



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 25, 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

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- 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 February 11, 2025 (For possible action)
- IV. Approval of the Agenda for February 25, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
1. **UC-25-0009-CADANO ARDMORE, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action) **PC 3/18/25**
 2. **UC-25-0079-BOTACH PROPERT L L C:**
USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action) **PC 3/18/25**
 3. **WS-25-0090-4201 CANNOLI CIRCLE BLDG, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for access gates.
DESIGN REVIEW for a security fence with access gates on 1.89 acres in an IL (Industrial Light) Zone. Generally located at the west end of Cannoli Circle, 360 feet west of Wynn Road within Paradise. MN/sd/kh (For possible action) **PC 3/18/25**
 4. **WS-25-0099-ELDORADO SPRINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Proctor Street and south of Starchild lane within Paradise. JG/sd/kh (For possible action) **PC 3/18/25**
 5. **PA-25-700009-STASIS FOUNDATION:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action) **PC 3/18/25**
 6. **ZC-25-0111-STASIS FOUNDATION:**
ZONE CHANGE to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action) **PC 3/18/25**

7. **UC-25-0112-STASIS FOUNDATION:**
USE PERMITS for the following: 1) banquet facility; and 2) caretaker unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street; 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) banquet facility; 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action) PC 3/18/25

8. **AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai (For possible action) BCC 3/19/25

9. **UC-25-0116-TYEB, LLC:**
USE PERMIT to allow a restaurant as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action) BCC 3/19/25

10. **ZC-25-0040-LONGFELLOW, LLC:**
ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action) BCC 3/19/25

11. **WS-25-0041-LONGFELLOW, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.
DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action) BCC 3/19/25

12. **ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)
BCC 3/19/25
13. **VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh (For possible action)
BCC 3/19/25
14. **WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential subdivision in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)
BCC 3/19/25
15. **TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**
TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)
BCC 3/19/25

VII. General Business (For possible action)

FILIPINO TOWN CULTURAL DISTRICT:

APPLICATION FOR REVIEW for the following:

Discuss the proposed cultural district geographic boundaries; 2) how the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community; 3) highlight any signature events or festivals that highlight the community's unique cultural identity; and 4) any other pertinent information within Paradise. (For possible action)

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

IX. Next Meeting Date: March 11, 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

February 11, 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

Judith Rodriguez; 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 January 28, 2025 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for February 11, 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)

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

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

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

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

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

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

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

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

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

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

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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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) **BCC 3/5/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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
MOVED BY-Woitas
APPROVE- Subject to IF staff conditions
ADDED Condition
• Only 4 podiums to be on display
VOTE: 4-0 Unanimous

VI. General Business (for possible action)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be February 25, 2025

IX. Adjournment

The meeting was adjourned at 7:45 p.m.

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0009-CADANO ARDMORE, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone.

Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action)

RELATED INFORMATION:

APN:

161-17-801-015; 161-17-801-016 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4642 Flamingo Road
- Site Acreage: 2.35 (portion)
- Project Type: Communication tower
- Height (feet): 80

Site Plan

The plan indicates that the subject property is located on the north side of Flamingo Road and 300 feet east of Mountain Vista Street. There is an existing commercial development located on the property. The plan depicts a proposed 80 foot high communication tower with associated equipment located within a 73 foot by 28 foot, 6 foot high chain-link fence compound on the northwest corner of the site. The compound will access via an easement running from Flamingo Road to the rear and west sides of the property. The proposed tower is located behind the commercial building running parallel to Flamingo Road. The tower will be setback 24 feet from the north property line, 280 feet from east property line, 300 feet from south property line along Flamingo Road, and 32 feet from west property line. The site is adjacent to a multi-family residential development located to the north; therefore, requiring a use permit to reduce the required setback. The proposed tower does not reduce the number of existing parking spaces.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be enclosed within a 6 foot high chain-link fenced compound. The tower will be structurally capable and designed to accommodate more than 1 antenna array. The tower (monopole) will be painted with a color generally matching the surroundings to minimize its visibility.

Applicant's Justification

The applicant states this wireless facility will provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes but also most importantly enhances emergency services, which is vital to the safety of the surrounding community. The proposed tower is approximately 88 feet from the nearest residential structure. The compound will not be visible from the street there will be no changes to the existing conditions of the site, including changes to the existing landscaping, loading/delivery zones, perimeter walls, parking count etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0965-09	Allowed a place of worship in conjunction with an existing shopping center	Approved by ZA	September 2009
UC-0040-06	Allowed a place of worship in conjunction with an existing shopping center - expired	Approved by PC	March 2006
DR-2013-03	Design review for a freestanding restaurant in conjunction with an existing shopping center	Approved by PC	February 2004
UC-0188-02	Allowed a place of worship in conjunction with an existing shopping center - expired	Approved by PC	March 2002
VC-0071-98	Allowed an outside smog check station	Approved by BCC	March 1998
VC-0905-97	Design review for a water vending kiosk	Approved by PC	June 1997
ZC-0048-95	Reclassified 2.35 acres from R-1 & T-C to C-2 zoning	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM)	RM18	Multi-family residential development
South	Corridor Mixed-Use (CM) & Neighborhood Commercial (NC)	CG & CP	Office & animal clinic
East	Corridor Mixed-Use (CM)	CG	Commercial shopping center
West	Corridor Mixed-Use (CM)	CG	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Although the applicant has stated the nearest residential building is 88 feet away from the proposed communication tower, the entire area along the rear of the site is residential. An 80 foot high tower is not compatible with the existing residential development in the area and may have a negative impact with the adjacent residential areas. Staff finds that the new communication tower should be relocated to other areas within the same commercial complex, closer to Flamingo Road, where its location will be farther away from residential uses, yet still provide important cellular services to the immediate community. Staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff finds that the proposed communication tower design and colors are appropriate. However, due to the proposed location of the tower, staff cannot support the requested design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required 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: STATE 48 DEVELOPMENT CONSULTING

CONTACT: STATE 48 DEVELOPMENT CONSULTING, 14301 N. 87TH STREET #105, SCOTTSDALE, AZ 85260

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0079-BOTACH PROPERT L L C:

USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-501-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 Arville Street, Suite 101
- Site Acreage: 2.0
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,765 (proposed use)/ 30,812 (shopping center)
- Parking Required/Provided: 88/111

Site Plan

The plan depicts an existing shopping center at the northeast corner of Arville Street and Bell Drive. There are 3 existing buildings on the site. The first and largest building is a T-shaped structure located along the east property line. The second and third buildings are located on the northwest and southwest corners of the site. Parking is located throughout the site. There are 111 existing parking spaces where 88 are required for this shopping center. Access to the site is via driveways along Bell Drive (south property line) and Arville Street (west property line). Originally, the site was approved as a warehouse/office complex. However, the uses have gradually changed to commercial uses through several land use application, and the site is now considered a shopping center. The proposed retail use, 2YOUR HOTEL, is located within suite 101 located on the northern portion of the largest building, located along the east property line.

Elevations

The submitted photos depict a one story building that is 22 feet high. This structure is covered in stucco and has a tiled roof. The west elevation depicts windows and the entry door. There are also decorative columns.

Floor Plans

The plans depict a large grocery store in the back and retail spaces in the front. The plans also depict an office and a storage space.

Applicant's Justification

The applicant would like to provide grocery services in an area where they are not commonly found.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0705	Use permit for a supper club	Approved by PC	February 2022
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by PC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Adult use establishment
South	Business Employment	IL	Office warehouse
East	Entertainment Mixed-Use	IL	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training Center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 believes the proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses. The use is consistent and compatible with the other previously approved uses within the shopping center. The use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses. Previously, UC-15-0687 was approved to reduce the parking spaces to 108 spaces where 148 spaces were required. Per new code, the required number of parking spaces for the entire shopping center is 88 spaces. Therefore, there is adequate parking available to accommodate a retail use at this location. Staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; 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: LV SMOKESHOP, LLC

CONTACT: LV SMOKESHOP, LLC, 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NV 89121



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-30-501-012

PROPERTY ADDRESS/ CROSS STREETS: 4070 Arville St.

DETAILED SUMMARY PROJECT DESCRIPTION

Grocery store use.

PROPERTY OWNER INFORMATION

NAME: Botach Property LLC

ADDRESS: 4775 W Harmon Ave.

CITY: Las Vegas, NV 89103

STATE: NV ZIP CODE: 89103

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LV Smoke Shop LLC

ADDRESS: 4070 Arville St. Unit 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Jenna Agard

ADDRESS: 4070 Arville St. Unit 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 8886449160 CELL 8886449160 EMAIL: jenna@thesmoking.com

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

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

[Signature]
Property Owner (Signature)*

Iris Botach

Property Owner (Print)

12/05/2024

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 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 _____

CLARK COUNTY (s) UC-24-0079

DATE 3/18/25

DATE 2/25/25

DATE 2/25/25

ACCEPTED BY MY

DATE 1/22/25

FEES \$1,000

UC-25-0079

PLANNER
COPY

02/05/2024

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Jenna Asing
4970 Arville St, Unit 101
Las Vegas, NV 89118
808.694.9160
jenna@thesmokeking.com

October 28, 2024

Clark County Zoning Department
500 S Grand Central Parkway
Las Vegas, NV 89155

Subject: Request for Special Use Permit - 4970 Arville St, Unit 101, Las Vegas, NV 89118
APN: 162-30-501-012

Dear Clark County Zoning Department,

I am writing to formally request a special use permit to allow retail use at 4970 Arville St, Unit 101, Las Vegas, NV 89118, with the primary operation being a grocery store. This location is ideally suited to serve the community by providing convenient access to essential goods and services.

Current Operations

While awaiting approval for this special use permit, the business is currently operating as a convenience store. This interim operation demonstrates the demand for retail services in the area and allows us to begin building relationships with the community. However, transitioning to a full-service grocery store as the primary use will significantly enhance the value and accessibility of our offerings to better serve the neighborhood's needs.

Community Need

The area surrounding 4970 Arville St currently lacks accessible grocery options. The nearest full-service grocery store is approximately 15 minutes away, posing a significant inconvenience for residents and tourists, especially those who rely on public transportation or have limited mobility. Establishing a grocery store in this location would not only provide a much-needed resource but also reduce travel time, lower fuel consumption, and enhance overall quality of life for the community.

PLANNED
COPY

UC-25-0579

2

Benefits to the Area

This grocery store will:

- **Support Local Access:** Offer a diverse selection of pantry staples and household essentials.
- **Encourage Economic Growth:** Create jobs for local residents and increase foot traffic to surrounding businesses.
- **Promote Sustainability:** Reduce the need for extended commutes to grocery stores, contributing to a smaller carbon footprint.
- **Enhance Convenience:** Provide delivery options, catering to a wide range of customer needs and offering an added layer of service for seniors and busy families.

Compatibility with Local Development Goals

The proposed grocery store aligns with Clark County's objectives to promote mixed-use developments and enhance access to retail services in underserved areas. By making this grocery store the primary use of the space, the community will benefit more significantly than if it were restricted to a secondary use.

Site Advantages

The location at 4970 Arville St is easily accessible from major roads and has adequate infrastructure to support retail operations, including parking and delivery accommodations. The strategic placement of a grocery store at this site will ensure efficient operations and minimal disruption to surrounding areas.

I am confident that granting this special use permit will greatly benefit the community and contribute to the long-term vitality of the neighborhood. Thank you for considering this request. I welcome the opportunity to discuss this proposal further and provide any additional information required.

Sincerely,



Jenna Asing
808.694.9160
jenna@thesmokeking.com

UC-25-0079

PLANNER
COPY

2

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0090-4201 CANNOLI CIRCLE BLDG, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for access gates.
DESIGN REVIEW for a security fence with access gates on 1.89 acres in an IL (Industrial Light) Zone.

Generally located at the west end of Cannoli Circle, 360 feet west of Wynn Road within Paradise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

162-19-810-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required setback for access gates to 11 feet where 18 feet is required per Section 30.04.03E (a 38% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4201 Cannoli Circle
- Site Acreage: 1.89
- Project Type: Access gate and security fence
- Fence Height (feet): 8 feet, 2 inches

Site Plan

The plans depict an existing office/warehouse facility located at the west end of the private street being Cannoli Circle. Access is from Cannoli Circle by way of 2 separate driveways with the north driveway dedicated to ingress and the south dedicated for egress. The plans show the north driveway utilizing a rolling gate and the south driveway utilizes swinging gates that open outward towards the street. The plans show the proposed security fence and gates are located behind the established landscape area. The overall length of the fence is 195 feet along the street frontage.

Landscaping

The plans depict existing landscape along Cannoli Circle that consists of a tree and shrubs. The proposed fence will be installed behind this landscape area.

Elevations

The plans depict a new security fence that is 8-feet, 2 inches high with metal tube frame columns. The fence will be connected to the existing sections of the CMU block wall.

Applicant's Justification

According to the applicant, there is a need for security and access control to the property. The proposed setback is shown at the back of curb for 11 feet where 18 feet is the minimum. In addition, the irregular shape of the parcel would reduce the minimum width of the interior fire lane to less than 24-feet should the security fence maintain the 18-foot setback.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-262-86	Reclassified from R-E to M-1 zoning	Approved by BCC	December 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Business Employment	IL	Warehouse facilities
South	Entertainment Mixed-Use	IL	Outdoor storage, offices & retail.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards & Design Review

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.

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 fence and access gates will be located behind the existing landscape area along Cannoli Circle. The irregular shape of the parcel will prevent the placement of the proposed gate at the 18-foot setback without negatively affecting on-site circulation. The fence is similar with other security fences in use throughout the County. As such, staff finds the proposed location and design will not impact the surrounding area or create any adverse impacts. Staff can support these requests.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

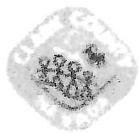
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTAR ARCHITECTS

CONTACT: JON JONES, 4052 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-17-801-015 & 161-17-801-016

PROPERTY ADDRESS/ CROSS STREETS: 4642 FLAMINGO RD. LAS VEGAS, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Vertical Bridge is proposing to install a new 76' wireless communications facility located at (36.604275, -114.473498) with associated equipment in a 73' x 28' lease area, surrounded by a fence compound with utility and access easements.

PROPERTY OWNER INFORMATION

NAME: CADANO ARDMORE L L C

ADDRESS: 4642 FLAMINGO RD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89121

TELEPHONE: _____ CELL _____

EMAIL: jonflynt85@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Tiffany Passehl

ADDRESS: 14301 N. 87th Street #105

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85260

REF CONTACT ID # _____

TELEPHONE: 307-287-5780

CELL 307-287-5780

EMAIL: tiffany@state48consulting.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Tiffany Passehl

ADDRESS: 14301 N. 87th Street #105

CITY: Scottsdale

STATE: AZ

ZIP CODE: 85120

REF CONTACT ID # _____

TELEPHONE: 307-287-5780

CELL 307-287-5780

EMAIL: tiffany@state48consulting.com

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

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

Jonathan Cadano
Property Owner (Signature)

Jonathan Cadano
Property Owner (Print)

11-18-2024
Date



UC-ZS-0009

JUD

PC MTG Date: 03/18/2025

01/13/2025

\$1500.00

Paradise

Date: 02/28/2025

Justification Letter:

Site Name: LSV_MONTEREY (VB US-NV-5082)

UC-2S-0009

Parcel Number: 161-17-801-015 & 161-17-801-016

Site Address: 4642 FLAMINGO RD. LAS VEGAS, NV 89121

Site Coordinates: (36.115881, -115.072458)

Purpose of Request:

Vertical Bridge is committed to improving coverage and expanding telecommunications network capacity to meet customer demand throughout Clark County. Vertical Bridge is proposing to install a new 76' Self Support Tower with a 4' high lighting rod, with associated equipment, in a 73' x 28' area, on Parcel 161-17-801-015 at (36.115881, -115.072458) The owner of the parcel, Jonathan Cadano, has approved the installation of the new cell tower. Tiffany Passehl as the applicant will be submitting all required documents on behalf of Vertical Bridge. Tiffany will be applying for a Use Permit per Section 30.03.08(B)(L), for the wireless communication tower and a design review is being requested to allow a new communications tower per Section 30.06.05B.2.ii.

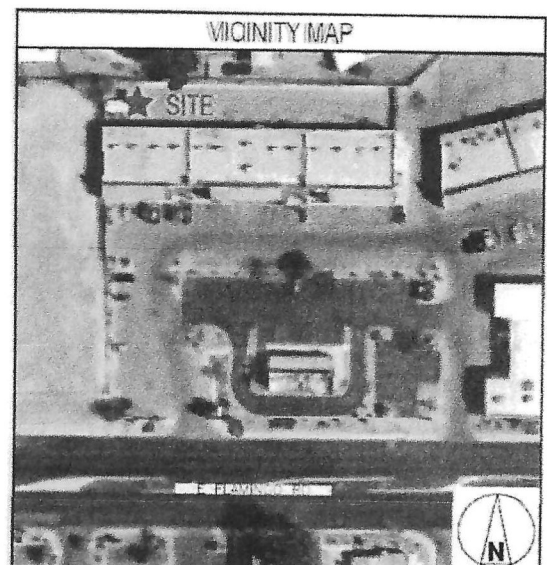
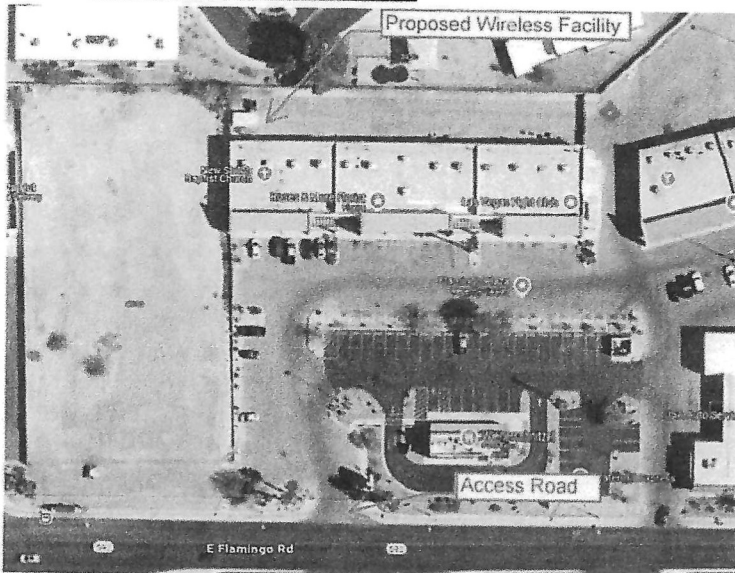
Description of Proposal:

This will be a new Wireless Telecommunications Facility. Vertical Bridge proposes to install a new 76' Self Support Tower with a 4' high lighting rod with associated equipment, in a 73' x 28' area, surrounded by a 6' high Chain Link Fence compound, with utility and access easements as seen in the attached exhibits. The wireless cell tower will operate year-round, seven (7) days per week 24 hours a day. Occupancy type is unmanned. Maintenance crew will service cell tower as needed. N/A for parking spaces or ADA parking. The WCF will be painted #8732W Frontier Tan to match the surrounding development.

Relationship to Surrounding Properties:

This wireless facility will provide residents, visitors, and businesses with high quality reliable wireless service for both personal and business purposes but also most importantly enhances emergency services, which is vital to the safety of the surrounding community. APN 161-17-801-016 is included in this letter because it is part of the commercial map and both parcels have cross access. The deed for APN 161-17-801-016 is also included in this application.

Location and Accessibility:



Wireless Communication Tower (WCF):
Layout and Design:

a.) The proposed WCF will have an overall height of 80' and is designed to accommodate (2) total antenna arrays. There will be an anchor tenant with a RAD height of 71'-0" and then one additional antenna array at 59'-0" where an additional carrier can chose to collocate.

b.) N/A

c.) The WCF will be painted to match the color of the surrounding area so that it will not negatively affect the visual impact of the community. The WCF will be painted #8732W Frontier Tan to match the surrounding development.

d.) The proposed WCF has an overall height of 80'.

e.) 1.) N/A

2.) The proposed WCF is more than 40' from any street.

3.) The subject parcel is less than 2.5 acres and will not meet the setback requirement of 200% of the height of the tower. The proposed WCF is approximately 88' northeast of the nearest residential structure.

3 (i). The setbacks for the proposed WCF are as follows:

- o +/- 24'-10" from the North of the property line
- o +/- 32'-7" from the West of the property line
- o +/- 300'-7" from the South of the property line
- o +/- 280'-5" from the East of the property line

4.) There are no other communication towers within 600' of the proposed WCF located at (36.115881, -115.072458).

Changes to existing conditions of the site:

There is currently a white storage container on the Northwest portion of the parcel (shown in pictures above) that will be moved to accommodate the construction of the proposed WCF. The container is not a part of our plans, however it will not be visible from the street and the color will remain the same/match the color of the building. Otherwise, there will be no changes to the existing conditions of the site, including changes to the existing landscaping, loading/delivery zones, perimeter walls, parking count etc.

Tiffany Passehl

Tiffany Passehl

Project Manager

State 48 Development Consulting

14301 N. 87th Street #105 Scottsdale, AZ 85260

Mobile: (307)287-5780

Email: tiffany@state48consulting.com

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0099-ELDORADO SPRINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Proctor Street and south of Starchild lane within Paradise. JG/sd/kh
(For possible action)

RELATED INFORMATION:

APN:

177-12-530-027 through 177-12-530-031

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a porch on lot 31 to extend up to 4 feet into the street side setback where 3 feet is the maximum allowed per Table 30.02-4 (a 25% increase).
- b. Reduce the rear setback for lots 27, 28, 29, 30, and 31 to 13-feet where 15-feet is required per Section 30.02.07 (a 14% reduction).

DESIGN REVIEW:

For additional single-family residential model for lots 27, 28, 29, 30, and 31.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.2 ptn
- Project Type: Single-family residential
- Number of Lots/Units: 43
- Density (du/ac): 7.3
- Lot Size minimum/maximum: 3,503/4,589
- Number of Stories: 2
- Building Height (feet): 28

Site Plan & History

The plans depict a previously approved single-family residential development consisting of 43 lots on 6.3 acres with a density of 7.3 dwelling units per acre in March 2022. The minimum and maximum lot sizes are 3,533 square feet and 8,025 square feet. The sole means of ingress and egress to the proposed development is via a private street that connects to a north/south private street, Aquarena Way, located immediately north of Eldorado Lane. Two east/west private streets measuring 37 feet in width, Pelky Lane and Starchild Lane, and 2 north/south private streets measuring 37 feet in width, Grasso Street and Proctor Street, service the interior of the development.

The applicant is now requesting to intrude the porch on lot 31, 4-feet into the street side setback where 3-feet is the maximum allowed and to also reduce the rear yard setbacks for lots 27, 28, 29, 30, and 31. In addition, the applicant is requesting to add additional models for lots 27, 28, 29, 30, and 31.

Landscaping

Landscaping is not part of the application request, and no changes are proposed to the previously approved plans under DR-22-0019.

Elevations

The plans depict new 2-story models with different elevations for the subject parcels. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. The previously approved design review (DR-22-0019) depicted 2 story model homes with multiple elevations with a maximum height of 28 feet. The new models provided are similar in height and exterior materials.

Floor Plans

The new models range in size from 1,900 square feet to 2,385 square feet. They feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages. The previously approved design review (DR-22-0019) depicted the homes range in size from 1,896 to 2,417. The new models are similar in size to the previously approved models.

Applicant's Justification

The applicant states the requested reductions in the setbacks is to accommodate the smallest product within the lot's buildable area. Lot 31 is surrounded by other proposed lots and does not impact adjacent properties. The rear yard setback reduction is needed to accommodate one of their smallest products within the lot's buildable area. Lots 27-31 are surrounded by other proposed lots and does not impact adjacent properties. Lots 27-30 will comply with all other setback requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0272	Vacated and abandoned easements - recorded	Approved by PC	August 2024

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500011	Tentative map for a 43 lot single-family subdivision.	Approved by BCC	March 2022
DR-22-0019	Design review for single-family residential subdivision and finished grade.	Approved by BCC	March 2022
ET-19-400045 (TM-0122-12)	First extension of time for a tentative map consisting of 52 single-family residential lots - expired	Approved by PC	May 2019
WS-19-0255	Reduced side yard setbacks and a design review for a single-family residential development - expired	Approved by PC	May 2019
NFM-0121-15	Final map for 5 single-family residential R-E zoned lots - recorded	Approved by ZA	April 2016
VS-0791-15	Vacated and abandoned a portion of right-of-way being McLeod Drive - recorded	Approved by PC	January 2016
WS-0751-12 (ADET-0344-15)	Administrative extension of time to reduce lot size until April 23, 2016 to complete	Approved by ZA	April 2015
ZC-1660-02 (ADET-0343-15)	Administrative extension of time for a zone change to R-E and R-2 zoning until April 23, 2016 to complete	Approved by ZA	April 2015
TM-0122-12	Original application for 52 single-family residential lots	Approved by PC	February 2013
WS-0751-12	Reduced lot size to 15,000 square feet in the R-E zoned portion of the subdivision	Approved by PC	February 2013
ZC-1660-02 (ET-0124-11)	Third extension of time approved until January 22, 2015 to complete	Approved by BCC	February 2012
ZC-1660-02 (ET-0300-08)	Second extension of time approved until January 22, 2012 to complete	Approved by BCC	December 2008
WS-1176-07	Reduced 3 R-E zoned lots to a minimum 18,000 square feet with the condition that Lot 48 be 15,000 square feet - expired	Approved by BCC	January 2008
TM-0280-07	52 lot single-family residential subdivision - expired	Approved by BCC	January 2008
ZC-1660-02 (ET-0313-05)	First extension of time approved until January 22, 2009 to complete	Approved by BCC	February 2006
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	January 2005
ZC-1660-02 (WC-0036-03)	Waived conditions requiring right-of-way dedication to include 30 feet for McLeod Drive and a spandrel at the intersection of McLeod Drive and Eldorado Lane	Approved by BCC	March 2003
ZC-1660-02	Reclassified the site to R-E and R-2 zoning for a single-family residential subdivision	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South, West & North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential (remainder of the subdivision)
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Waivers of Development Standards 1a & 1b

Staff finds the waiver request to be a self-imposed hardship since the setback reduction is only necessary due to the design and size of the proposed homes. The applicant has not provided any information to show unique issues on the lots such as easements or topographic features that would justify the setback reduction. Staff cannot support this request.

Design Review

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

Staff cannot support the requested design review associated with these revised plans as staff cannot support the reduction in setbacks. Each of the homes have incorporated architectural enhancements that are shown on all sides of the proposed residences, including varied rooflines, and/or architectural enhancements on all sides. Staff finds that the design of the residences are compatible with the surrounding residential development in the area and previously approved plans under DR-22-0019; however, since the proposed models are to accommodate the setback reductions and staff is not recommending approval of the waiver of development standards for the proposed setback reductions. Therefore, staff cannot support the design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the 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.

- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-523-006

PROPERTY ADDRESS/ CROSS STREETS: Eldorado Springs Phase 3 (E Eldorado Lane & Aquarena Way)

DETAILED SUMMARY PROJECT DESCRIPTION

Side setback waiver for lot 31 and a design review to update architectural design.

PROPERTY OWNER INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Road, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-240-5605

CELL

EMAIL: angela.pinley@mdch.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Road, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

TELEPHONE: 702-240-5605

CELL

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL:

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

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

Property Owner (Signature)*

John Prlina

Property Owner (Print)

3/6/24

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)

WS 25-0099

PC MEETING DATE

3/18/25

BCC MEETING DATE

TAB/CAC LOCATION

Paradise

ACCEPTED BY

12

DATE

1/23/25

FEES

\$1,300

DATE

2/25/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 7, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

Re: Eldorado Springs Phase 3
APR-24-100234
APN: See Attached APN Numbers
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes, is respectfully submitting justification for Waiver of Development Standards and a Design Review for a proposed 6.2 gross acre, 43-lot single-family residential subdivision.

Project Information

The subject site is 6.2 gross acres and located north of Eldorado Lane and east of Mc Leod Drive. This is for the development of a 43-lot single-family residential subdivision with a density of 5 dwelling units per acre. The lots range in size from 3,361 square feet to 8,084 square feet, with an average lot size of 4,153 square feet. The site is currently zoned RS3.3 (Residential Single-Family 3.3). It has a planned land use of MN (Mid-Intensity Suburban Neighborhood).

All lots will be accessed via a 37-foot-wide private street, which branches into four separate streets forming a circular layout. One side of the street will have a 5-foot sidewalk with 30" modified roll curb and gutter.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
North (Developed)	NC (Neighborhood Commercial)	CP (Commercial Professional)
South (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 20 (RS20)
East (Developed)	MN (Mid-Intensity Suburban Neighborhood - up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)



West (Developed)	RN (Ranch Estate Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)
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Waiver of Development Standards- Front Setbacks

We are requesting a waiver of Section 30.02.04.B to permit a 6.3-foot front setback a 3.7- foot difference on Lot 31, where a 10-foot front setback from the back of the curb is typically required. 50% of the primary structure width may be reduced by 10 feet per Section 30.02.25. D.3.iv.(a). This waiver is necessary to accommodate the smallest product within the lot's buildable area. Lot 31 is surrounded by other proposed lots and does not impact adjacent properties. We believe the impact of this modification will be minimal.

Waiver of Development Standards- Rear Setbacks

We are requesting a waiver of Section 30.02.04.B to permit a rear set back of 13.97 for lot 31, 13.98 rear setback for lot 30, and a 13.99 rear setback for lots 27-29, where a 15-foot front setback from the property line is typically required. This waiver is necessary to accommodate one of their smallest products within the lot's buildable area. Lots 27-31 are surrounded by other proposed lots and does not impact adjacent properties. Lots 27-30 will comply with all other setback requirements. We believe the impact of this modification will be minimal.

Design Review – Architecture

This request is for a design review for 4 architectural floor plans and elevations for this application. The one to two-story detached single-family homes range from 1,900 square feet to 2,385 square feet in size. The previous Design Review did not have these plans. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05.E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Wintergreen	L941	2,011	2 story	28'-9 1/4"	2 car garage
Laurel II	L950	2,385	2 story	27'-1"	2 car garage
Lapis	L915	2,194	2 story	26'-11"	2 car garage
Citrine	L904	1,900	2 story	25'-11 3/4"	2 car garage

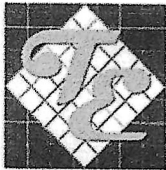
Plan Name	Plan Number	Architectural Features
Wintergreen	L941	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer Rear Elevation:

4



		<ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Laurel II	L950	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Covered Entry - Variable Roof line - Stucco Window Trim - Window Shutters <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Variable Roof line - Stucco Window Trim <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Lapis	L915	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Stucco Window Trim - Window Shutters - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Covered Patio - Stucco Window Trim - Recessed Windows <p>Right Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Citrine	L904	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Stucco Window Trim - Window Shutters

4/



		<ul style="list-style-type: none">- Stone Veneer Rear Elevation: <ul style="list-style-type: none">- Covered Patio- Stucco Window Trim Right Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim Left Side Elevation: <ul style="list-style-type: none">- Variable Roof line- Window Trim
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We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700009-STASIS FOUNDATION:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-14-802-001

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states the request for the Neighborhood Commercial (NC) land use category helps encourage a diversity of land uses near major street and transit corridors since the site is within 0.12 miles of Flamingo Road and 0.54 miles of Maryland Parkway. Furthermore, the applicant states the proposed request will not create any undue burden on any public improvement, facility, or service.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

Related Applications

Application Number	Request
ZC-25-0111	A zone change to reclassify the site from RS5.2 to CG is a companion item on this agenda.
UC-25-0112	A use permit, waivers of development standards, and design review for a banquet facility, caretaker unit, recreational facility, and museum is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for the Neighborhood Commercial (NC) land use category on the site is compatible with the surrounding area. The site is located off of a collector street (Spencer Street) and is abutting a parcel planned Neighborhood Commercial (NC) to the west and is adjacent to properties planned Corridor Mixed-Use (CM) to the south. As long as there is no access provided to the residential street (Kamden Way/Roxbury Lane) within the single-family residential subdivision to the north and east, and with appropriate buffering, the site could function for commercial purposes. The request complies with Policy 6.1.6 which encourages infill, redevelopment, and adaptive reuse of vacant or underutilized buildings, both public and private, as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

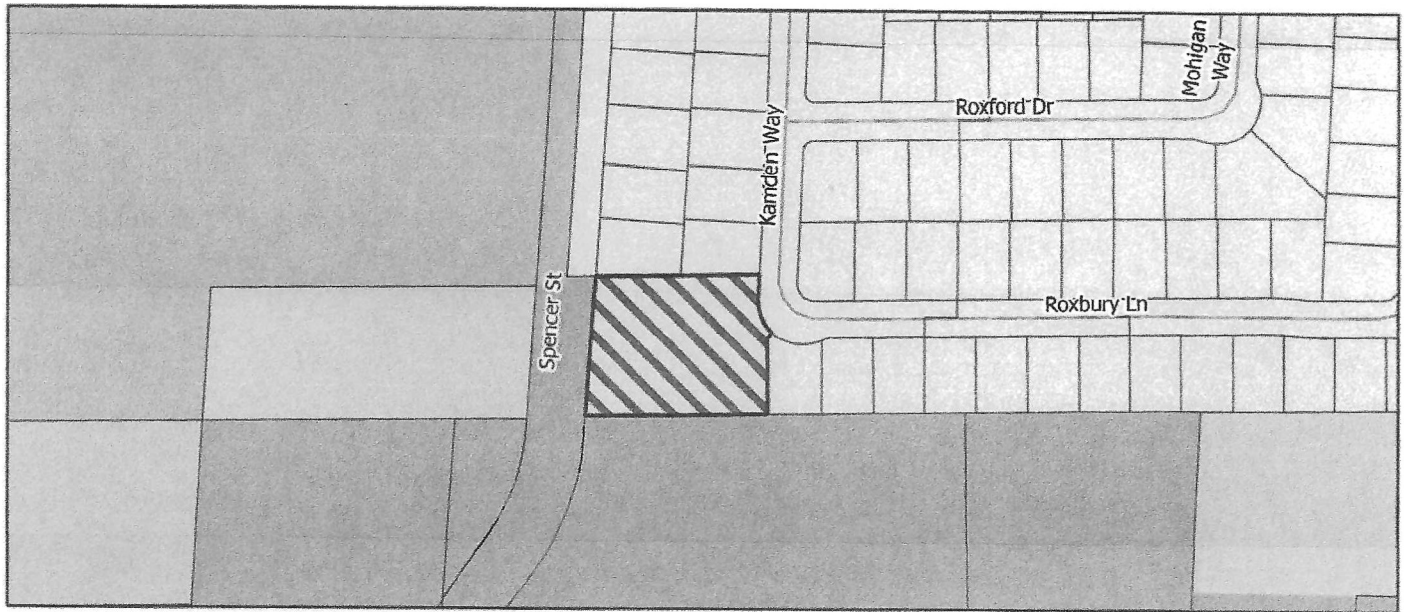
PROTEST:

APPLICANT: STASIS FOUNDATION

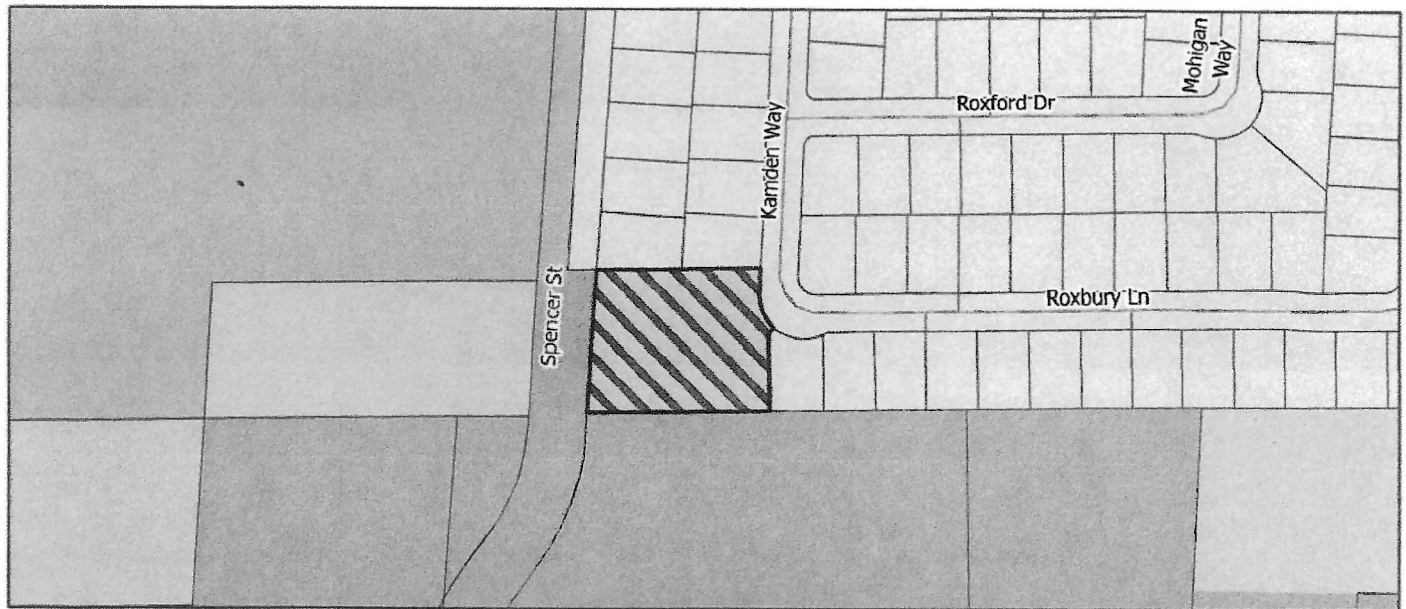
CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117

Planned Land Use Amendment PA-25-700009

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas

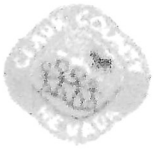
Requested Area To Change

Paradise
Clark County, Nevada

5

Note: Categories denoted in the legend may not apply to the presented area.





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-14-802-001

PROPERTY ADDRESS/ CROSS STREETS: 3970 Spencer Street/Spencer St. - Flamingo Rd.

DETAILED SUMMARY PROJECT DESCRIPTION
MASTER PLAN AMENDMENT - A CHANGE TO THE ZONING FROM
MN (MID-INTENSITY SUBURBAN NEIGHBORHOOD UP TO 8 DU/AC TO NC
NEIGHBORHOOD COMMERCIAL

NAME: STASIS FOUNDATION

ADDRESS: 46 SKYLINE DR

CITY: COMFORT

TELEPHONE: 702-483-7045

CELL

EMAIL:

STATE: TX

ZIP CODE: 78013

APPLICANT INFORMATION (must match online record)

NAME: STASIS FOUNDATION

ADDRESS: 46 SKYLINE DR

CITY: COMFORT

TELEPHONE: 702-483-7045

CELL

EMAIL:

STATE: TX

ZIP CODE: 78013

REF CONTACT ID #

CORRESPONDENT INFORMATION (must match online record)

NAME: DIFIORE CONSULTING & BUSINESS SERVICES

ADDRESS: 8550 W CHARLESTON BLVD, STE 102, PMB 348

CITY: LAS VEGAS

TELEPHONE: 702-275-6929

CELL

EMAIL:

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

*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.

Jeffrey Moskowitz
Property Owner (Signature) By Jim D.

JEFFREY MOSKOVITZ

Property Owner (Print)

12/10/24

Date

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APP# PA-25-700009

PC DATE 3/18/25 @ 7:00 PM

BCC DATE 4/16/25 @ 9:00 AM

TAB LOCATION PARADESE

ACCEPTED BY MNO

DATE

FEES

1/23/25

\$3,200

TAB DATE 2/25/25 @ 7:00 PM



January 2, 2025

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

MASTER PLAN
AMENDMENT

PLANNER
COPY

RE: APN 162-14-802-001 – Master Plan Amendment

Dear Planning Staff:

Please accept this letter as justification for an amendment to the Clark County Master Plan; a request from the Stasis Foundation for 3970 Spencer Street; APN 162-14-802-001. The physical location is the home of the Underground Mansion, the change requested is from Mid-Intensity suburban Neighborhood to Neighborhood Commercial.

This application supports the **Winchester/Paradise Goals and Policies** in the following manner:

Winchester/Paradise Goals and Policies WP-1.1: Transit Supportive Development, in part *"Encourage a diversity of land uses along major corridors at densities that support pedestrian activity and transit use – especially along Maryland Parkway, Las Vegas Boulevard South and Flamingo Road..."* the project location is .12 miles North of Flamingo Rd. and .54 miles East of Maryland Parkway so it is in the vicinity to support this goal.

Policy WP 2.2: Maryland Parkway, Encourage a mix of land uses and transit-supportive development patterns along Maryland Parkway, consistent with the Maryland Parkway Corridor Transit Oriented Transit Oriented Development Plan. 3970 Spencer is on the Eastern edge of the Maryland Parkway Overlay and if approved will offer a unique experience for guests who will utilize the facility. From tours of the Underground Mansion to corporate and small business meetings, and other event types including charitable fundraisers, this location will be a popular site for a local business get-a-way.

8550 W Charleston Blvd., Suite 102, PMB 348
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

1 of 2

Clark County Comprehensive Plan – Land Use Goals:

Provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated (nodes); and
Provide for commercial development integrated in appropriate locations throughout the community.

3970 Spencer Street abuts Residential on the North and Eastside, and Commercial on the West, Southwest, South and Southeast. Located in central Las Vegas, the facility's potential users include charitable and philanthropic organizations, corporate and small businesses, amongst others.

The proposed request to the Clark County Master Plan will not create an undue burden on any public improvement, facilities or services of the Paradise Township. It is for these reasons that we request approval of an amendment to the Clark County Master Plan.

Regards,



Jim DiFiore

DiFiore Consulting & Business Services

PLANNER
COPY

MAILED PLAN AMENDMENT

8550 W Charleston Blvd., Suite 102, PMB 348
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

2 OF 2

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0111-STASIS FOUNDATION:

ZONE CHANGE to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-14-802-001

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states the request for CG zoning is compatible with the surrounding area since there is CG zoning located to the west and south of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

Related Applications

Application Number	Request
PA-25-700009	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-25-0112	A use permit, waivers of development standards, and design review for a banquet facility, caretaker unit, recreational facility, and museum 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. Staff finds the request for CG zoning on the site is compatible with the surrounding area. The site is located off of a collector street (Spencer Street) and is abutting and adjacent to other CG zoned properties to the west and south of the site. As long as there is no access provided to the residential street (Kamden Way/Roxbury Lane) within the single-family residential subdivision to the north and east, and with appropriate buffering, the site could function for commercial purposes. The request complies with Policy 6.1.6 which encourages infill, redevelopment, and adaptive reuse of vacant or underutilized buildings, both public and private, as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

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: STASIS FOUNDATION

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON
BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-14-802-001

PROPERTY ADDRESS/ CROSS STREETS: 3970 Spencer Street/Spencer St. - Flamingo Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE BOUNDARY AMENDMENT - A REQUEST TO CHANGE
THE ZONING FROM RS5.2 TO CG.

PROPERTY OWNER INFORMATION

NAME: STASIS FOUNDATION

ADDRESS: 46 SKYLINE DR

CITY: COMFORT

TELEPHONE: 702-483-7045

CELL

EMAIL:

STATE: TX

ZIP CODE: 78013

APPLICANT INFORMATION (must match online record)

NAME: STASIS FOUNDATION

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ZIP CODE: 78013

REF CONTACT ID #

CORRESPONDENT INFORMATION (must match online record)

NAME: DIFIORE CONSULTING & BUSINESS SERVICES

ADDRESS: 8550 W CHARLESTON BLVD, STE 102, PMB 348

CITY: LAS VEGAS

TELEPHONE: 702-275-6929

CELL

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

EMAIL: jim@difioreconsulting.com

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

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

Jeffrey Moskowitz
Property Owner (Signature) *By Jim D.*

JEFFREY MOSKOVITZ
Property Owner (Print)

12/10/24
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> HC	<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 checked="" 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) 20-25-0111

ACCEPTED BY MNO

PC MEETING DATE 3/18/25 @ 7:00 PM

DATE 1/23/25

BCC MEETING DATE 4/16/25 @ 9:00 AM

FEE \$ 1,700.00

TAB/CAC LOCATION PARADISE

DATE 2/25/25 @ 7:00 PM



January 2, 2025

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

RE: APN 162-14-802-001 – Zone Boundary Amendment Request

Dear Planning Staff:

Please accept this letter as justification for a request for a Zone Boundary Amendment for 3970 Spencer Street; APN 162-14-802-001. The physical location is the home of the Underground Mansion, the zone change requested is from Residential – Single Family (RS5.2) to Commercial General (CG).

The reason for the zone change from residential to commercial is to allow different events to take place. The list of events includes weddings/receptions (estimated at 1 per year), corporate events (estimated 3-6 per year), fund raisers (estimated 1-2 per year), business meetings (estimated 25-30 per year) and group tours (estimated at 350 per year) to exploit the beauty of the facility. All events will be held in the underground portion of the facility.

The zone change will be compatible with the zoning in the surrounding area. APN 162-14-403-010; the parking lot to the West of subject project, 3937 Spencer Street is zoned Commercial General (CG); APN 162-14-403-008, commercial building with 37 licensed businesses, a sampling includes an accounting firm, educational institutes, family counseling, tax service, commercial leasing, healthcare and professional services, at 4045 Spencer Street is zoned CG; and APN 162-14-802-002, Clark County Family Services located at 1850 E Flamingo Rd. is zoned CG.

We respectfully request the zone change from RS5.2 to CG.

PLANNER
COPY

Zone Boundary
AMENDMENT

Regards,

Jim DiFiore
Jim DiFiore

DiFiore consulting & Business Services

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0112-STASIS FOUNDATION:

USE PERMITS for the following: 1) banquet facility; and 2) caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street; 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) banquet facility; 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-802-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Spencer Street to zero feet where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10 foot wide minimum landscape strip shall be provided per Section 30.04.01D7 (a 100% reduction).
- b. Reduce street landscaping along Kamden Way to zero feet where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10 foot wide minimum landscape strip shall be provided per Section 30.04.01D7 (a 100% reduction).
2. a. Reduce buffering and screening along the north property line to 5 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C1 (a 66.7% reduction).
- b. Allow a single row of evergreen trees along the north property line where buffers require a double row of evergreen trees each row planted offset from one another per Section 30.04.02C2.
- c. Reduce buffering and screening along the east property line to 5 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C1 (a 66.7% reduction).
- d. Allow a single row of evergreen trees along the east property line where buffers require a double row of evergreen trees each row planted offset from one another per Section 30.04.02C2.

3. a. Allow an existing 6.5 foot high decorative fence/wall where fences and walls within the front setback (Spencer Street) of commercial districts shall not exceed 3 feet in height per Section 30.04.03B1 (a 116.7% increase).
- b. Allow an existing 9 foot high non-decorative block wall where fences and walls within the rear setback (Kamden Way) of commercial districts shall not exceed 8 feet in height per Section 30.04.03B1 (a 12.5% increase).
4. Allow nonresidential vehicular access to a residential local street (Kamden Way) where multi-family or nonresidential development access is not permissible from residential local streets, unless the street is the sole means of access per Section 30.04.06D.
5. Reduce parking to 7 parking spaces where 68 parking spaces are required per Section 30.04.04D and Table 30.04-2 (an 89.7% reduction).
6. a. Reduce access gate setback for the existing gate located at the northwest corner of the site adjacent to Spencer Street to 25 feet where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 50% reduction).
- b. Reduce access gate setback for the existing gate located at the southwest corner of the site adjacent to Spencer Street to zero feet where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 100% reduction).
- c. Reduce the access gate setback for the existing gate located at the northeast corner of the site adjacent to Kamden Way to zero feet where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 100% reduction).
7. Reduce throat depth to 25 feet for a driveway along Spencer Street where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 66.7% reduction).
8. Permit existing residential pan driveways where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Project Type: Banquet facility; recreational and entertainment facility; museum; and caretaker unit
- Number of Stories: 2 (recreational and entertainment facility)/1 (existing detached garage)/1 (existing detached ingress/egress structure)
- Building Height (feet): 25 (recreational and entertainment facility)/10.5 (existing detached garage)/10 (existing detached ingress/egress structure)
- Square Feet: 14,620 (basement)/823 (first floor)/1,493 (second floor)/16,936 (overall); 779 (existing detached garage)
- Parking Required/Provided: 68/7

- Sustainability Required/Provided: 8/7

History & Request

The existing 2 story single-family residence was constructed in 1978 with a basement level, commonly referred to as the "underground mansion". The applicant is now requesting to convert the single-family residence to a commercial building that includes a banquet facility, museum, recreational and entertainment facility with a caretaker's unit. No modifications will be made to the exterior of the residence; however, site improvements which include vehicle drive aisles, parking spaces, and landscaping are part of this request and described within the sections below.

Site Plans

The plans depict an existing 2 story single-family residence that will be converted to a commercial building for a variety of uses. The residence is located on the northern half of the project site and features the following setbacks: 1) 70 feet from the west property line along Spencer Street; 2) 37 feet from the north property line adjacent to the existing single-family residences; 3) 110 feet from the east property line adjacent to Kamden Way; and 4) 86 feet to the south property line adjacent to an existing office development. An existing single-story detached garage is located immediately to the east of the residence and was designed with the following setbacks: 1) 118 feet from the west property line; 2) 25 feet from the north property line; 3) 67 feet from the east property line; and 4) 125 feet from the south property line. The required refuse and recycling containers will be located within the garage. Access to the project site is granted via an existing 1-way ingress gate located at the northwest corner of the site, adjacent to Spencer Street. A waiver of development standards is necessary to reduce the throat depth to 25 feet for this driveway, in addition to a request to reduce the access gate setback. Vehicles exit the site through an existing egress gate located at the northeast corner of the property, adjacent to Kamden Way. The access gate adjacent to Kamden Way is set back zero feet from the northeast property line, necessitating a waiver to reduce the setback. A proposed 24 foot to 25 foot wide, east/west vehicle drive aisle is located immediately north of the residence that connects the ingress and egress gates. A waiver of development standards is required to allow access to Kamden Way, a residential local street. The existing residential pan driveways will remain necessitating a waiver of development standards request. Access to the basement level of the residence is granted via an existing detached ingress/egress structure, located at the southeast corner of the site. The ingress/egress structure features the following setbacks: 1) 33 feet from the west property line; 2) 172 feet from the north property line adjacent to the existing single-family residences; 3) 194 feet from the east property line adjacent to Kamden Way; and 4) 8 feet to the south property line. The required loading space is located immediately to the west of this structure and is secured by an existing access gate located along the southwest property line. A waiver of development standards is also required to reduce the setback for this access gate. Existing 5 foot wide attached sidewalks are located along Spencer Street and Kamden Way.

The project site requires 68 parking spaces where 7 parking spaces are provided, requiring a waiver to reduce parking. However, the applicant has entered into a parking agreement with the office development immediately to the west of the project site, across Spencer Street, securing additional parking spaces to mitigate the waiver request. The office development consists of the following 3 parcels, APNs 162-14-403-008, 162-14-801-003, 162-14-403-010, and includes an on-site parking garage and an adjunct parking lot on the northern parcel. The office development

requires 360 parking spaces where 554 parking spaces are provided, resulting in a surplus of 194 parking spaces. The applicant states the parking agreement permits up to 80 of the 194 surplus parking spaces to be utilized by patrons of the recreational and entertainment facility.

Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Spencer Street. An existing 6.5 foot high decorative fence/wall (3.5 feet wrought iron/3 feet block wall) is located immediately behind the attached sidewalk requiring a waiver to encroach into the front setback. A street landscape area measuring a minimum of 18 feet in width is located immediately behind the decorative fence/wall along Spencer Street. The street landscape area consists of proposed large trees planted 20 feet on center, in combination with existing mature palm trees. The required shrubs and groundcover are also provided within this area. A waiver of development standards is required to reduce the street landscape area to zero feet as this area is located immediately behind the decorative fence/wall. Shrubs and groundcover will also be provided within the landscape area. A single row of large evergreen trees, located within a 5 foot wide landscape area, is proposed along the north and east property lines adjacent to existing single-family residential development. A waiver of development standards is required to reduce these landscape areas. Existing 8 foot high and 9 foot high CMU block walls are located along the north and east property lines, respectively. A street landscape area measuring a minimum of 20 feet in width is located along Kamden Way behind a proposed 2 foot high block. The applicant is requesting an alternative landscape plan for site, more specifically for parking lot landscaping. A total of 4 trees are required for the parking lot landscaping where a total of 7 trees are provided (3 existing and 4 proposed). Furthermore, a combination of existing and proposed trees are dispersed throughout the project site.

Elevations

The plans depict an existing 2 story single-family residence, measuring 25 feet in height, that will be converted to a recreational and entertainment facility. The residence consists of a pitched concrete tile roof. A single story detached garage, measuring 10.5 feet in height, is also depicted on the plans. The existing, detached ingress/egress structure measures 10 feet in height with an angled, concrete tile roof. The single-family residence, detached garage, and detached ingress/egress structure all consists of stucco exteriors and are painted with neutral, earth tone colors.

Floor Plans

The plans depict an existing residence that will be converted to a recreational and entertainment facility. The first floor plan measures 823 square feet in area consisting of a foyer, lobby, kitchen, staff lounge, and restroom areas. An attached 2 car garage, measuring 634 square feet, connects to the interior of the building. The second floor measures 1,493 square feet and features the caretaker unit consisting of a living room, dining room, kitchen, bathroom, and laundry room. The basement level, also known as the "underground mansion", measures 14,620 square feet in area. The basement level consists of the recreational and entertainment facility, banquet facility, and museum and features a serving area, bistro area, putting green, an existing pool and grotto area, billiards room, fountain area, changing room, library, grand suite, bar, office, green room, gallery, and restroom facilities. The existing, detached 2 car garage measures 779 square feet in area.

Applicant's Justification

The applicant states the banquet facility will be host to a list of different events to include, but not limited to, receptions, fundraisers, small business and corporate meetings/parties, photoshoots, historical tours, charitable and philanthropic events. Additionally, a caretaker of the property employed by the Stasis Foundation lives on site to ensure the property is secure amongst other duties. The applicant indicates that a parking agreement with the office development immediately to the west, across Spencer Street, has been secured which authorizes the use of 80 parking spaces. The applicant states the waivers of development standards requests associated with this application will not 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings; and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

Related Applications

Application Number	Request
PA-25-700009	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0111	A zone change to reclassify the site from RS5.2 to CG 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 Permits

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

Staff finds the proposed banquet facility should have minimal impact on the surrounding residential uses, although the facility is approximately 37 feet away from the nearest single-family residence to the north. Immediately to the south and west of the project site are existing office developments, with direct access onto Spencer Street. The banquet facility will be directly accessed from Spencer Street, a designated collector street. No modifications are proposed to the exterior of the existing buildings, and the project site will continue to maintain a residential appearance. Furthermore, staff finds the proposed caretaker unit should not have an impact on the surrounding residential uses and properties. Therefore, staff recommends approval of the use permits.

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 typically does not support requests to reduce street landscaping along the right-of-way. The street landscaping along the right-of-way is reduced due to pre-existing site conditions, consisting of a 6.5 foot high decorative fence/wall and a 9 foot high CMU block wall along the west (Spencer Street) and east (Kamden Way) property lines, respectively. The applicant is providing the required number of street trees behind the existing walls; therefore, staff does not object to this request. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #2a & #2b

Staff finds the request to reduce the buffering and screening along the north property line should not impact the adjacent single-family residences. The applicant is proposing a single row of

large evergreen trees, planted 20 feet on center within a landscape area measuring 5 feet in width located between the vehicle drive aisle and the north property line. Furthermore, an existing 8 foot high CMU block wall is located along the north property line further enhancing the proposed landscape buffer. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #2c & #2d

A single row of large evergreen trees, planted 20 feet on center within a landscape area measuring 5 feet in width, is located adjacent to existing single-family residences along the east property line. Furthermore, an existing 9 foot high CMU block wall is located along the east property line. However, staff cannot support the request to reduce the buffering and screening within this area as there is adequate room within the project site to provide the required landscaping.

Waiver of Development Standards #3

Staff typically does not support allowing fences or walls exceeding 3 feet in height within the front setback of commercial districts. However, the existing 6.5 foot high decorative fence/wall, located along Spencer Street, is a pre-existing site condition that should not have a negative impact on the surrounding land uses and properties. Furthermore, the 9 foot high non-decorative CMU block wall adjacent to Kamden Way is also an existing site condition. Therefore, staff has no objection to these requests. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #4

Staff cannot support the request to allow access to a residential local street being Kamden Way. The intent of not allowing access to a residential local street is to ensure commercial traffic does not have a negative impact on surrounding single-family residential uses. The proposed east/west vehicle drive aisle, located immediately to the north of the recreational and entertainment facility, measures between 24 feet to 25 feet in width. The vehicle drive aisle can accommodate 2-way automobile traffic, rendering the request for access to Kamden Way unnecessary as the site can be redesigned restricting access to Spencer Street. Therefore, staff recommends denial of this request.

Waiver of Development Standards #5

Staff typically does not support waiver requests to substantially reduce the amount of on-site parking in conjunction with recreational and entertainment facilities. However, the applicant has entered into a parking agreement with the office development immediately to the west of the project site, across Spencer Street. The parking agreement stipulates that up to 80 on-site parking spaces can be utilized to accommodate parking for the proposed use. Staff has no objection to this waiver request contingent upon 1 year to review the parking reduction to ensure the adjacent residential properties are not impacted. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #6

Staff cannot support the request to reduce the access gate setback for the existing gate located at the northwest corner of the site. Although the gate is set back 25 feet from the property line adjacent to Spencer Street, staff is concerned with the potential queuing of vehicles into the right-of-way. Therefore, staff cannot support this request.

Staff cannot support the request to reduce the access gate setback for the existing gate located at the southwest corner of the site, that services the loading zone immediately adjacent to the ingress/egress structure. The gate is set back zero feet from the southwest property line along Spencer Street, and staff is concerned with the potential queuing of vehicles into the right-of-way. Therefore, staff recommends denial of this request.

The existing access gate located at the northeast corner of the site, adjacent to Kamden Way, is for egress only onto the residential local street. There should not be an issue with vehicles queuing into the right-of-way at this location; however, since staff is not supporting waiver of development standards #4, staff cannot support this request.

Design Reviews

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.

Design Reviews # 1 through #4

Policy WP-3.1 of the Master Plan encourages the repurposing and reinvention of vacant or functionally obsolete buildings through adaptive reuse—where practical and consistent with development—to promote reinvestment in Winchester/Paradise and support sustainability initiatives. Staff finds the proposed conversion of the existing single-family residence into the recreational and entertainment facility complies with the aforementioned policy. Furthermore, no modifications are proposed to the exterior of the existing buildings, and the project site will continue to maintain a residential appearance. However, staff is concerned with the location of the proposed loading zone, located at the southwest corner of the property adjacent to Spencer Street. The configuration of the loading zone restricts the ability of vehicles to turn around on-site and will force vehicles to back out onto Spencer Street, creating a potentially unsafe situation. Additionally, staff finds the site can be redesigned to eliminate vehicular access onto Kamden Way. Therefore, since staff is not supporting waivers of development standards associated with this application, staff cannot support the design reviews.

Design Review #5

Staff has no objection to the proposed alternative landscape plan as the proposed and existing trees are equitably distributed throughout the site. Furthermore, existing mature evergreen and palm trees will be preserved with the modifications to the site. However, since staff is not supporting design reviews #1 through #4, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #7

Staff cannot support the request to reduce the throat depth for the driveway on Spencer Street. The site was originally developed for residential use, but it will now be used for commercial purposes; therefore, increasing the amount of traffic and the potential for stacking in the right-of-way.

Waiver of Development Standards #8

Staff cannot support the request to not install commercial curb return driveways on Spencer Street and Kamden Way. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. It is imperative that traffic can flow without the interruption of vehicles attempting to access the site. Additionally, with the site converting to a commercial development it is important to help get the increase of traffic out of the right-of-way.

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards and design reviews. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to review waiver of development standards to reduce parking;
- 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 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; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;

- No signs, structures, and landscaping shall encroach into public right-of-way, easements, or sight-visibility zones.

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; 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: STASIS FOUNDATION

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON
BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-14-802-001

PROPERTY ADDRESS/ CROSS STREETS: 3970 Spencer Street/Spencer St. - Flamingo Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE PERMITS - ONE FOR A BANQUET FACILITY AND TO ALLOW IT TO BE LOCATED WITHIN 200' OF AREAS SUBJECT TO TITLE 30.04.06 (PRESIDENTIAL AGENCY) AND ONE TO ALLOW A CARETAKER UNIT ON THE PREMISES - WAIVER OF DEVELOPMENT STANDARDS - WAIVERS RELATIVE TO LANDSCAPING, ON-SITE PARKING, WALL HEIGHT ACCESS TO A LOCAL STREET, MINOR DEPTH FOR DRIVEWAYS AND DRIVEWAY REDUCTION AS DESCRIBED IN THE JUSTIFICATION LETTER - A DESIGN REVIEW FOR A BANQUET FACILITY - RECREATIONAL FACILITY AND MUSEUM

PROPERTY OWNER INFORMATION

NAME: STASIS FOUNDATION

ADDRESS: 46 SKYLINE DR

CITY: COMFORT

TELEPHONE: 702-483-7045

CELL

EMAIL:

STATE: TX

ZIP CODE: 78013

APPLICANT INFORMATION (must match online record)

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CORRESPONDENT INFORMATION (must match online record)

NAME: DIFIORE CONSULTING & BUSINESS SERVICES

ADDRESS: 8550 W CHARLESTON BLVD, STE 102, PMB 348

CITY: LAS VEGAS

TELEPHONE: 702-275-6929

CELL

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

EMAIL: jim@difioreconsulting.com

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

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

Jeffrey Moskowitz
Property Owner (Signature)* By Jim D.

JEFFREY MOSKOVITZ

Property Owner (Print)

12/10/24

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 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-25-0112

ACCEPTED BY MNO

PC MEETING DATE 3/18/25 @ 7:00 PM

DATE 1/23/25

BCC MEETING DATE 4/16/25 @ 9:00 AM

FEES \$2,300.00

TAB/CAC LOCATION PARAPSE

DATE 2/25/25 @ 7:00 PM



January 10, 2025

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

PLANNER
COPY

RE: APN 162-14-802-001 – Special Use Permit – Waiver of Development Standards – Design Review Requests and Sustainability Points

Dear Planning Staff:

Please accept this letter as justification for a request for a Special Use Permit, Waiver of Development Standards and Design Review for 3970 Spencer Street: APN 162-14-802-001. I have also listed the sustainability points as requested. The physical location is the home of the Underground Mansion which was built in the late 1970's. It is the desire of the property owner to make this a commercial zone and utilize the underground mansion for different venues.

SPECIAL USE PERMITS

A **Special Use Permit** is requested for a banquet facility and is contingent upon a separate request for a Zone Boundary Amendment from Residential – Single Family (RS5.2) to Commercial General (CG). The banquet facility will be host to a list of different events to include, but not limited to, receptions, fundraisers, small business and corporate meetings/parties, photoshoots, historical tours, charitable and philanthropic events.

Because the property abuts up to residential zoning on the North and is adjacent to residential zoning to the Northwest of the property, we request a **Special Use Permit to reduce the separation from a Banquet Facility to an area subject to Residential Adjacency (RS5.2 Zoning District) to 37 feet where a Banquet Facility shall not be located within 200 feet of an area subject to section 30.04.06 (Residential Adjacency)**. Additionally, a caretaker of the property employed by the Stasis Foundation lives on site to ensure the property is secure amongst other duties. Thus, we request a **Special Use Permit to allow for caretaker residency**.

WAIVER OF DEVELOPMENT STANDARDS

A Waiver of the following Development Standards is requested:

- 1) A waiver of landscaping requirements adjacent to residential property on Kamden Way and Spencer Street. This request is appropriate pursuant to Title *30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv) as stated below.
- 2) A waiver of the on-site parking to 11 parking spaces where 74 parking spaces are required (an 85.2% reduction). The applicant has a Cross Access Parking Agreement with Olymbec USA LLC; 4045 Spencer Street which authorizes the use of 80 parking spaces. (see attached). This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv).
- 3) A waiver of the 3' maximum requirement for the wall on the front setback. The existing wall has 3' of block and approximately 3.5' of iron on top of the block. This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv) since the fence increase to the block wall to a height of 6.5 feet where the maximum height of 3 feet is permitted.
- 4) A waiver of landscape buffering and screening (15 foot wide landscape area) adjacent to the existing single family residences to the north and the east, including the requirement for an Adjacent (new) 8 foot high decorative block wall. This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv).
- 5) A waiver to allow access to a residential local street (Kamden Way). This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv).
- 6) A waiver of Clark County Uniform Standard Drawing 222.1 for the throat depth from the required 75' to 25' due to the fact that the property is currently residential, and the owner is requiring a zone change to commercial. No change to the driveway is being made.
- 7) A waiver of the street landscaping adjacent to Kamden Way due to the project development is existing from its use as residential. This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv).
- 8) A waiver of vehicular entrance to nonresidential property which is not permissible from residential local streets. This request is appropriate per 30.06.06F (2)(ii)(a)(1)(i)(ii)(iii)(iv).
- 9) A waiver of development standards to not install commercial curb return driveways required per Uniform Standard Drawing 222.1. No changes to the existing driveways are proposed to be made.
- 10) A waiver of the pedestrian walkway standards per Clark County Code 30.60.050 (12) to allow an attached sidewalk. The existing sidewalk is located outside the property and customer access to the house is done so through the driveway leading to the house.
- 11) A waiver pursuant to Uniform Standard Drawing 201.2 to reduce the block wall to 2' per the required height, but also to allow a 4' wrought iron fencing on the top of the 2' wall to provide security for accessing the property from the Kamden way exit. The design would mirror the existing wall on the Spencer Street side of the property and would be aesthetically compatible.

- 12) A waiver of development standards to eliminate the required 10' X 25' loading space per 30.04-7. This request is appropriate per 30.06.06F.

***Waiver – (a) Standards for Approval**

(1) The applicant for a Waiver of Development Standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:

(i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

(ii) 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;

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title, and;

(iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

DESIGN REVIEW

Lastly, we request a **Design Review** for a Banquet Facility, Caretaker Unit, Recreational Facility (Conditional Use), and Museum (Permitted Use) for nonresidential property based upon the uniqueness of this project and compliance with Title 30.

SUSTAINABILITY POINTS

Alternative Compliance with the sustainability measure is being requested since the required number of minimum points (7) is not being achieved. Additionally, a **Design Review** for Alternative Compliance is being requested.

SECTION	LOCATION	DESCRIPTION	POINTS
3.iv. (b)	Site	Solar panels over 4 parking spaces adjacent to the garage	2.0
3.iv. (c)	Site	Electrical bicycle charging stations	0.5
3.iv. (c)	Site	Shade for EV charging area	0.5
3.vi	Site	Plants are located on south and west side of building	0.5
4.i	Underground House	Underground portion is energy friendly	1.0
4.ii. (b) (1)	Main House	Awnings are provided on windows on the south and west sides of main house	1.0
		Awnings provided on the northside of the main house	1.0

4.ii. (c) (4)	Underground House	Ceilings in the underground are 12' high	0.5
4.ii. (c) (5)	Underground House	Glass on south and west facing is low emissivity	0.5
4.ii. (c) (6)	Main House	Entrance to the underground through a foyer is shaded	0.5
TOTAL			8.0

We respectfully request consideration of approval of this project.

Regards,



Jim DiFiore

DiFiore Consulting & Business Services

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:

USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai (For possible action)

RELATED INFORMATION:

APN:

177-14-710-003; 177-14-710-008; 177-14-710-012; 177-14-710-014; 177-14-710-018; 177-14-710-025; 177-14-710-027; 177-14-710-028; 177-14-710-030; 177-14-710-035; 177-14-710-036; 177-14-710-039; 177-14-710-040; 177-14-710-042 through 177-14-710-047; 177-14-710-049 through 177-14-710-053

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8645 S. Eastern Avenue
- Site Acreage: 0.8
- Project Type: School
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 30,000
- Parking Required/Provided: 802/807

History & Request & Site Plan

The original use permit for the school was approved in September 2022 by the Board of County Commission (UC-22-0426). There was a condition added on the Notice of Final Action to review as a public hearing by June 21, 2023. Therefore, the applicant applied for an application review on June 21, 2023 via AR-23-400050. However, the applicant did not submit the required second application for review on time. However, the school had an approved building permit (BD22-52155). As a result, the applicant was able to apply for an administrative extension of time so the school can obtain their business license and apply for their second application for

review (ADET-25-900105). The applicant is requesting to re-instate the expired use permit and for the school to continue to operate on-site.

Given the location of the subject site being 464 feet from the city limits of the City of Henderson, the original application was considered a project of regional significance. The previous approved plans depict a 200,330 square foot existing office and retail shopping center consisting of 19 buildings spread across 17.5 acres. Access to the center is through 1 driveway along Ford Avenue, 3 driveways along Eastern Avenue, and 3 driveways along Wigwam Avenue. Parking is shown throughout the site with parking stalls surrounding most of the buildings and is also provided in a central lot towards the middle of the center. The school is located in the southwestern portion of the center in the south half of the building labeled "2 story Office G."

The approved plans also indicate the flow of traffic for the drop-off of students with traffic flowing in a south to north direction through the retail center. The plans show that drop-off traffic will enter the center from the driveway on Ford Avenue, then proceed west and then north along the existing drive aisles before then going west then north again to reach a drive aisle that runs behind the set of buildings along the western extent of the center. Children will be dropped off at the back of the building and traffic will continue north along this back drive aisle before exiting onto Wigwam Avenue using the westernmost drive aisle.

Landscaping

Per approved plans, existing landscaping remained unchanged with street landscaping located along Wigwam Avenue and Eastern Avenue. Landscaping has also been provided along the western property line that is adjacent to the existing residential development and along the base of the buildings and through parking lot fingers and islands.

Elevations

The approved plans show the subject location of the school is a 2 story office building that includes painted stucco walls with portions of the wall projecting outwards creating archways. Foam cornice treatments are provided along the top of parapet walls along the roofline. Triple frame office windows are provided throughout, and a typical retail double door system is also provided at the entrance. No changes to the exterior are proposed.

Floor Plans

The approved plans depict the suite that is utilized for the school is a total of 30,000 square feet split between 2 floors. The total space dedicated to classrooms, which are located on both floors, is approximately 14,000 square feet with the remaining 16,000 square feet being dedicated to offices, conference rooms, restrooms, nurse's office, breakroom, and utility and building support rooms.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400050 (UC-22-0426):

Comprehensive Planning

- Until June 21, 2024 to review as a public hearing.
- Applicant is advised that obtaining a business license is required for this site; 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; and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Listed below are the approved conditions for UC-22-0426:

Current Planning

- Until June 21, 2023 to review as a public hearing;
- The Blended Program Policy document submitted to the Board shall be adhered to;
- No barricades on-site for queuing and employees shall be on-site to direct traffic;
- The Nevada Virtual Academy is operating under a provisional approval from Clark County and if the applicant does not abide by the traffic circulation plan on file, revocation proceedings per Title 30.40.160 can be initiated.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extension of time, will be reviewed for conformance with the regulation in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extensions of time and application for review; the extension of time may be denial if the project had not commenced or there has been no substantial work toward completion within the time specified; and that this application must commence within 2 years of approval date or it will be expire.

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 original use permit for the school was approved in September 2022 by the Board of County Commission (UC-22-0426). Also, the first application for review was approved in June 2023 (AR-23-400050). There was a condition added in the Notice of Final Action for the first application for review that required an additional review of the approved use before June 21, 2024. Now the applicant is applying for a second application for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400050 (UC-22-0426)	First application for review for a school in conjunction with an existing office and retail shopping center	Approved by BCC	June 2023
UC-22-0426	School in conjunction with an existing office and retail shopping center	Approved by BCC	September 2022
UC-0419-14	Medical cannabis establishment in conjunction with an existing shopping center	Denied by BCC	December 2014
ADR-0772-05	Minor expansion to an existing shopping center	Approved by ZA	July 2005
VS-1564-04	Vacated and abandoned the Jeffrey Street right-of-way between Ford Avenue and Wigwam Avenue	Approved by PC	October 2004
DR-1349-04	Revised plans for an approved shopping center	Approved by BCC	September 2004
DR-0196-04	Restaurant in conjunction with an approved shopping center	Approved by BCC	March 2004
DR-1643-03	Financial services in conjunction with an approved shopping center	Approved by BCC	November 2003
ZC-1326-00 (ET-0164-03)	First extension of time for a zone change that reclassified the site from R-E to C-2 zoning and C-P zoning for a shopping center	Approved by BCC	November 2003
ZC-1326-00 (WC-0341-02)	Waived the conditions of ZC-1326-00 requiring single-story buildings only and no buildings permitted in the C-P zoned portion of the proposed shopping center	Approved by BCC	December 2002
VS-0467-01	Vacated and abandoned patent and other easements for a shopping center	Approved by PC	June 2001
ZC-1326-00	Reclassified the site from R-E to C-2 zoning and C-P zoning for a shopping center	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	CP & RS20	Retail & single-family residential
South	Corridor Mixed-Use	CG	Retail nursery
East	City of Henderson; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CN, C-P, & RS5.2	Retail, office, & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Historically, the first application for review (AR-23-400050) was approved in June 2023 by the Board of County Commissioners and the applicant was conditioned to apply for a second application for review by June 21, 2024. The applicant's business license was terminated because the applicant did not apply for the second application for review on time. However, staff finds that an approved building permit for the school (BD22-52155), which supports that the school commenced on the site. As a result, the applicant was able to apply for an administrative extension of time (ADET-25-900105). This administrative application will help the school re-obtain their business license and re-apply for this second application review. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until June 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA VIRTUAL ACADEMY

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

DRAFT

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0116-TYEB, LLC:

USE PERMIT to allow a restaurant as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.

DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-504-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a street landscaping area adjacent to an attached sidewalk along Sammy Davis Jr. Drive to 3 feet where 10 feet is the minimum per Section 30.04.01D (a 70% reduction)
2.
 - a. Reduce the throat depth for the northern driveway along Sammy Davis Jr. Drive to 15.5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 38% reduction).
 - b. Reduce the throat depth for the southern driveway along Sammy Davis Jr. Drive to 23 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (an 8% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3449 Sammy Davis Jr. Drive
- Site Acreage: 2.5
- Project Type: Restaurant with site modifications
- Number of Stories: 1
- Building Height (feet): 22.6
- Square Feet: 4,200 (restaurant)/36,660 (overall)
- Parking Required/Provided: 122/130
- Sustainability Required/Provided: 7/4.5

Site Plans

The plans depict an existing, 36,660 square foot office/warehouse and retail complex located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive. The existing building is located centrally on the site and the restaurant is situated in the southern portion of the building. The plans show the building is set back 49 feet from the Sammy Davis Jr. Drive and the eastern property, 44.8 feet from the western property line, 154 feet from the southern property line, and 20 feet from the northern property line. Rows of parking are shown opposite of the building along the eastern and western property lines with a larger lot located south of the building. The parking areas are existing but are being restriped and retrofitted to meet current Title 30 requirements. Overall, a total of 122 parking spaces are required when the existing and proposed uses are considered with 130 parking spaces being provided on-site with the modifications to the site. Access will be provided by an existing 20 foot wide driveway in the northeastern corner of the site and by a relocated, 36 foot wide driveway located in the southeastern corner of the site.

Landscaping

The plan shows both street and parking lot landscaping is being provided on-site. In terms of street landscaping, a 3 foot to 12 foot wide landscape strip is provided along Sammy Davis Jr. Drive. Within the street landscaping area the applicant has provided a variety of species, such as Utah Juniper (*Juniperus osteosperma*), Weeping Acacia (*Acacia pendula*), Golden Leadball (*Leucaena retusa*), Chihuahuan Orchid (*Bauhinia macranthera*), and Chilean Palo Verde (*Geoffroea decorticans*) at various internal and in some areas placed in clusters to take advantage of wider landscaping areas in the northern and southern portion of the property. South of the southern driveway, 2 Weeping Acacia and 1 each of a Utah Juniper, Chihuahuan Orchid, Golden Leadball, and Chilean Palo Verde are cluster in a single row with an additional Weeping Acacia and Chihuahuan Orchid tree located on the north side of the southern driveway. Between the 2 driveways, an alternating set of Utah Juniper and Chihuahuan Orchid are provided in the wider portion of the landscaping strip in the central portion of the frontage with 1 Chilean Palo Verde tree provided just north of this alternating set of trees. Finally, just south of the northern driveway, the landscape area widens and another clustered row of trees consisting of 1 each of Chihuahuan Orchid, Weeping Acacia, Chilean Palo Verde, and Utah Juniper are provided. Overall, along the street a total of 16 large trees are required with 13 medium trees with large size canopies provided and 6 small trees provided (Chihuahuan Orchid). The trees provided account for a shaded canopy area equivalent to 18 large trees. Within the interior of the parking lot, trees and shrubs are provided within finger islands approximately every 4 to 10 spaces with additional trees provided in the terminal islands when islands are provided every 10 spaces. Besides Utah Juniper and Chilean Palo Verde trees, the parking lot will also host Weeping Acacia, Golden Leadball, and Chihuahuan Orchid trees. A total of 31 parking lot trees are provide where 29 trees are required.

Elevations

The plans provided depict a 1 story building with a stucco exterior and a flat roof behind parapet walls. The plans indicate the exterior of the building is a beige color and generally stands 19 feet tall with a peak height of 22.6 feet. The front (eastern façade) contains several aluminum storage fronts with the restaurant portion of the building containing a door on the eastern façade which

faces north. The restaurant also has a secondary access point on the southern portion of the building.

Floor Plan

The plan shows the proposed restaurant will be located in the southernmost suite of the building and will contain approximately 4,200 square feet. The plans show the suite space will contain seating areas, stage, restrooms, bar area, and kitchen.

Applicant's Justification

The applicant states they are seeking to re-establish a restaurant use on the subject site and the use will utilize the same area that had been previously occupied by the Star Lounge in 2022 and by Sonny's Saloon from 1997 to 2020. Furthermore, the proposed restaurant use was on the site for decades and remains appropriate for the site and is consistent with the surrounding area. Additionally, the existing building was constructed in the 1970's with little or no site modification over the years and the tenants have been a mixture of retail, restaurant, and other uses. The applicant is requesting to allow the street landscaping to vary between 3 feet and 5 feet and the request is justified because Sammy Davis Jr. Drive is a heavily travelled road and several of the properties in the area, including several of the adjacent properties to the north and the properties across the street to the east, have attached sidewalks. Additionally, the parking area on the east of the building is already narrow and if there was a detached sidewalk there would not be enough space for parking and two-way traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0205	Allowed a supper club and hookah lounge with reduced parking - expired	Approved by PC	September 2022
ADR-21-900310	Permitted an outcall entertainment referral service within an existing shopping center	Approved by ZA	June 2021
UC-19-0979	Allowed a hot dog cart to operate on the subject site - expired	Approved by BCC	February 2020
UC-0389-14	Established a medical marijuana dispensary	Denied by BCC	December 2014
ADR-0340-10	Expanded an existing adult use book and video to include 2 theaters	Approved by ZA	April 2010
ADR-0973-08	Permitted an outcall entertainment referral service within an existing shopping center - expired	Approved by BCC	September 2008
UC-1718-06	Allowed a reflexology business within an existing shopping center - expired	Approved by PC	January 2007
ZC-1361-06	Reclassified the site from H-1 to U-V zoning for a 615 foot high mixed-use resort condominium tower - expired	Approved by BCC	December 2006
UC-0574-98	Allowed live entertainment within an existing restaurant - expired	Approved by PC	May 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0234-91	Allowed live entertainment within an existing restaurant and lounge - expired	Approved by PC	September 1991
ZC-0073-91	Reclassified the site from M-1 to C-2 zoning to maintain an adult bookstore and video arcade	Denied by BCC	June 1991
UC-41-87	Allowed live entertainment within an existing restaurant and bar - expired	Approved by PC	March 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL	Office/warehouse facility
East	Entertainment Mixed-Use	CR	Fashion Show Mall
West	Business Employment	IL	Reef dispensary

*The Union Pacific Railroad right-of-way is directly west of the site.

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 finds the site is an existing office/warehouse and commercial center with a myriad of uses previously approved with an existing bookstore on-site. Additionally, the floor plans show the site is already set-up for retail and similar uses. Staff also finds the subject suite has previously been a restaurant with no apparent complaints. The subject site is within walking distance of the Las Vegas Strip, several industrial and commercial businesses, as well as cannabis dispensaries that act as entertainment spaces. As a result, the restaurant use is compatible with the immediate area and should not pose a negative impact to the site and will support Master Plan Policies 5.1.5 and 5.5.3, which support the redevelopment of vacant commercial spaces particularly for local and small businesses. For these reasons, staff can 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 finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Both the sidewalk and the building are existing on-site and the applicant is completing a retrofitting of the parking lot to current standards. Staff finds given the parking lot complies with the parking lot standards the reduction in the width of the landscaping strip is justified. Additionally, staff finds the provided landscape area width should still be wide enough to host the smaller proposed trees and provide for the necessary shading along the street. For these reasons, can support this waiver of development standards.

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 applicant is proposing modifications to the parking lot layout and design of the site which should be an improvement for the site and the surrounding area. The parking lot aisles and spaces are compliant with current Code requirements. The site is being provided with additional bicycle and motorcycle parking and the landscaping provided within the interior of the site should help to reduce any increase in heating from the change to the parking layout. The number of spaces is compliant with Code, as well. The building itself is existing and the minor improvements and changes through painting of the suite façade should be an enhancement. Finally, staff finds the applicant has provided a sufficient alternative to the standards for street landscaping. The provided street landscaping provides more shade coverage than is required while considering the physical constraints of the site and balancing the need to comply with other physical design standards. The proposed street landscaping should improve both the design of the site and reduce potentially heat increasing effects on the site. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depths for the commercial driveways on Sammy Davis Jr. Drive. The two driveways should see equal use, mitigating potential impacts from the reduced throat depths.

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 off-site improvement permits may be required.

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: DAVID BROWN

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-504-011

PROPERTY ADDRESS/ CROSS STREETS: 3449 Sammy Davis Jr Dr. (parcel address is 3415)

DETAILED SUMMARY PROJECT DESCRIPTION

Re-establish a restaurant (tavern) use on the site.

PROPERTY OWNER INFORMATION

NAME: TYEB, LLC

ADDRESS: 8252 E. Lansing Rd

CITY: Durand

STATE: MI

ZIP CODE: 48429

TELEPHONE: 989-288-2643 CELL N/A

EMAIL: JaniceModern@aol.com

APPLICANT INFORMATION (must match online record)

NAME: TYEB, LLC

ADDRESS: 8252 E. Lansing Rd

CITY: Durand

STATE: MI

ZIP CODE: 48429

REF CONTACT ID # _____

TELEPHONE: 989-288-2643 CELL N/A

EMAIL: JaniceModern@aol.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown Esq

ADDRESS: 520 S. Fourth Street (second floor)

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

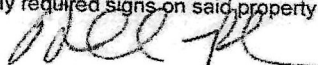
REF CONTACT ID # _____

TELEPHONE: 702.384.5563 CELL 702.580.7725

EMAIL: dbrown@brownlawlv.com

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

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



Property Owner (Signature)*

TYEB, LLC by Michael Pulwer, Manager

Property Owner (Print)

5/17/24
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☒ UC

☒ WS

☐ ADR

☐ AV

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☐ SC

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☐ ZC

☐ AG

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☐ WC

OTHER _____

APPLICATION # (s) UC-25-0116

PC MEETING DATE _____

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Paradise

ACCEPTED BY HWO

DATE 1/23/25

FEES \$1,800

DATE 2/25/25



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

January 15, 2025

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

RE: Justification letter – Design Review, Special Use Permit, Waivers of Development Standards

3449 Sammy Davis Jr Drive

APN: 162-17-504-011

Planner
Copy

To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. The project is located on the northwest quadrant of Sammy Davis Jr Drive and the Spring Mountain Road overpass. Applicant is seeking to re-establish a restaurant (tavern) use on the above referenced property through a Special Use Permit. In addition, Applicant is requesting to allow the use in the IL – Industrial Light zoning district to be a principal use and not accessory as conditioned in Title 30.030.06(D)(5).

The restaurant use will utilize the same area that had been previously occupied by the Star Lounge in 2022 and by Sonny's Saloon from 1997 to 2020. The restaurant will utilize 4,200 square feet of the overall 34,900 square foot building. The proposed restaurant (tavern) use was on the site for decades and remains appropriate for the site and is consistent with the surrounding area.

The existing building was constructed in the 1970's with little or no site modification over the years. The tenants have been a mixture of retail, restaurant, and other uses. Currently the site contains a retail bookstore use. The remainder of the building is currently vacant. It is understood that, depending on specific proposed uses for the building, some retail and/or other commercial uses may require additional land use approvals. The building has been and will continue to be an assemblage of commercial and/or retail uses pursuant to the definition of "shopping center".

Applicant is proposing 130 vehicle parking spaces (6 of which are handicapped), 10 motorcycle parking spaces, bicycle parking to accommodate 12 bicycles, and 5 future EV charging stations. There are also 2 loading spaces provided on the southwest corner of the

UC-25-046

9

building pursuant to Table 30.04-7. Applicant will provide an additional trash enclosure behind the building on the west side as well as additional trash receptacles on the site.

There is an existing attached sidewalk along Sammy Davis Jr. Drive that will remain. Although Sammy Davis Jr. Drive is classified as an Arterial Roadway in the Clark County Transportation Element, Section 30.04.08(C)(5) only requires a detached sidewalk to replace an existing attached sidewalk with initial development or a complete reconstruction of the site. This proposal does not meet either of those requirements, therefore the attached sidewalk may remain.

Waiver of Development Standards – Reduce the throat depth of the north driveway to 15 feet, 9 inches where 25 feet is required and for the south driveway to 23 feet, 4 inches where 25 feet is required.

Applicant's request for a reduction in throat depth is due to the existing improvements on the site and the need to provide safe circulation and required parking on-site.

Waiver of Development Standards – Reduce the Street Landscaping width pursuant to Section 30.04.01(D)(7)(ii).

Section 30.04.01(D)(7)(ii) provides that a 6-foot-wide minimum landscaping strip shall be provided behind an attached sidewalk. When an attached sidewalk is allowed to remain, a 10-foot minimum landscape strip shall be provided.

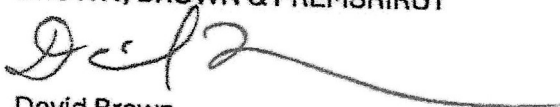
Applicant is requesting to allow the street landscaping to vary between 3 and 5 feet. The location of the building, the width of the drive aisle, and the necessity of having the appropriate amount of parking makes it very difficult to have the requisite.

The request is justified because Sammy Davis Jr. Drive is a heavily travelled road and several of the properties in the area, including several of the adjacent properties to the north and the properties across the street to the east, have attached sidewalks. The parking area on the east of the building is already narrow and if there was a detached sidewalk and/or the requisite street landscaping there would not be enough space for parking and two-way traffic.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


David Brown

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0040-LONGFELLOW, LLC:

ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

APN:

162-26-612-049

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5197 S. Eastern Avenue
- Site Acreage: 0.2
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant requests to rezone the property, which contains an existing single-story residential building, to CP (Commercial Professional) zoning. The area is in transition from residential uses to commercial uses. Most of the parcels along the Eastern Avenue frontage in this area are already zoned for commercial uses. The property north of the subject site is commercially zoned, and the one south of the subject site is zoned RS5.2 and is unoccupied. According to the applicant, the proposed zone change is comparable with existing and planned land uses abutting the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1108-08	Zone change to CP for an office conversion - expired	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office building
South	Neighborhood Commercial	RS5.2	Single-family residential
East	Neighborhood Commercial	CP & RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
WS-25-0041	Waivers of development standards for parking, drive aisle width, driveway width, throat depth, trash enclosure, and landscaping, and a design review for an office building conversion 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. There are several parcels zoned CP (Commercial Professional) along Eastern Avenue in this area. Included in these are the two properties adjacent to the site to the north. The NC (Neighborhood Commercial) land use designation is designed to accommodate a mix of uses that primarily serve local residents within walking distance of these uses. This portion of Eastern Avenue, which continues south to Hacienda Avenue then to Russell Road, is transitioning from residential uses to Office and Professional uses. This conforms to the Neighborhood Commercial land use designation for the area. Eastern Avenue is an arterial street, which provides higher traffic capacity than local streets. The Master Plan states that within the Winchester/Paradise planning area, arterial streets are more appropriate for intense land uses. Single-family residential properties do not fall within the intense land uses category. For these reasons, staff finds the request for the CP zone is appropriate for this location.

Staff Recommendation
Approval.

If this request is approved, the Board 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:**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: JOSE CHAVEZ

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-26-612-049

PROPERTY ADDRESS/ CROSS STREETS: 5197 South Eastern Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Zoning change from a residential building to a commercial building.

PROPERTY OWNER INFORMATION

NAME: LONGFELLOW L L C

ADDRESS: 5197 South Eastern Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 800-220-2236

CELL

EMAIL: Kevin@Unlatchus.com

APPLICANT INFORMATION (must match online record)

NAME: Jonathan Adame

ADDRESS: 7040 Laredo St. Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-873-1718

CELL

EMAIL: JonathanA@SmallStudioAssociates.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jonathan Adame

ADDRESS: 7040 Laredo St. Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

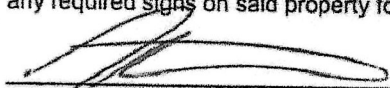
TELEPHONE: 702-873-1718

CELL

EMAIL: JonathanA@SmallStudioAssociates.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)*

Kevin Dybsetter, managing member
Property Owner (Print)

3/1/24
Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

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☐ PUDD

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APPLICATION # (s)

26-25-0040

PC MEETING DATE

X

ACCEPTED BY

DD

BCL MEETING DATE

03/19/2025

DATE

01/13/2025

TAB/ APPLICATION

Paradise

FEES

\$1,200

DATE 02/25/2025

November 19, 2024

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter Requesting Re-Zoning from Residential to Office
5197 S. Eastern Ave., Las Vegas, NV 89119
APN 162 26 612 049
Architects PN: 23entitlementEastern5197

Dear Planners,

We are requesting a zoning change to an existing residential site. This site is currently zoned for single-family residential (R-1), we are requesting that the zoning classification change to be office-professional (C-P). This is a transitional area where most of the properties on the same street frontage are already in commercial use. The property to the north is commercially zoned and has a shared access drive (as per an already existing recorded agreement), which provides access to the rear of this property. The property to the south is unoccupied. On March 7th, we met with senior planner, Lorna, who provided information and her recommendations that may be needed in order for the site to be converted to a commercial site. SSA's client is proposing some construction work to suit the local requirements, none of which negatively affects the exterior of the building. No exterior modifications are proposed to the building itself except those required by planning and zoning. The client proposes to use the building and site as shown and requests approval. Please note that this approval is comparable to that which was given to the building directly adjacent to the north and others.

Proposed Work Scope

1. Rezoning of an existing (RS5.2) single-story building that is approximately 2,000 S.F. to CP.
2. Our client informed SSA about the complications with purchasing the property. They were unable to get a residential mortgage due to the bank's appraisers insisting that all properties on the Eastern Corridor are becoming commercial properties. Lenders also refused residential lending because of this reason. Our client then attempted to receive commercial financing but were refused due to the property being zoned residential.
3. 9 parking stalls are shown on the site; one is an accessible (handicap van) stall. While only 5 parking spots are required per Clark County rules, the client's company has 8 employees working during one shift which aligns with the rough approximation of existing number of parking stalls (see parking demand/study letter). We have also reconfigured the parking layout and location according to Planning and Zoning Staff's comments from our meeting on March 7th, 2024. While the proposed 9 parking stalls exceed the 15% maximum allowed above the required parking spaces, we request a waiver to allow the parking stalls to accommodate the client's operational needs.

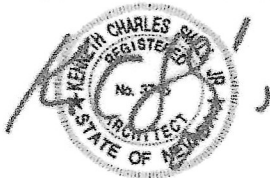


4. There is currently a 16-foot wide shared easement and driveway with the north-adjacent property (commercially-zoned). The easement document (instrument #200806200004342) dates back to 2008 but is still active and acknowledged by both owners of either property. We plan on obtaining a waiver to reduce the required drive aisle width to 16 feet where 24 is required as this as the easement document indicates the 16-foot driveway being sufficient.
5. Currently, the two existing driveways are "dustpan" residential driveways with a width of 14 feet each. While Uniform Standard Drawing 222.1 requires a commercial curb return driveway with specific throat depth and driveway width of 25 feet and 36 feet, respectively, the current size of property and location of the building on the property do not allow for these requirements to be fulfilled. The driveways also act as one-way driveways with the north driveway being an entrance to the property and the south being an exit from the property. To enhance clarity and ensure proper use, we are planning to install signs and mark the driveways with arrows that clearly indicate the one-way direction for each driveway (see site plan). Other nearby residential-turned-commercial properties on Eastern Avenue, such as 5221 S. Eastern Ave. and 5233 S. Eastern Ave., have similar driveway features. We feel it is unreasonable to ask us for requirements that were not required on other similar properties. We request a waiver of development standards to reduce the minimum driveway width to the existing 14 feet of both driveways from the minimum requirement of 36 feet per Uniform Standard Drawing 222.1. We are also requesting a waiver of development standards to reduce the throat depth to the existing zero (0) feet of depth from the minimum requirement of 25 feet per Uniform Standard Drawing 222.1.
6. No other property, both residential and commercial, on this street frontage has a 15' landscape buffer on the commercial property where it abuts to residential. The clients ask to allow the existing space to remain as other commercial properties are doing the same. They ask for comparable approvals to that given others along this street and location. The aesthetics of the building are residential already and complementary to the unoccupied residential property to the south, the clients also ask to allow the space between the existing building and the south property line to remain a concrete walkway. A waiver is requested to waive these residential adjacency requirements.
7. The distance between the south property line and the building is approximately 7 feet. With the required landscape buffer, we lose an alternative emergency access route. Thus, we ultimately decided that it shall remain a concrete walkway as it provides an emergency access route for anyone in the southeast room. There is also an existing fence gate towards the front (east) of the concrete walkway which can act as an alternative staff route to the back entrance during business hours.
8. With the proposed parking and the existing size of the property and building, there is no feasible way of having an outdoor garbage or recycling containers at least 50 feet away from any residential adjacency. Our client informed us that because of their business there is no need for large capacity garbage or recycling containers so we ultimately opted for smaller bins that will be located on the south concrete walkway near the front gate. Currently existing is an 8-foot-tall CMU block fence along the south property line. We plan on obtaining a waiver from the trash enclosure

requirements and setbacks with residential adjacency as we believe this wall mitigates the impacts of the garbage and recycling bin to the adjacent property.

9. There are 3 currently-existing palm trees along the south property line in the rear yard. We understand that the updated Title 30 prohibits palm trees. Seeing that our client only wants to rezone the existing site to CP, they wish to keep the existing conditions, similar to nearby properties that have been rezoned from Residential. Similar to other items hereon it appears completely illogical to kill the palm trees that have been there for decades only to replace them with other trees.
10. Currently, the site has two driveways located on the street. While street landscape is a requirement and may enhance the aesthetics of the site, it would be nearly impossible due to the lot size and sight zone requirements and the lack of space between the road and the front paved area of the site. A waiver is requested if needed.
11. On advice of the Planning and Zoning planner, we are proposing to add street landscape, located on the East Side of the property. Vegetation shown was chosen from the Southern Nevada Regional Recommended Plant List and have been chosen based on size, water usage, aesthetics and other factors.
12. No onsite commercial lighting is proposed. If needed, we request a waiver to not installed any commercial lighting on the site.
13. We were advised that the restrooms are also of concern as neither of the two are ADA Accessible. We will design and remodel Toilet (Room 007) to be ADA Accessible if that is your requirement for supporting this zoning/use approval. Obviously a separate submission to the building department will be required after the zoning/use approval. We assume that this will be included in your NFA.
14. SSA was informed of the recently implemented sustainability planning checklist (Title 30 Section 30.04.05J) that the development must comply with. Seeing as the only scope of the project was to rezone an existing single story building, SSA examined what points can already be gained from the checklist. While the checklist provided sustainability options that are necessary to the conditions of Las Vegas/Clark County, SSA believes it lacked in the amount of sustainability options. In previous projects, SSA used U.S. Green Building Council's *Leadership in Energy and Environmental Design* (LEED v4.1) as they provide a number of general sustainability options that are just as important. SSA believes these options should be considered as alternative sustainability options to gain points from (see Sustainability Planning Checklist Letter for more information).

Respectfully submitted on behalf of the property owner,



Ken Small, AIA, CSI, CDT
ken@smaallstudioassociates.com

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0041-LONGFELLOW, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.

DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-612-049

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 8 parking spaces where 5 parking spaces are required and a maximum of 6 parking spaces are allowed per Section 30.04.04D (a 33% increase).
2. Eliminate street landscaping along Eastern Avenue where required per Section 30.04.01D.
3. Eliminate parking lot landscaping where required per Section 30.04.01D.
4.
 - a. Allow a 6 foot high non-decorative block wall to remain along the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
 - b. Eliminate the landscape buffer along the west and south property lines where a 15 foot wide landscape buffer is required per Section 30.04.02C.
5. Reduce the width of a drive aisle to 15 feet where 24 feet is required per Table 30.04-3 (a 38% reduction)
6.
 - a. Eliminate throat depth for driveways along Eastern Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - b. Reduce the width of a driveway to 14 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 62% reduction).
 - c. Allow existing residential pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5197 S. Eastern Avenue
- Site Acreage: 0.2
- Project Type: Residential conversion to an office building
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,851
- Parking Required/Provided: 5/9 (including 1 ADA space)
- Sustainability Required/Provided: 7/4.5

Site Plan

The plan depicts an existing residence that is being converted into an office use. The building is centrally located on the site and is accessible via a one-way driveway at the northeast corner of the property off Eastern Avenue. Vehicles will travel to the north of the building through a 16 foot wide drive aisle, which is partly on the property to the north via an existing agreement, that terminates at the rear of the site, where the majority of the parking spaces are being provided. When exiting the property, the vehicles will use the same drive aisle to the north, turn onto a one-way 15 foot wide drive aisle that runs parallel to Eastern Avenue, and exit via a second driveway near the southeast corner of the property. There are 2 parking spaces at the front of the property, one of which is ADA accessible. Residential trash bins are located to the south of the building, as this is their only feasible location on site.

Landscaping

Two small landscape areas are being provided, with one located directly on the southeast corner of the property along Eastern Avenue, and the other located along the front of the building. Both landscape areas will contain assorted shrubs. There is an existing utility pole located within the landscape area on the southeast corner of the property. There are also 3 mature palm trees located along the southern property line that will remain. Other than the landscape areas within the front yard, and the planter areas containing the aforementioned palm trees, the entire site will be hardscaped.

Elevations

The elevations depict the existing residence being a maximum of 14 feet high, with each face of the building featuring painted stucco and a sloped shingled roof. There is HVAC equipment located on the roof visible from the rear yard of the property, which will be screened from view. No other changes are proposed or required.

Floor Plans

The plans for the proposed office use feature multiple rooms designated as office space as well as an equipment room, breakroom, conference room, and several restrooms. The entire building is 1,851 square feet.

Applicant's Justification

The applicant states their use will be harmonious with the surrounding area, as many nearby properties have been converted to office uses, including the property directly to the north. Additionally, the property to the south is currently unoccupied and will therefore not be impacted. The waiver for parking is necessary due to the number of employees at any given time. The waivers for landscaping and buffering stem from the existing conditions on site and the lack of landscaping and buffering in the surrounding area. Finally, the applicant states the drive aisle width is appropriate due to the low amounts of traffic to and from the site, and because of the shared access agreement that is currently in place with the property to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1108-08	Zone change to C-P for with waivers and a design review for an office conversion - expired	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office
South	Neighborhood Commercial	RS5.2	Single-family residential
East	Neighborhood Commercial	CP & RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
ZC-25-0040	A zone change from RS5.2 to CP 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.

Waiver of Development Standards #1

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. Several properties in the area have been converted into office spaces with similar amounts of hardscape. Additionally, this is a low-intensity office use, so access to the parking area will be infrequent. For these reasons, staff can support this request.

Waivers of Development Standards #2 & #3

Staff acknowledges that in this case there is little to no street landscaping in the surrounding area. While this does not necessarily justify a waiver for all landscaping, staff can appreciate the slightly enlarged landscape area on the southeast corner of the property. Additionally, there will be landscaping along the front of the building. There is little space to include additional landscaping throughout the site. For these reasons, staff can support these requests.

Waiver of Development Standards #4

For similar reasons listed above, staff acknowledges that providing the required landscape buffer along the west and south property lines would be difficult. Providing a 15 foot wide landscape buffer on the west property line would greatly reduce the maneuverability of vehicles and parking in the rear of the property, and there is only 7 feet of space between the existing residence and the property line to the south. Additionally, a 6 foot high stucco CMU wall exists along the west property line, and an 8 foot high CMU wall exists along the south property line, which will provide some screening to the newly proposed office use. For these reasons, staff can support this request.

Waiver of Development Standards #5

While staff does not normally support waivers to reduce drive aisle widths, staff finds that this is a low-intensity office use, and access to the parking areas both in the front of the building and the rear will be infrequent, so vehicular congestion in either drive aisle will not be an issue. For these reasons, staff can 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.

Staff finds the office use is making few changes to the existing site. The landscape area on the southeast corner of the property is being increased, a portion of the rear yard will be paved to accommodate additional employee parking, and screening is being added to the mechanical equipment on the roof. The existing building will maintain its residential aesthetic and will not be out of place in the surrounding area. Additionally, several other properties in the immediate vicinity have already been converted to office uses. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #6a

Staff has no objection to the reduced throat depth for the existing driveways on Eastern Avenue. The reduction should have minimal impact as one driveway is ingress only and the other is egress only.

Waiver of Development Standards #6b

Staff has no objection to the reduction of driveways widths for the existing driveways along Eastern Avenue. The space between each driveway should provide more visibility for vehicles accessing the site. Additionally, the driveways are one-way only helping to mitigate potential impacts caused by the reduction.

Waiver of Development Standards #6c

Staff has no objection to allowing the existing pan driveways on Eastern Avenue. The existing pan driveways will have minimal impact as one driveway is ingress only and the other is egress only.

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

- 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: JOSE CHAVEZ

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-26-612-049

PROPERTY ADDRESS/ CROSS STREETS: 5197 South Eastern Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Zoning change from a residential building to a commercial building.

PROPERTY OWNER INFORMATION

NAME: LONGFELLOW L L C

ADDRESS: 5197 South Eastern Avenue

CITY: Las Vegas

STATE: NV ZIP CODE: 89119

TELEPHONE: 800-220-2236

CELL

EMAIL: Kevin@Unlatchus.com

APPLICANT INFORMATION (must match online record)

NAME: Jonathan Adame

ADDRESS: 7040 Laredo St. Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-873-1718

CELL

EMAIL: JonathanA@SmallStudioAssociates.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jonathan Adame

ADDRESS: 7040 Laredo St. Ste. C

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #


TELEPHONE: 702-873-1718

CELL

EMAIL: JonathanA@SmallStudioAssociates.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)*

Kevin Dybsetter, managing member

Property Owner (Print)

3/1/24

Date

DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ LIC

☒ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☒ DR

☐ PUJ

☐ SDR

☐ TM

☐ WL

☐ OTHER

APPLICATION # (N) WS-25-0041

PC MEETING DATE

BCC MEETING DATE

TARGET LOCATION

ACCEPTED BY

DATE

FEES

DD
01/13/2025
\$1,300

DATE 02/25/2025

SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.8731718 702.8731726 fax
www.smallstudioassociates.com

November 19, 2024

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter Requesting Re-Zoning from Residential to Office
5197 S. Eastern Ave., Las Vegas, NV 89119
APN 162 26 612 049
Architects PN: 23entitlementEastern5197

Dear Planners,

We are requesting a zoning change to an existing residential site. This site is currently zoned for single-family residential (R-1), we are requesting that the zoning classification change to be office-professional (C-P). This is a transitional area where most of the properties on the same street frontage are already in commercial use. The property to the north is commercially zoned and has a shared access drive (as per an already existing recorded agreement), which provides access to the rear of this property. The property to the south is unoccupied. On March 7th, we met with senior planner, Lorna, who provided information and her recommendations that may be needed in order for the site to be converted to a commercial site. SSA's client is proposing some construction work to suit the local requirements, none of which negatively affects the exterior of the building. No exterior modifications are proposed to the building itself except those required by planning and zoning. The client proposes to use the building and site as shown and requests approval. Please note that this approval is comparable to that which was given to the building directly adjacent to the north and others.

Proposed Work Scope

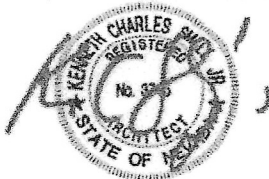
1. Rezoning of an existing (RS5.2) single-story building that is approximately 2,000 S.F. to CP.
2. Our client informed SSA about the complications with purchasing the property. They were unable to get a residential mortgage due to the bank's appraisers insisting that all properties on the Eastern Corridor are becoming commercial properties. Lenders also refused residential lending because of this reason. Our client then attempted to receive commercial financing but were refused due to the property being zoned residential.
3. 9 parking stalls are shown on the site; one is an accessible (handicap van) stall. While only 5 parking spots are required per Clark County rules, the client's company has 8 employees working during one shift which aligns with the rough approximation of existing number of parking stalls (see parking demand/study letter). We have also reconfigured the parking layout and location according to Planning and Zoning Staff's comments from our meeting on March 7th, 2024. While the proposed 9 parking stalls exceed the 15% maximum allowed above the required parking spaces, we request a waiver to allow the parking stalls to accommodate the client's operational needs.



4. There is currently a 16-foot wide shared easement and driveway with the north-adjacent property (commercially-zoned). The easement document (instrument #200806200004342) dates back to 2008 but is still active and acknowledged by both owners of either property. We plan on obtaining a waiver to reduce the required drive aisle width to 16 feet where 24 is required as this as the easement document indicates the 16-foot driveway being sufficient.
5. Currently, the two existing driveways are "dustpan" residential driveways with a width of 14 feet each. While Uniform Standard Drawing 222.1 requires a commercial curb return driveway with specific throat depth and driveway width of 25 feet and 36 feet, respectively, the current size of property and location of the building on the property do not allow for these requirements to be fulfilled. The driveways also act as one-way driveways with the north driveway being an entrance to the property and the south being an exit from the property. To enhance clarity and ensure proper use, we are planning to install signs and mark the driveways with arrows that clearly indicate the one-way direction for each driveway (see site plan). Other nearby residential-turned-commercial properties on Eastern Avenue, such as 5221 S. Eastern Ave. and 5233 S. Eastern Ave., have similar driveway features. We feel it is unreasonable to ask us for requirements that were not required on other similar properties. We request a waiver of development standards to reduce the minimum driveway width to the existing 14 feet of both driveways from the minimum requirement of 36 feet per Uniform Standard Drawing 222.1. We are also requesting a waiver of development standards to reduce the throat depth to the existing zero (0) feet of depth from the minimum requirement of 25 feet per Uniform Standard Drawing 222.1.
6. No other property, both residential and commercial, on this street frontage has a 15' landscape buffer on the commercial property where it abuts to residential. The clients ask to allow the existing space to remain as other commercial properties are doing the same. They ask for comparable approvals to that given others along this street and location. The aesthetics of the building are residential already and complementary to the unoccupied residential property to the south, the clients also ask to allow the space between the existing building and the south property line to remain a concrete walkway. A waiver is requested to waive these residential adjacency requirements.
7. The distance between the south property line and the building is approximately 7 feet. With the required landscape buffer, we lose an alternative emergency access route. Thus, we ultimately decided that it shall remain a concrete walkway as it provides an emergency access route for anyone in the southeast room. There is also an existing fence gate towards the front (east) of the concrete walkway which can act as an alternative staff route to the back entrance during business hours.
8. With the proposed parking and the existing size of the property and building, there is no feasible way of having an outdoor garbage or recycling containers at least 50 feet away from any residential adjacency. Our client informed us that because of their business there is no need for large capacity garbage or recycling containers so we ultimately opted for smaller bins that will be located on the south concrete walkway near the front gate. Currently existing is an 8-foot-tall CMU block fence along the south property line. We plan on obtaining a waiver from the trash enclosure

- requirements and setbacks with residential adjacency as we believe this wall mitigates the impacts of the garbage and recycling bin to the adjacent property.
9. There are 3 currently-existing palm trees along the south property line in the rear yard. We understand that the updated Title 30 prohibits palm trees. Seeing that our client only wants to rezone the existing site to CP, they wish to keep the existing conditions, similar to nearby properties that have been rezoned from Residential. Similar to other items hereon it appears completely illogical to kill the palm trees that have been there for decades only to replace them with other trees.
 10. Currently, the site has two driveways located on the street. While street landscape is a requirement and may enhance the aesthetics of the site, it would be nearly impossible due to the lot size and sight zone requirements and the lack of space between the road and the front paved area of the site. A waiver is requested if needed.
 11. On advice of the Planning and Zoning planner, we are proposing to add street landscape, located on the East Side of the property. Vegetation shown was chosen from the Southern Nevada Regional Recommended Plant List and have been chosen based on size, water usage, aesthetics and other factors.
 12. No onsite commercial lighting is proposed. If needed, we request a waiver to not installed any commercial lighting on the site.
 13. We were advised that the restrooms are also of concern as neither of the two are ADA Accessible. We will design and remodel Toilet (Room 007) to be ADA Accessible if that is your requirement for supporting this zoning/use approval. Obviously a separate submission to the building department will be required after the zoning/use approval. We assume that this will be included in your NFA.
 14. SSA was informed of the recently implemented sustainability planning checklist (Title 30 Section 30.04.05J) that the development must comply with. Seeing as the only scope of the project was to rezone an existing single story building, SSA examined what points can already be gained from the checklist. While the checklist provided sustainability options that are necessary to the conditions of Las Vegas/Clark County, SSA believes it lacked in the amount of sustainability options. In previous projects, SSA used U.S. Green Building Council's *Leadership in Energy and Environmental Design* (LEED v4.1) as they provide a number of general sustainability options that are just as important. SSA believes these options should be considered as alternative sustainability options to gain points from (see Sustainability Planning Checklist Letter for more information).

Respectfully submitted on behalf of the property owner,



Ken Small, AIA, CSI, CDT
ken@smaallstudioassociates.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

APN:

177-12-502-003 ptn

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 3.02 (2.08 acre portion to be rezoned)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the eastern 2.08 acres of the 3.02 subject site to RS3.3, while the western 1 acre will remain zoned RS20. A residential subdivision is proposed for the eastern portion of the subject site. This request will establish a zoning district which is compatible with the planned land use of the 2.08 acre portion of the parcel Mid-Intensity Suburban Neighborhood. The proposed RS3.3 zoning district will not have substantial adverse effect on the surrounding public facilities and services, according to the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified the site from R-D and R-1 zoning to R-E zoning to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential subdivision - expired	Approved by PC	February 2003
TM-0536-02	66 lot single-family residential subdivision - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 zoning to R-E and R-2 zoning for a single-family subdivision - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a zoning and R-D zoning for a 14 lot single-family subdivision	Approved by BCC	May 1994

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)	RS3.3 & RS20	Single-family residential
South	City of Henderson	RS-6	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
TM-25-500023	A tentative map for a 14 lot single-family residential subdivision is a companion item on this agenda.
WS-25-0103	A waiver of development standards for modified driveway design standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0102	A vacation and abandonment of a portion of Eldorado Lane for detached sidewalks 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 RS3.3 zoning is compatible with the March 2022 approval for an RS3.3 zoned single-family residential subdivision adjacent to the subject site to the north. There is also an existing RS3.3 zoned single-family subdivision adjacent to the subject site to the east and northeast. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-502-003

PROPERTY ADDRESS/ CROSS STREETS: 3120 E. Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed subdivision comprised of 13 single-family, detached residential units and one remnant parcel "Lot A" with an existing residence to remain.

PROPERTY OWNER INFORMATION

NAME: The Olivia Whittle Family Trust (Olivia Whittle, Trustee)

ADDRESS: 3120 E. Eldorado Lane

CITY: Las Vegas

STATE: NV ZIP CODE: 89120

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: Eric.Hopkins@kimley-horn.com

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

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

Olivia Whittle
Property Owner (Signature)*

Olivia Whittle
Property Owner (Print)

11/07/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" 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) 2C-25-0101

PC MEETING DATE _____

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Paradise

ACCEPTED BY RG

DATE 1/23/25

FEES \$1,200

DATE 2/25/25

Kimley»Horn

December 18, 2024

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

RE: Eldorado Springs II
Justification Letter for Rezone
APNs: 177-12-502-003

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Rezone. The subject project is a proposed residential subdivision located at the NEC of Eldorado Lane and Aquarena Way (APN: 177-12-502-003) herein referred to as the "Site."

The approximate 3.02-acre Site is partially developed with an existing single-family residence and the remainder is vacant, undeveloped land. The western portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The eastern portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Winchester Paradise Land Use Plan Area, Community District 2. The Site is bound by Eldorado Lane to the south, Aquarena Way to the east, the existing subdivisions Eldorado Springs and Eldorado Springs Phase III to the north and a private residence to the west. The following zoning districts are immediately adjacent to the Site:

- North: RS20 (Eldorado Springs) and RS3.3 (Eldorado Springs Phase III)
- East: Residential Single-Family 3.3 (RS3.3)
- South: Low-Density Single-Family Residential 6 (RS-6), City of Henderson
- West: RS20

A Rezone is being requested for the eastern 2.08 acres of the Site to amend the zoning district from Residential Single-Family 20 (RS20) to Residential Single-Family 3.3 (RS3.3). The western 1.00 acre will remain unchanged. It should be noted that these acreages are the net areas after a 5' vacation of public right-of-way along Eldorado Lane is processed concurrently with this application. The rezone for the eastern portion is being requested to establish a zoning district compatible with the current planned land use. The requested Zone Change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the densities associated with the land use categories.

The proposed zoning districts will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Kimley»Horn

Page 2

Sincerely,

Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

**PLANNER
COPY**

ZC-25-0101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh
(For possible action)

RELATED INFORMATION:

APN:

177-12-502-003

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of a portion of right-of-way being Eldorado Lane along the southern portion of the subject site. The applicant indicates this portion of Eldorado Lane needs to be vacated in order to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified the site from R-D and R-1 zoning to R-E zoning to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential subdivision - expired	Approved by PC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0536-02	66 lot single-family residential subdivision - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 zoning to R-E and R-2 zoning for a single-family subdivision - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a and R-D zoning for a 14 lot single-family subdivision	Approved by BCC	May 1994

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)	RS3.3 & RS20	Single-family detached residential
South	City of Henderson	RS-6	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Related Applications

Application Number	Request
ZC-25-0101	A zone change to reclassify the site from an RS20 zone to RS20 and RS3.3 zones is a companion item on this agenda.
WS-25-0103	A waiver of development standards for modified driveway design standards and a design review for a single-family residential subdivision is a companion item on this agenda.
TM-25-500023	A tentative map for a 14 lot single-family residential subdivision 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 right-of-way 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 4 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-502-003

PROPERTY ADDRESS/ CROSS STREETS: 3120 E. Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed subdivision comprised of 13 single-family, detached residential units and one remnant parcel "Lot A" with an existing residence to remain.

PROPERTY OWNER INFORMATION

NAME: The Olivia Whittle Family Trust (Olivia Whittle, Trustee)

ADDRESS: 3120 E. Eldorado Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605

CELL (661) 220-0587

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233

CELL (480) 710-4993

EMAIL: Eric.Hopkins@kimley-horn.com

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

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

Olivia Whittle
Property Owner (Signature)*

Olivia Whittle
Property Owner (Print)

11/07/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" 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) VS-25-0102

PC MEETING DATE _____

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Paradise

ACCEPTED BY RLG

DATE 1/23/25

FEES \$1,200

DATE 2/25/25

Kimley»Horn

November 7, 2024

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

RE: Eldorado Springs II
Justification Letter for Vacation of Public Right-of-Way
APN: 177-12-502-003

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Vacation of Public Right-of-Way (VS). The subject project is a proposed residential subdivision located at the SWC of Wigwam Avenue and Edmond Street (APN: 177-12-502-003) herein referred to as the "Site."

A Vacation of Public Right-of-Way is being requested and processed for this project to vacate a 5-foot portion of existing public right-of-way dedicated per Official Record 0443:0357548.

The portion of right-of-way is being vacated because Eldorado Lane is designated as a 25-foot public right-of-way, measured to the proposed back-of-curb. The vacated 5-feet will be within a proposed landscape and public access easement, providing 10 feet of landscaping separated by a 5-foot, detached sidewalk required per Clark County Title 30 development standards.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEW for a proposed single-family residential subdivision in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-12-502-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a residential driveway and a curb return to 3 feet where 12 feet is the minimum per Uniform Standard Drawing 222 and Section 30.04.08C (a 75% reduction).

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 3.02
- Project Type: Single-family detached residential subdivision
- Number of Lots: 14
- Density (du/ac): 1 (RS20 portion)/6.25 (RS3.3 portion)/4.63 (overall)
- Minimum/Maximum Lot Size (square feet): 3,680/43,560
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 2,176 (minimum)/2,385 (maximum)

Site Plans

The plans depict a 14 lot single-family detached residential subdivision located at the northeast corner of Eldorado Lane and the McLeod Drive alignment. The plans show the overall site is 3.02 acres and will be divided into two portions with 13 RS3.3 lots located on the eastern 2.02

acres and 1 RS20 lot located on the western acre of the site. The overall density of the site is 4.63 dwelling units per acre with the eastern portion of the site having a density of 6.25 dwelling units per acre and the western portion having a density of 1 dwelling unit per acre. The lots in the eastern portion of the site range in size from 3,680 square feet up to 5,669 square feet with lots generally measuring 34 feet to 53 feet wide and 92 feet to 123 feet long. The lot in the west portion of the site is 1 acre in size and measures approximately 212 feet wide by 203 feet long.

The eastern portion of the subdivision will have access through a 43 foot wide private street that will take access from Eldorado Lane. The plans show the private street will have an entrance road that runs north to south that will access another 43 foot wide private streets that runs east to west extends the length of the subdivision. A 43 foot wide stub street will run south off of the main east-west private street, approximately 125 feet west of the entrance street, and will extend 55 feet south. The western lot will directly access Eldorado Lane. The plans show the provided driveways will be at least 20 feet long, but the driveway on Lot 13 will be set back from the main east-west street by at least 3 feet. All private streets are shown with 4 foot wide attached sidewalks, while 5 foot wide detached sidewalks are provided along Eldorado Lane. A total of 31 parking spaces are required with a total 56 parking spaces provided overall.

Landscaping

The plan depicts street landscaping along Eldorado Lane in a 15 foot wide landscape area within proposed common elements. Landscaping along the street consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Desert/Flooded Gum (*Eucalyptus rudis*) trees, large trees as defined by Title 30, staggered, where possible, on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 20 trees are provided along Eldorado Lane where 20 trees are required.

Elevations

The elevations show 2 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Modern, Spanish Contemporary, or Craftsman style. All models are 2 stories tall. All homes will have a maximum height of 28 feet tall, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 2,176 square feet up to 2,385 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant's Justification

The applicant states the property is surrounded by RS3.3 subdivisions to the north, east, and west and the larger lot in the western portion of the site is being used to buffer the site from the more rural lots to the west. The applicant further states a common element separates the lots along

Eldorado Lane from the street. The minimum lot size required is 3,680 square feet and the minimum in this subdivision is 3,680 square feet and there are proposed detached sidewalks along Eldorado Lane. The applicant proposes 2 model homes with 3 separate elevations per home, for a total of 6 home designs. Finally, the applicant indicates the waiver for reduced between the curb return and the driveway for Lot 13 is needed due to the size of the overall site and there being no other place to put the driveway due to the shape of the lot and its location within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified the site from R-D and R-1 zoning to R-E zoning to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential subdivision - expired	Approved by PC	February 2003
TM-0536-02	66 lot single-family residential subdivision - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 zoning to R-E and R-2 zoning for a single-family subdivision - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a zoning and R-D zoning for a 14 lot single-family subdivision	Approved by BCC	May 1994

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)	RS3.3 & RS20	Single-family detached residential
South	City of Henderson	RS-6	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Related Applications

Application Number	Request
ZC-25-0101	A zone change to reclassify the site from an RS20 zone to RS20 and RS3.3 zones is a companion item on this agenda.
VS-25-0102	A vacation and abandonment of a portion of Eldorado Lane for detached sidewalks is a companion item on this agenda.
TM-25-500023	A tentative map for a 14 lot single-family residential subdivision 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

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 uses 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.

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 single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing enough models when compared to the number of lots within the subdivision. This should allow for different architectural styles that should keep the streetscape interesting. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. Additionally, the use of the larger lot along the western portion of the site should also help buffer the more rural neighborhood to the west with the more suburban development to the east while maintaining the character of the western neighborhood. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1, 1.4.4, and 1.4.5 and Winchester/Paradise Specific Policies WP-1.5, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. With that said, staff concurs with Public Works that the

proposed driveway on Lot 13 poses a safety hazard, and the site could be redesigned to avoid the waiver. For these reasons, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to the reduction of the separation between a residential driveway and a curb return for Lot 13. The reduction increases the chance of vehicle collisions from vehicles entering the community from Eldorado Lane with vehicles backing out of the driveway of Lot 13. Staff recommends a redesign of Lot 13 as to not allow the driveway to front Road "C" to reduce any possibility of vehicle collisions.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the 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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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;
- Full off-site improvements;
- Applicant to redesign Lot 13 so driveway does not front Road "C";

- 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-502-003

PROPERTY ADDRESS/ CROSS STREETS: 3120 E. Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed subdivision comprised of 13 single-family, detached residential units and one remnant parcel "Lot A" with an existing residence to remain.

PROPERTY OWNER INFORMATION

NAME: The Olivia Whittle Family Trust (Olivia Whittle, Trustee)

ADDRESS: 3120 E. Eldorado Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605

CELL (661) 220-0587

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233

CELL (480) 710-4993

EMAIL: Eric.Hopkins@kimley-horn.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.

Olivia Whittle

Property Owner (Signature)*

Olivia Whittle

Property Owner (Print)

11/07/24

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) WS-25-0103

PC MEETING DATE _____

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Paradise

ACCEPTED BY RG

DATE 1/23/25

FEES \$1,300

DATE 2/25/25

Kimley»Horn

December 18, 2024

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

RE: Eldorado Springs II

**Justification Letter for Land Use Application: Design Review (DR) and Waiver of
Development Standards (WS)
APN: 177-12-502-003**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Land Use Application, which consists of a Design Review (DR) and Waiver of Development Standards (WS). The subject project is a proposed residential subdivision located at the NWC of Eldorado Lane and Aquarena Way (APN: 177-12-502-003) herein referred to as the "Site."

The approximate 3.02-acre Site is partially developed with an existing single-family residence and the remainder is vacant, undeveloped land. The western portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The eastern portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Winchester Paradise Land Use Plan Area, Community District 2. The Site is bound by Eldorado Lane to the south, Aquarena Way to the east, the existing subdivisions Eldorado Springs and Eldorado Springs Phase III to the north and a private residence to the west. The following zoning districts are immediately adjacent to the Site:

- North: RS20 (Eldorado Springs) and RS3.3 (Eldorado Springs Phase III)
- East: Residential Single-Family 3.3 (RS3.3)
- South: Low-Density Single-Family Residential 6 (RS-6), City of Henderson
- West: RS20

A Rezone is being requested for the eastern portion of the Site to amend the zoning district from Residential Single-Family 20 (RS20) to Residential Single-Family 3.3 (RS3.3). The western portion will remain unchanged. The rezone for the eastern portion is being requested to establish a zoning district compatible with the current planned land use. The requested Zone Change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the densities associated with the land use categories.

The proposed project consists of fourteen (14) single-family, detached residential units. Lot 14 encompasses the portion of the project remaining in the RS20 zoning district as well as the existing private residence to remain. Of Lots 1 to 13 in the proposed RS3.3 zoning district, the minimum gross lot area is 3,680 square feet and the maximum is 5,669 square feet, with an average of 4,427 square feet. The proposed lots measure a minimum of 40-feet by 92-feet. The resulting density is 6.25 du/ac (gross). Access will be provided by one (1) proposed driveway off Eldorado Lane.

The proposed architecture for the project includes three (3) unique two-story floorplans that range in size from 2,011 square feet to 2,385 square feet. Each home will feature a two (2) car garage, three

(3) to four (4) bedrooms, and a twenty (20) foot driveway. The proposed floor plans and elevations are included in the submittal package.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Waiver of Development Standards detailed in a latter section. Half street improvements along the Eldorado Lane frontage will be provided and include pavement widening, curb and gutter, sidewalk, streetlights, landscaping, underground utilities, accessibility and positive drainage.

Perimeter landscaping will be maintained per Title 30 development standards. The frontage along Eldorado Lane will provide 10 feet of landscaping separated by a 5-foot detached, concrete sidewalk. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. All planting material will also comply with the approved Southern Nevada Regional Plant List.

Waiver of Development Standards

A Waiver of Development Standards is being requested to reduce the clearance from beginning/ending of the curb return, or spandrel, for Lot 13 to 3.5 feet where 12 feet is required per Clark County Area Uniform Standard Drawing 222. Due to the shape of the subject property, Lot 13 is oriented east-west and fronts the entry road, causing it to have a corner condition with spandrels on both sides of the lot. The total resulting frontage between the beginning/ending of the two curb returns is approximately 32'-10". Accounting for the 12 feet of clearance to each spandrel, only 8'-10" would be left for the residential driveway. The Waiver of Development Standards, therefore, is requested to provide a driveway of adequate width for Lot 13.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

**PLANNER
COPY**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS.

TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-12-502-003

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 3.02
- Project Type: Single-family detached residential subdivision
- Number of Lots: 14
- Density (du/ac): 1 (RS20 portion)/6.25 (RS3.3 portion)/4.63 (overall)
- Minimum/Maximum Lot Size (square feet): 3,680/43,560

Project Description

The plans depict a 14 lot single-family detached residential subdivision located at the northeast corner of Eldorado Lane and the McLeod Drive alignment. The plans show the overall site is 3.02 acres and will be divided into 2 portions with 13 RS3.3 lots located on the eastern 2.02 acres and 1 RS20 zoned lot located on the western 1 acre of the site. The overall density of the site is 4.63 dwelling units per acre with the eastern portion of the site having a density of 6.25 dwelling units per acre and the western portion having a density of 1 dwelling unit per acre.

The lots in the eastern portion of the site range in size from 3,680 square feet up to 5,669 square feet with lots generally measuring 34 feet to 53 feet wide and 92 feet to 123 feet long. The lot in the west portion of the site is 1 acre in size and measures approximately 212 feet wide by 203 feet long. The eastern portion of the subdivision will have access through a 43 foot wide private street that will take access from Eldorado Lane. The plans show the private street will have an entrance road that runs north to south that will access another 43 foot wide private streets that runs east to west extends the length of the subdivision. A 43 foot wide stub street will run south off of the main east-west private street, approximately 125 feet west of the entrance street, and

will extend 55 feet south. The westernmost lot (Lot 14) will directly access Eldorado Lane. All private streets are shown with 4 foot wide attached sidewalks, while 5 foot wide detached sidewalks are provided along Eldorado Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified the site from R-D and R-1 zoning to R-E zoning to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential subdivision - expired	Approved by PC	February 2003
TM-0536-02	66 lot single-family residential subdivision - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 zoning to R-E and R-2 zoning for a single-family subdivision - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a zoning and R-D zoning for a 14 lot single-family subdivision	Approved by BCC	May 1994

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)	RS3.3 & RS20	Single-family detached residential
South	City of Henderson	RS-6	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

Related Applications

Application Number	Request
ZC-25-0101	A zone change to reclassify the site from an RS20 zone to RS20 and RS3.3 zones is a companion item on this agenda.
WS-25-0103	A waiver of development standards for modified driveway design standards and a design review for a single-family residential subdivision is a companion item on this agenda.
VS-25-0102	A vacation and abandonment of a portion of Eldorado Lane for detached sidewalks 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

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot but will terminate in stub streets as opposed to a cul-de-sac, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots and sidewalks are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30 but is unable to support this tentative map request because staff cannot support the companion design review for the subdivision.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the 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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property

included under this application has been recorded; 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 there has been no substantial work towards completion; 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;
- Full off-site improvements;
- Applicant to redesign Lot 13 so driveway does not front Road "C";
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-502-003

PROPERTY ADDRESS/ CROSS STREETS: 3120 E. Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed subdivision comprised of 13 single-family, detached residential units and one remnant parcel "Lot A" with an existing residence to remain.

PROPERTY OWNER INFORMATION

NAME: The Olivia Whittle Family Trust (Olivia Whittle, Trustee)

ADDRESS: 3120 E. Eldorado Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 E. Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605

CELL (661) 220-0587

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233

CELL (480) 710-4993

EMAIL: Eric.Hopkins@kimley-horn.com

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

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

Olivia Whittle
Property Owner (Signature)*

Olivia Whittle
Property Owner (Print)

11/07/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500023

PC MEETING DATE _____

BCC MEETING DATE 3/19/25

TAB/CAC LOCATION Paradise

ACCEPTED BY RG

DATE 1/23/25

FEES \$750

DATE 2/25/25

Kimley»Horn

December 18, 2024

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

RE: Eldorado Springs II
Justification Letter for Tentative Map
APN: 177-12-502-003

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Land Use Application, which consists of a Design Review (DR) and Waiver of Development Standards (WS). The subject project is a proposed residential subdivision located at the NWC of Eldorado Lane and Aquarena Way (APN: 177-12-502-003) herein referred to as the "Site."

The approximate 3.02-acre Site is partially developed with an existing single-family residence and the remainder is vacant, undeveloped land. The western portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The eastern portion of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The Site falls within the Winchester Paradise Land Use Plan Area, Community District 2. The Site is bound by Eldorado Lane to the south, Aquarena Way to the east, the existing subdivisions Eldorado Springs and Eldorado Springs Phase III to the north and a private residence to the west. The following zoning districts are immediately adjacent to the Site:

- North: RS20 (Eldorado Springs) and RS3.3 (Eldorado Springs Phase III)
- East: Residential Single-Family 3.3 (RS3.3)
- South: Low-Density Single-Family Residential 6 (RS-6), City of Henderson
- West: RS20

A Rezone is being requested for the eastern 2.08 acres of the Site to amend the zoning district from Residential Single-Family 20 (RS20) to Residential Single-Family 3.3 (RS3.3). The western 1.00 acre will remain unchanged. It should be noted that these acreages are the net areas after a 5' vacation of public right-of-way along Eldorado Lane is processed concurrently with this application. The rezone for the eastern portion is being requested to establish a zoning district compatible with the current planned land use. The requested Zone Change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the densities associated with the land use categories.

The proposed project consists of fourteen (14) single-family, detached residential units. Lot 14 encompasses the portion of the project remaining in the RS20 zoning district as well as the existing private residence to remain. Of Lots 1 to 13 in the proposed RS3.3 zoning district, the minimum gross lot area is 3,680 square feet and the maximum is 5,669 square feet, with an average of 4,427 square feet. The proposed lots measure a minimum of 40-feet by 92-feet. The resulting density is 6.25 du/ac (gross). Access will be provided by one (1) proposed driveway off Eldorado Lane.

All proposed lots conform to the lot requirements contained within Title 30. There are no remnant lots created with the subdivision of the subject property. All lots and common areas have legal access from

the private streets to be dedicated within the subdivision, as shown on the Tentative Map. Each lot line is approximately perpendicular to the private street which it fronts and there are no double frontage lots.

The subject site is less than 5 acres, therefore, 1 entry is proposed and adequate to serve the development. Access to the site will be provided by a proposed driveway off Eldorado Lane. The driveway is located to provide adequate spacing from existing intersections east and west of the proposed driveway. The proposed driveway is located entirely within the subject property.

The street system and proposed lot configuration was designed to maximize efficiency, which was accomplished by the longer private street running east-west and orienting homes north-south fronting the north side of the street. The westerly street running north-south was aligned to provide a 125-foot offset from the entry and provide double-loaded access to Lots 1 and 2. The stub street also provides a paved route for storm drain and utility connections needed to service the subdivision.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

**PLANNER
COPY**