring 27 parking spaces and adding a fire lane located between Buildings A through C, are necessary to accommodate the proposed parking garage that is also modifying the overall site. Staff recognizes the intent of the proposed development is to provide additional parking in proximity to Harry Reid International Airport. The parking garage will be serviced by interior gated access, with a vehicle queue line measuring 150 feet from the access gate to the main entrance to the garage from Bell Drive. Furthermore, the technology utilized for the parking garage reads the license plates of vehicles upon entering the structure; therefore, back-up of the vehicle queuing lane is prevented. Additionally, there are several other uses in the area that support the operation of the airport as well. Furthermore, the request does not comply with Master Plan Policy 1.4.4 and Winchester/Paradise Specific Policy WP-3.1, which encourage in-fill and redevelopment of existing sites which are compatible in scale and features to the surrounding area. Due to the totality of the waiver of development standard requests, and the lack of cross access between the parking garage and commercial complex, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #6

Staff has no objection to the reduction in throat depth and curb return radii for the Bell Drive and Palo Verde Road commercial driveways. Both streets should see minimal traffic as Bell Drive ends to both the east and west, and Palo Verde Road ends south of the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #7

Staff has no objection to the reduction in the approach distance for the Bell Drive commercial driveway. Bell Drive only serves 2 commercial lots and should see minimal usage. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #8

Staff has no objection to allowing the existing pan driveways on Paradise Road. The driveways should see minimal use as the access to the parking garage is on Bell Drive and Palo Verde Road. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Department of Aviation

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

The property lies within the AE-70 (70-75 DNL) and AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Expunge WS-23-0417.
- 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 Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project;
- 90 days to record said separate document for the Tropicana and University Center DDI improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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 #0319-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PIERE BURTON

CONTACT: PIERE BURTON, 5030 PARADISE ROAD #C-214, LAS VEGAS, NV 89119

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0749-KALIFANO DEVELOPMENT, LLC:

ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action)

RELATED INFORMATION:

APN:

177-03-110-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 700 Grier Drive
- Site Acreage: 2.68 acres of a 3.08 parcel
- Existing Land Use: Undeveloped

Request

This is a zone change request to Industrial Light (IL) zoning. The site is planned Business Employment (BE) and is mostly zoned Industrial Park (IP) with the exception of the southernmost portion of the site. The southernmost portion of the site is zoned Industrial Light (IL). The property is currently undeveloped and is approximately 3 acres.

Applicant's Justification

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. IL zoning is an allowed zoning district in a BE master planned category. Additionally, the properties to the south are also zoned IL.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400105 (UC-19-0241)	Extension of time for a proposed office building with a parking garage - expired	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0241	Allowed an office as a principal use and restaurants (food court), waived encroachment into airspace, increased building height, reduced parking, and reduced throat depth for an office building with a parking garage	Approved by BCC	June 2019
UC-0055-08	Allowed a hotel, increased building height, waiver for alternative landscaping, and a design review for the hotel - expired	Approved by PC	February 2008
ADR-0204-04	Allowed off-premises advertising sign (billboard) - expired	Approved by ZA	September 2004
UC-0817-02	Allowed an off-premises advertising sign (billboard) and a waiver to reduce the separation requirements for billboards on the same side of the street - expired	Approved by BCC	October 2002
ZC-223-88	Reclassified portions of Hughes Airport Center from R-E to M-1 and M-D zoning	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F (AE-70 & AE-75)	Harry Reid Airport (Department of Aviation)
South	Business Employment	IL (AE-65)	Office warehouse complex
East & West	Business Employment	IP (AE-65 & AE-70)	Office park complex

Related Applications

Application Number	Request
UC-24-0750	A use permit, waiver of development standards, and design review for an office/warehouse development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for Industrial Light (IL) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the south are currently zoned IL, and the general area is planned for BE uses based on the air environs from the Department of Aviation.

The southern portion of the property is currently zone IL. Reclassifying the IP portion of the property to IL will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request to IL.

Department of Aviation

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

The property lies within the AE-70 (70-75 DNL) and AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0041-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KALIFANO DEVELOPMENT, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-03-110-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road and Grier Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Warehouse/office development

PROPERTY OWNER INFORMATION

NAME: Kalifano Development, LLC

ADDRESS: 265 Pilot Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Kalifano Development, LLC

ADDRESS: 265 Pilot Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 154674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.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)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☒ ZC
OTHER _____

APPLICATION # (S)

2C-24-0749

ACCEPTED BY

LMD AHL

PC MEETING DATE

DATE

12/18/2024

BCC MEETING DATE

3/5/2025

TAB/CAL LOCATION

PARADISE

DATE

2/11/2025

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnylaw.com
D: 702.792.7050

December 18, 2024

VIA EMAIL

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

**Re: Justification Letter – Kalifano Development, LLC
Conforming Zone Change, Design Review for Office/Warehouse Building,
Special Use Permit for Office and Related Waivers of Development Standards
APN: 177-03-110-006**

To Whom It May Concern:

Our Firm represents Kalifano Development, LLC (the "Applicant"). The Applicant is proposing to develop property located on the southeast corner of Sunset Road and Grier Drive, more particularly described as APN: 177-03-110-006 (the "Site"). The Site is approximately 3.08 acres. The Applicant is requesting a conforming zone change and design review for an office/warehouse building with ancillary retail with related waivers for the development.

CONFORMING ZONE CHANGE FROM INDUSTRIAL PARK (IP) to INDUSTRIAL LIGHT (IL)

The Site is planned Business Employment (BE) and is mostly zoned Industrial Park (IP) with the exception of the southernmost portion of the Site. The southernmost portion of the Site is zoned Industrial Light (IL). In order to develop one, cohesive development, the Applicant is requesting a zone change of the Site from IP to IL. An IL zoning district is an allowed zoning district in a BE master planned area. Therefore, the zone change conforms to the BE master plan.

DESIGN REVIEW

The Applicant is proposing an office/warehouse building on the Site. In an IL zoned district a warehouse building is a permitted use. The Site is accessible from two (2) driveways along Grier Drive. The proposed square footage for the building is approximately 62,819 SF. The building will consist of ten (10) warehouse units ranging in size from 3,766 SF to 5,071 SF. Each unit will have an office space. The office size will range between 1,883 SF to 2,535 SF. Six (6) of the units will have a mezzanine level. The third level will consist of a 4,353 SF of additional private space with access to an outside balcony. The maximum building height is 47-feet although most of the building is approximately 32-feet in height. The building is highly articulated with many different building finishes including kiln dried wood, tilt wall with scalloped concrete formliner, Jerusalem limestone, sandstone-looking cladding, brick, and spandrel glass infill panels.

The will be various locations along the Sunset Road and Grier Drive streetscape where art work will be displayed. The Applicant will display one of a kind art sculptures handmade and welded from thousands of recycled automotive parts. Each sculpture will be slightly elevated on a concrete pad. This "metal art garden" will be harmoniously integrated with the desert landscaping. An internal drive aisle circulates around the Site from the west driveway on Grier Drive to the south driveway on Grier Drive allowing for ideal on-site traffic circulation.

Further, the Applicant is incorporating the following sustainability measures:

- 30.04.05(J)(4)(i) – Provide a cool roof. **(1 point)**.
- 30.04.05(J)(4)(ii)(b)(1) – Provide shade structures over at least 50% of all south and west facing windows and 25% of windows and doors shaded. **(1 points)**.
- 30.04.05(J)(4)(ii)(c)(2) – Incorporated daylighting strategies into the design of the project to minimize the use of artificial lighting. **(1/2 point)**.
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation. **(1/2 point)**.
- 30.04.05(J)(4)(ii)(c)(5) – Provided solar ban glass on all south and west facing windows. **(1/2 point)**.

DESIGN REVIEW FOR ALTERNATIVE PARKING LOT LANDSCAPING

As mentioned below, the Applicant is requesting to provide no parking lot landscaping adjacent to the building. However, the Site is providing 58 trees where 58 trees are required. Therefore, the Site is complying with the total tree count.

SPECIAL USE PERMIT:

- **OFFICE AS A PRINCIPAL USE IN CONJUNCTION WITH AN OFFICE WAREHOUSE COMPLEX.**

The Applicant is requesting to allow office uses for the warehouse building. With special use permit approval, an office use is permitted in the IL zoned district. The office with warehouse use is compatible with the area as it is the predominate use in the area. Therefore, a special use permit allowing office uses in conjunction with the warehousing use is appropriate. Also, retail will be ancillary to the Site.

WAIVERS OF DEVELOPMENT STANDARDS:

- **REDUCE CARPORT SETBACK 11 FEET WHERE 20 FEET IS REQUIRED FROM THE FRONT PER SECTION 30.02.19B.**

The carport covers extend past the building setback requirements along the west property line. The setback encroachment is required in order to keep the 24-foot wide drive aisle around the Site. Along the Grier Drive streetscape will be landscaping and "metal art garden" to help mitigate against the reduced setback. As such, the Applicant is requesting to reduce the setback.

- **ELIMINATE PARKING LOT LANDSCAPING ADJACENT TO THE BUILDING WHERE REQUIRED PER SECTION 30.04.01D.8.**

The Applicant is requesting to provide no parking lot landscaping islands adjacent to the building. The Applicant is already requesting a reduction in parking and adding additional landscaping in this area will further affect parking. However, the Applicant is providing the total number of required trees for the Site.

- **REDUCE STREET LANDSCAPING: REDUCE STREET LANDSCAPING ALONG GRIER TO 9 FEET WHERE A MINIMUM OF 10 FOOT WIDE AREA, MEASURED FROM THE BACK OF SIDEWALK SHALL BE PROVIDED PER SECTION 30.04.01D.**

The street landscaping along Grier Drive is 10-foot wide with the exception at the west entry driveway. The landscape width reduces to 9-feet in this area. The reduction by approximately 1-foot is a result of the curvature of Grier Drive in this location and the curvature of the driveway into the Site. Because of these two factors, a 1-foot wide reduction in landscape width is required.

- **REDUCE STREET LANDSCAPING: REDUCE STREET LANDSCAPING ALONG SOUTHERN BELTWAY 215 (AIRPORT CONNECTOR) TO 1 FOOT (NEED DIMENSION MINIMUM WIDTH ON PLAN) WHERE A MINIMUM OF 6 FOOT WIDE AREA, MEASURED FROM THE BACK OF SIDEWALK SHALL BE PROVIDED PER SECTION 30.04.01D.**

The Applicant is requesting to reduce the landscape width along the east property line to one-foot. In order, to meet parking and provide carports in this area the Applicant needs to reduce the landscaping along the east property line. The reduction in landscaping in this area is appropriate as the Site slopes down along the eastern edge towards the airport connector. In addition, the airport connector along the Site's east property line is below the Site's grade.

- **REDUCE PARKING TO 91 SPACES WHERE 127 SPACES ARE REQUIRED PER SECTION 30.01.04.**

The Site is providing 91 parking spaces where 127 parking spaces are required. As part of this application, the Applicant submits Lochsa Engineering's parking study, dated December 3, 2024. A parking study was performed for an existing warehouse facility. The study shows the required parking ratio is excessive for the use. Based on the similar size and proposed use, Lochsa Engineering concludes proposed 91 parking spaces is sufficient to park the Site.

- **REDUCE THE THROAT DEPTH FOR A DRIVEWAY ALONG GRIER TO A MINIMUM OF 14 FEET WHERE A MINIMUM OF 25 FEET IS REQUIRED PER UNIFORM STANDARD DRAWING 222.1 (a 56% reduction).**

The Applicant is requesting to reduce the egress throat depth from 50-feet to 14-feet for the west driveway on Grier Drive. The ingress side's throat depth exceeds the 50-foot minimum throat depth requirement. Since the reduction in throat depth is for exiting vehicles or interior to the Site, the reduction will have no impact on traffic queuing into the Site. Additionally, the throat depth for the south driveway along Grier Drive is 57-feet, which exceeds the 50-foot throat depth requirement.

- **ALLOW ATTACHED SIDEWALK WHERE DETACHED SIDEWALK IS REQUIRED ON SUNSET ROAD, PER SECTION 30.04.08.**

The Applicant is requesting to leave the existing attached sidewalks along Sunset Road. As a result, the Applicant is requesting a waiver to allow for attached sidewalks where detached sidewalks are required. A waiver is appropriate, as the infrastructure already exist. Replacing the existing infrastructure would cause unnecessary construction along Sunset Road and could lead to possible safety conditions for pedestrian traffic. Therefore, the waiver is appropriate

- **ALLOW ATTACHED SIDEWALK WHERE DETACHED SIDEWALK IS REQUIRED ON GRIER, PER SECTION 30.04.08.**

The Applicant is requesting to leave the existing attached sidewalks along Grier Drive. As a result, the Applicant is requesting a waiver to allow for attached sidewalks where detached sidewalks are required. A waiver is appropriate, as the infrastructure already exist. Replacing the existing infrastructure would cause unnecessary construction along Grier Drive and could lead to possible safety conditions for pedestrian traffic. Therefore, the waiver is appropriate.

- **ALLOW COMMERCIAL PAN DRIVEWAY (USD #224) WHERE COMMERCIAL DRIVEWAY PER USD 222.1 IS REQUIRED.**

The Applicant is modifying the southern driveway on Grier Drive to a commercial pan driveway standard making the driveway ADA compliant. There are existing utilities in the immediate area that would require relocation of the utilities if the Applicant were to install a standard commercial driveway. Therefore, in order to avoid relocating the utilities, the Applicant is requesting a commercial pan driveway instead of the standard commercial driveway design.

- **ALLOW ROLL UP DOORS TO FACE PUBLIC ROW**

Along the north elevation, facing Sunset Road, there will be 3 warehouse units with each unit having a roll up door. The roll up doors will face north towards the Site's parking lot and Sunset Road. There will be perimeter landscaping along Sunset Road to help shield the view of the roll up doors from Sunset Road.

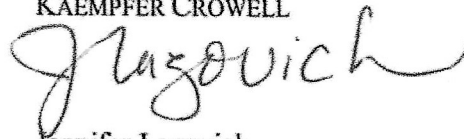
We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact Ann Pierce or me.

KAEMPFER

CROWELL

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "JLazovich", written over the printed name.

Jennifer Lazovich

JJL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0750-KALIFANO DEVELOPMENT, LLC:

USE PERMIT for an office.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate parking lot landscaping; 3) reduce street landscaping; 4) eliminate buffering and screening; 5) reduce throat depth; 6) allow an attached sidewalk to remain; and 7) allow a commercial pan driveway.

DESIGN REVIEW for an office/warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-03-110-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front yard setback for carports to 11 feet where 20 feet is required per Section 30.02.19 (a 45% reduction).
2. Eliminate a portion of parking lot landscaping where required per Section 30.04.01D.
3. Reduce the width of the street landscaping strip along Grier Drive to 9 feet where a minimum of 10 feet is required per Section 30.04.01D (a 10% reduction).
4. Eliminate buffering and screening where a minimum 15 foot wide landscape strip is required adjacent to a freeway per Section 30.04.02.
5. Reduce the throat depth for a driveway along Grier Drive to 14 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).
6. Allow an existing attached sidewalk to remain on Grier Drive where detached sidewalks are required per Section 30.04.08.
7. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 700 Grier Drive
- Site Acreage: 3.08

- Project Type: Office/warehouse building
- Number of Stories: 3
- Building Height (feet): 47
- Square Feet: 62,819
- Parking Required/Provided: 127/91
- Sustainability Required/Provided: 7/3.5

Site Plans

The plans depict a new office/warehouse building located at the southeast corner of Sunset Road and Grier Drive. Access is from 2 driveways along Grier Drive. The building will consist of 10 office/warehouse units. The building is shown within the central portion of the site and complies with the required setbacks. Parking is shown along the east property line along the 215/Airport Connector and along Grier Drive, with additional spaces located on the north side of the building. A parking study was submitted by a traffic engineer confirming that the 91 parking spaces being provided are sufficient for the proposed development. Carports are located along the east property line and along the west property line, where they encroach into the required front yard setback at 11 feet, 3 inches from Grier Drive.

Landscaping

The plans depict landscaping along the perimeters of Sunset Road and Grier Drive with medium trees spaced at 20 feet on center. Within the parking lot, landscaping is shown in some locations, but not within the parking areas on the north side of the building. However, 58 trees are being provided where 58 trees are required.

Elevations

The building is articulated with different building finishes including concrete tilt walls, limestone, sandstone color cladding, brick, and spandrel glass in-fill panels. The plans note the maximum height of the facility is 47 feet. The exteriors incorporate articulation with varying rooflines, pop-outs, parapet walls, changes in color, materials, and texture, glazed storefront windows, and roll-up doors.

Floor Plans

The plans depict an office/warehouse building with individual tenant spaces. Some of the units will have a mezzanine level. The third level will contain additional private space and an outdoor balcony.

Applicant's Justification

The applicant states that this site is mostly industrial uses with the exception to the north that is Public Use. The office use with the warehouse use is compatible with the area. The requested waivers of development standards are being proposed due to the irregular shape of the parcel that restricts the ability to accommodate requisite conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400105 (UC-19-0241)	Extension of time for a proposed office building with a parking garage - expired	Approved by BCC	August 2021
UC-19-0241	Allowed an office as a principal use and restaurants (food court), waived encroachment into airspace, increased building height, reduced parking, and reduced throat depth for an office building with a parking garage	Approved by BCC	June 2019
UC-0055-08	Allowed a hotel, increased building height, waiver for alternative landscaping, and a design review for the hotel - expired	Approved by PC	February 2008
ADR-900204-04	Allowed off-premises advertising sign (billboard) - expired	Approved by ZA	September 2004
UC-0817-02	Allowed an off-premises advertising sign (billboard) and a waiver to reduce the separation requirements for billboards on the same side of the street - expired	Approved by BCC	October 2002
ZC-223-88	Reclassified portions of Hughes Airport Center from R-E to M-1 and M-D zoning	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South, East, & West	Business Employment	IP & IL (AE-65 & AE-70)	Office/warehouse complexes

Related Applications

Application Number	Request
ZC-24-0749	A zone change on a portion of the site from IP to IL is a companion item on this agenda.

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 requested use permit to allow offices as part of the warehouse facility will not have any significant impact to the surrounding area. A previous application was approved for this property in 2019 to allow offices. Numerous parcels in the surrounding area have offices as a principal use. This request is not out of character for the area; therefore, staff can therefore support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the request to allow carports within the front setback. The purpose of setbacks is to ensure a uniform streetscape. There are no developments in the area with similar encroachments into the setbacks along a street.

Waiver of Development Standards #2

Staff does not object to the request to reduce the parking lot landscaping. The required number of trees are being provided, which will assist in combating the urban heat island effect. Staff could support this waiver, however, since staff cannot support other waivers and the design of the building, staff cannot support this request.

Waiver of Development Standards #3

Staff finds the request to reduce street landscaping along Grier Drive minimal as the reduced width is only for a small portion of the site where Grier Drive begins to curve to the southeast. Since the majority of the street landscaping complies with the minimum width, staff could support this waiver. However, since staff cannot support other waivers and the design of the building, staff cannot support this request.

Waiver of Development Standards #4

Staff cannot support the request to eliminate the landscaping adjacent to the freeway, which consists of the 215/Airport Connector, as it would be out of character for the area. Although the freeway is depressed, the required trees would still be visible and they would provide necessary shade. The request to not install the 15 foot wide buffer with trees is a self-imposed hardship that can be rectified with a redesign of the site.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that most of the design of the site is appropriate for the area. However, the requested overhead doors facing Sunset Road are out of character for the area. Since staff cannot support the design coupled with the carport and freeway landscaping waivers, staff cannot support the overall design of the site.

Public Works - Development Review

Waiver of Development Standards #5

Staff can support the request to reduce the throat depth for the westernmost driveway along Grier Drive. The reduction will not impact vehicles in the right-of-way as it is along the egress side of the westernmost driveway. Furthermore, the throat depth on the ingress side of the westernmost driveway exceeds the minimum requirement mitigating any possibility of vehicles stacking in the right-of-way. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #6

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

Waiver of Development Standards #7

Staff has no objection to installing a commercial pan driveway on the ingress side of the easternmost driveway on Grier Drive. The applicant has worked with staff on the driveway design to ensure that the Americans with Disabilities Act (ADA) can still be met, with the constraints caused by the utility boxes and guardrail for the airport connector on the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Department of Aviation

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

The property lies within the AE-70 (70-75 DNL) and AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation.

Approval of the use permit; denial of the waivers of development standards and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- Applicant is advised that the 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0041-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KALIFANO DEVELOPMENT, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-03-110-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road and Girier Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Warehouse/office development

PROPERTY OWNER INFORMATION

NAME: Kalifano Development, LLC

ADDRESS: 265 Pilot Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: Kalifano Development, LLC

ADDRESS: 265 Pilot Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcwvlaw.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.

ASHRAF KHALAF 21 OCT 24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☒ DR

☐ LI
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☒ UC
☐ VS
☐ WC

☒ WS
☐ ZC
OTHER _____

APPROPRIATE

DC-24-0750

MEETING DATE

3/5/2025

MEETING DATE

PARADISE

MEETING LOCATION

DATE

2/11/2025

ACCEPTED BY

LMN

DATE

12/18/2024

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcncvlaw.com
D: 702.792.7050

December 18, 2024

VIA EMAIL

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

**Re: Justification Letter – Kalifano Development, LLC
Conforming Zone Change, Design Review for Office/Warehouse Building,
Special Use Permit for Office and Related Waivers of Development Standards
APN: 177-03-110-006**

To Whom It May Concern:

Our Firm represents Kalifano Development, LLC (the "Applicant"). The Applicant is proposing to develop property located on the southeast corner of Sunset Road and Grier Drive, more particularly described as APN: 177-03-110-006 (the "Site"). The Site is approximately 3.08 acres. The Applicant is requesting a conforming zone change and design review for an office/warehouse building with ancillary retail with related waivers for the development.

CONFORMING ZONE CHANGE FROM INDUSTRIAL PARK (IP) to INDUSTRIAL LIGHT (IL)

The Site is planned Business Employment (BE) and is mostly zoned Industrial Park (IP) with the exception of the southernmost portion of the Site. The southernmost portion of the Site is zoned Industrial Light (IL). In order to develop one, cohesive development, the Applicant is requesting a zone change of the Site from IP to IL. An IL zoning district is an allowed zoning district in a BE master planned area. Therefore, the zone change conforms to the BE master plan.

DESIGN REVIEW

The Applicant is proposing an office/warehouse building on the Site. In an IL zoned district a warehouse building is a permitted use. The Site is accessible from two (2) driveways along Grier Drive. The proposed square footage for the building is approximately 62,819 SF. The building will consist of ten (10) warehouse units ranging in size from 3,766 SF to 5,071 SF. Each unit will have an office space. The office size will range between 1,883 SF to 2,535 SF. Six (6) of the units will have a mezzanine level. The third level will consist of a 4,353 SF of additional private space with access to an outside balcony. The maximum building height is 47-feet although most of the building is approximately 32-feet in height. The building is highly articulated with many different building finishes including kiln dried wood, tilt wall with scalloped concrete formliner, Jerusalem limestone, sandstone-looking cladding, brick, and spandrel glass infill panels.

The will be various locations along the Sunset Road and Grier Drive streetscape where art work will be displayed. The Applicant will display one of a kind art sculptures handmade and welded from thousands of recycled automotive parts. Each sculpture will be slightly elevated on a concrete pad. This "metal art garden" will be harmoniously integrated with the desert landscaping. An internal drive aisle circulates around the Site from the west driveway on Grier Drive to the south driveway on Grier Drive allowing for ideal on-site traffic circulation.

Further, the Applicant is incorporating the following sustainability measures:

- 30.04.05(J)(4)(i) – Provide a cool roof. **(1 point)**.
- 30.04.05(J)(4)(ii)(b)(1) – Provide shade structures over at least 50% of all south and west facing windows and 25% of windows and doors shaded. **(1 points)**.
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As mentioned below, the Applicant is requesting to provide no parking lot landscaping adjacent to the building. However, the Site is providing 58 trees where 58 trees are required. Therefore, the Site is complying with the total tree count.

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- **OFFICE AS A PRINCIPAL USE IN CONJUNCTION WITH AN OFFICE WAREHOUSE COMPLEX.**

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The Applicant is requesting to reduce the landscape width along the east property line to one-foot. In order, to meet parking and provide carports in this area the Applicant needs to reduce the landscaping along the east property line. The reduction in landscaping in this area is appropriate as the Site slopes down along the eastern edge towards the airport connector. In addition, the airport connector along the Site's east property line is below the Site's grade.

- **REDUCE PARKING TO 91 SPACES WHERE 127 SPACES ARE REQUIRED PER SECTION 30.01.04.**

The Site is providing 91 parking spaces where 127 parking spaces are required. As part of this application, the Applicant submits Lochsa Engineering's parking study, dated December 3, 2024. A parking study was performed for an existing warehouse facility. The study shows the required parking ratio is excessive for the use. Based on the similar size and proposed use, Lochsa Engineering concludes proposed 91 parking spaces is sufficient to park the Site.

- **REDUCE THE THROAT DEPTH FOR A DRIVEWAY ALONG GRIER TO A MINIMUM OF 14 FEET WHERE A MINIMUM OF 25 FEET IS REQUIRED PER UNIFORM STANDARD DRAWING 222.1 (a 56% reduction).**

The Applicant is requesting to reduce the egress throat depth from 50-feet to 14-feet for the west driveway on Grier Drive. The ingress side's throat depth exceeds the 50-foot minimum throat depth requirement. Since the reduction in throat depth is for exiting vehicles or interior to the Site, the reduction will have no impact on traffic queuing into the Site. Additionally, the throat depth for the south driveway along Grier Drive is 57-feet, which exceeds the 50-foot throat depth requirement.

• **ALLOW ATTACHED SIDEWALK WHERE DETACHED SIDEWALK IS REQUIRED ON SUNSET ROAD, PER SECTION 30.04.08.**

The Applicant is requesting to leave the existing attached sidewalks along Sunset Road. As a result, the Applicant is requesting a waiver to allow for attached sidewalks where detached sidewalks are required. A waiver is appropriate, as the infrastructure already exist. Replacing the existing infrastructure would cause unnecessary construction along Sunset Road and could lead to possible safety conditions for pedestrian traffic. Therefore, the waiver is appropriate

• **ALLOW ATTACHED SIDEWALK WHERE DETACHED SIDEWALK IS REQUIRED ON GRIER, PER SECTION 30.04.08.**

The Applicant is requesting to leave the existing attached sidewalks along Grier Drive. As a result, the Applicant is requesting a waiver to allow for attached sidewalks where detached sidewalks are required. A waiver is appropriate, as the infrastructure already exist. Replacing the existing infrastructure would cause unnecessary construction along Grier Drive and could lead to possible safety conditions for pedestrian traffic. Therefore, the waiver is appropriate.

• **ALLOW COMMERCIAL PAN DRIVEWAY (USD #224) WHERE COMMERCIAL DRIVEWAY PER USD 222.1 IS REQUIRED.**

The Applicant is modifying the southern driveway on Grier Drive to a commercial pan driveway standard making the driveway ADA compliant. There are existing utilities in the immediate area that would require relocation of the utilities if the Applicant were to install a standard commercial driveway. Therefore, in order to avoid relocating the utilities, the Applicant is requesting a commercial pan driveway instead of the standard commercial driveway design.

• **ALLOW ROLL UP DOORS TO FACE PUBLIC ROW**

Along the north elevation, facing Sunset Road, there will be 3 warehouse units with each unit having a roll up door. The roll up doors will face north towards the Site's parking lot and Sunset Road. There will be perimeter landscaping along Sunset Road to help shield the view of the roll up doors from Sunset Road.

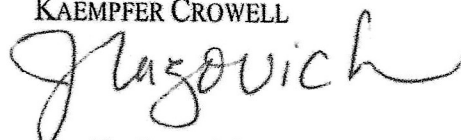
We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact Ann Pierce or me.

KAEMPFER

CROWELL

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script, appearing to read "JLazovich", written in black ink.

Jennifer Lazovich

JJL/ajc