



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 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

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.

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

- III. Approval of Minutes for March 11, 2025 (For possible action)
- IV. Approval of the Agenda for March 25, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-25-0079-BOTACH PROPERT, LLC:**
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)
 2. **ET-25-400025 (UC-22-0184)- NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**
USE PERMIT FIRST EXTENSION OF TIME for a communication tower.
DESIGN REVIEW for a redesigned communication tower on a 0.94 acre in a CP (Commercial Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action) **PC 4/15/25**
 3. **PA-25-700011-MICHAEL, JOHN T:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action) **PC 4/15/25**
 4. **ZC-25-0163-MICHAEL, JOHN T:**
ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 4/15/25**
 5. **WS-25-0164-MICHAEL JOHN T:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) modified street design standards.
DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (phase 1); and 2) a proposed single-family residential development (phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road and 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**
 6. **TM-25-500039-MICHAEL JOHN T:**
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**

7. **WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on a 3.14 acres in a CG (General Commercial) Zone Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (For possible action)
PC 4/15/25
8. **ZC-25-0171-SEABASS REALTY, LLC:**
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)
BCC 4/16/25
9. **VS-25-0173-PRUDENTIAL, LLC:**
VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise (description on file). JG/rg/cv (For possible action)
BCC 4/16/25
10. **DR-25-0172-PRUDENTIAL, LLC:**
DESIGN REVIEW for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)
BCC 4/16/25
11. **ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)
BCC 4/16/25

12. **ZC-25-0134-GRIMM NORTON 4, LLC:**
ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)
BCC 4/16/25
13. **VS-25-0136-GRIMM NORTON 4, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)
BCC 4/16/25
14. **UC-25-0135-GRIMM NORTON 4, LLC:**
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)
BCC 4/16/25
15. **UC-25-0169-OBJECT DASH, LLC:**
USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping; 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
BCC 4/16/25

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: April 8, 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

March 11, 2025

MINUTES

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

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

Lorna Phegley; 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 February 25, 2025 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for March 11, 2025

Moved by: Williams

Action: Approve as submitted

Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**

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**

No show. Return to the Paradise March 25, 2025 TAB meeting

2. **PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:**

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action) **PC 4/1/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:**

ZONE CHANGE to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action) **PC 4/1/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:**

USE PERMITS for the following: 1) a hospital; and 2) a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate electric vehicle capable and installed parking spaces; 2) reduce buffering and screening; 3) allow attached sidewalks; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a hospital expansion; and 2) a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive approximately 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action) **PC 4/1/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-25-0125-TROPICANA LAND, LLC:**
USE PERMITS for the following: 1) recreational facility; 2) live entertainment; 3) avocational/vocational training facility; 4) office; 5) outdoor dining, drinking, and cooking; 6) outdoor market; and 7) mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce electric vehicle charging spaces; 3) reduce loading spaces; 4) allow off-site temporary construction activities; and 5) modified driveway geometrics.
DESIGN REVIEW for a recreational facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action)
BCC 4/2/25

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

6. **VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action)
BCC 4/2/25

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

7. **UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:**
USE PERMITS for the following: 1) office; and 2) gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) allow an attached sidewalk; and 4) reduce driveway throat depth.
DESIGN REVIEW for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise. JG/mh/cv (For possible action) **BCC 4/2/25**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 25, 2025
- IX. Adjournment

The meeting was adjourned at 8:30p.m.

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0079-BOTACH PROPERT, LLC:

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 applications, 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 RC	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 finds 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

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400025 (UC-22-0184)- NOSREDNA REAL ESTATE HOLDINGS CORPORATION:

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

DESIGN REVIEW for a redesigned communication tower on a 0.94 acre in a CP (Commercial Professional) Zone.

Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-13-607-003

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3675 Pecos McLeod Interconnect
- Site Acreage: 0.94
- Project Type: Communication tower
- Building Height (feet): 80 (monopalm tree)

Site Plan

The approved plan depicts an existing office building on a triangular shaped parcel located at the intersection of Twain Avenue and the Pecos McLeod Interconnect. There are 2 driveways which provide access to the site, the first is located on the Pecos McLeod Interconnect and the second is along Twain Avenue. Parking stalls are located on the western portion of the property, with the western most parking stalls covered by a shade structure. There is an existing 6 foot high block wall along the rear (western) property line. The communication monopalm tree tower is located in the center of the property in a courtyard surrounded on three sides by the building.

Landscaping

Landscaping was not a part of the original request.

Elevations

The approved plans depicted an existing 16 foot high, 1 story office building with a stucco exterior and a tile roof. The communication tower is located on the west side of the existing building, and partially screened from Pecos McLeod Interconnect and Twain Avenue by the building. The

surrounding building is approximately 16 feet in height, leaving 64 feet of the monopalm tree visible along with the top portion of the palm tree shaped antenna ray. The base of the tower can be viewed from the west parking lot through an opening in the courtyard. The entire existing 60 foot cylindrical tower will be replaced by the 80 foot high monopalm tree tower.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0184:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) 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; 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; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

The applicant states that a new third-party company has taken over managing this subject site. It has taken some time for the new company to obtain the proper engineering documents. The management company was able to obtain the engineering documents and provide them to the applicant. During this transition, the approved application (UC-22-0184) expired. The current request is an attempt to extend those conditions that were approved with the original application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0184	Use permit and design review for a communication tower	Approved by PC	May 2022
ADR-20-900241	Extended the height of an existing cellular tower to 60 feet	Approved by ZA	May 2020
UC-19-0405	Minor training facility	Approved by PC	July 2019
VC-2005-94	Setback variance for a monument sign	Denied by PC	January 1995

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-150-85 (WC-0354-94)	Waived conditions requiring a 10 foot setback for signage	Approved by BCC	June 1994
ZC-150-85	Reclassified to C-P zoning for an office professional building	Approved by BCC	July 1985

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

There is a building permit (BD23-41395) that is ready to be issued for the approved project since April of 2024. Staff understands the applicant has been working with a new management company to acquire the proper plans for this project, and to complete the necessary steps for permit issuance. It is for these findings that staff can support the extension of time 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 May 17, 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: CYNTHIA SQUIER

CONTACT: CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700011-MICHAEL, JOHN T:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres.

Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2375 E. Warm Springs Road
- Site Acreage: 0.83
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate since the adjacent parcel to the east is already planned for MN land uses and an RS3.3 zoned single-family residential development with a similar density exists to the west of Topaz Street. Furthermore, the increased density is appropriate since the site is located near Warm Springs Road and Eastern Avenue which provides ample public transportation opportunities and commercial and recreational services along the corridor. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure, and public services.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1264-07	Zone change to reclassify the site from R-E to CRT zoning for 2 office buildings - expired	Approved by BCC	January 2008
ZC-0116-03	Zone change to reclassify the site from CRT to CP zoning for a residential office conversion	Denied by BCC	May 2003
ZC-1859-00	Zone change to reclassify the site from R-E to CRT zoning for a residential office conversion - expired	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	RS20	Flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

Related Applications

Application Number	Request
ZC-25-0163	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0164	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500039	A tentative map for a 5-lot single-family residential subdivision 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 Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. The adjacent property to the east is already master planned for MN uses, and the abutting single-family residential development to the west of the flood channel and Topaz Street is zoned RS3.3 which is conforming to the MN land use category. Additionally, the MN land use category allows for a transition from Warm Springs Road (an arterial street) to the Ranch Estate Neighborhood (RN) properties to the south. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) 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 May 21, 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:

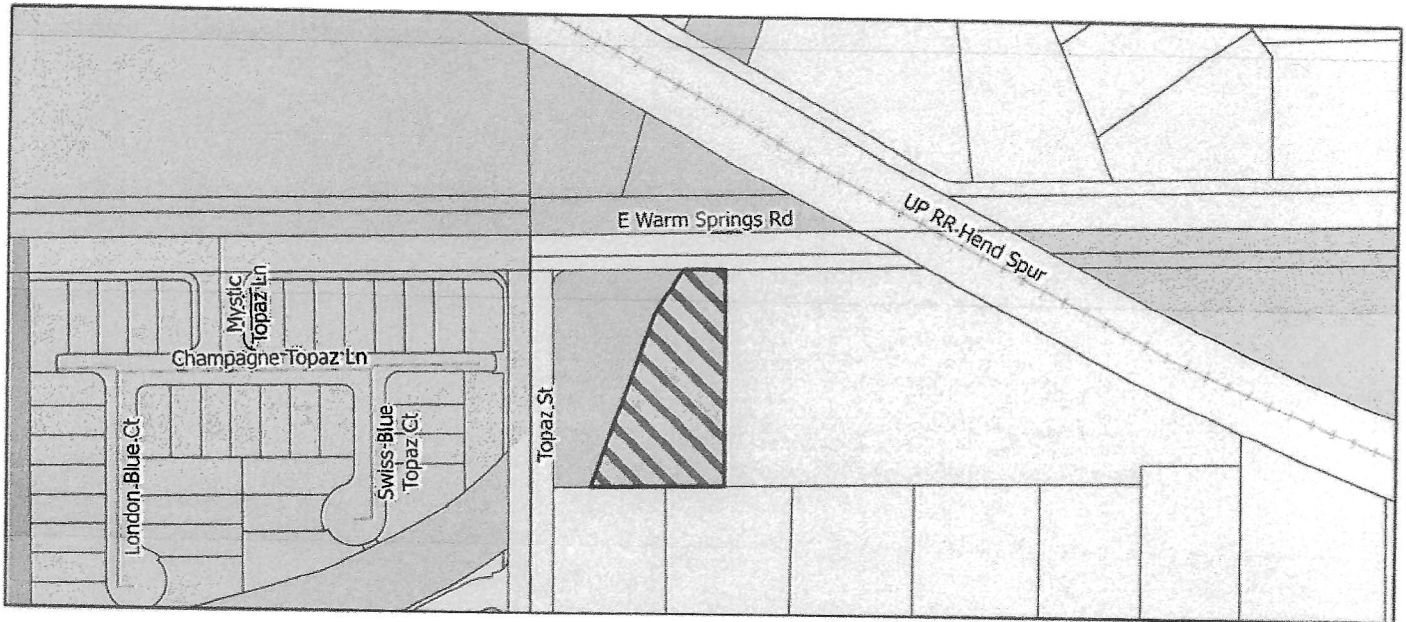
PROTEST:

APPLICANT: SUMMIT HOMES OF NEVADA

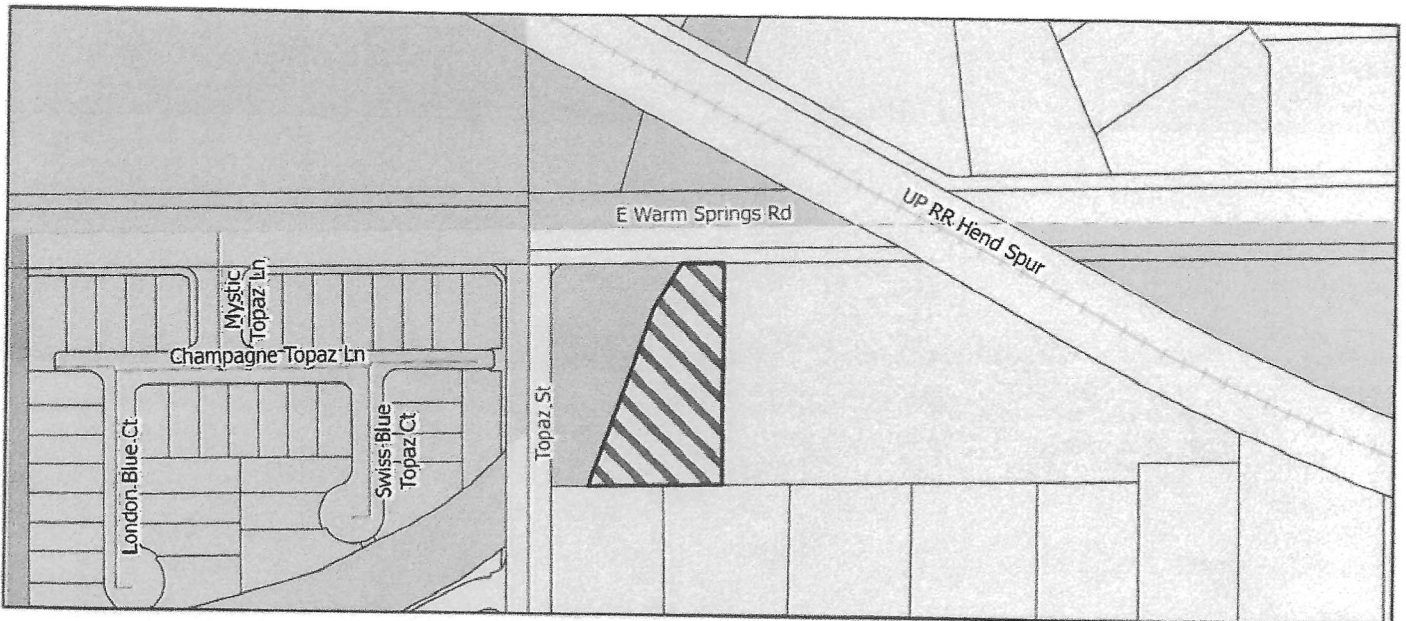
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

Planned Land Use Amendment PA-25-700011

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

Winchester Paradise
Clark County, Nevada 3

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





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-102-002

2675 EAST WARM SPRINGS ROAD

PROPERTY ADDRESS/ CROSS STREETS: WARM SPRINGS ROAD and TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

**A PLAN AMENDMENT - ZONE CHANGE - TENTATIVE MAP AND WAIVERS
FOR A 5-LOT RESIDENTIAL DEVELOPMENT.**

PROPERTY OWNER INFORMATION

NAME: JOHN T. MICHAEL

ADDRESS: P.O. BOX 50674

CITY: HENDERSON

TELEPHONE: _____ CELL _____ STATE: NV ZIP CODE: 89016

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SUMMIT HOMES OF NEVADA

ADDRESS: 3455 CLIFF SHADOWS PARKWAY, SUITE # 290

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # _____

TELEPHONE: (702) 580-2515

CELL _____

EMAIL: AndrewA@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: (702)873-7550

CELL _____

EMAIL: jeffreya@vtnnv.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.

[Signature]
Property Owner (Signature)*

John T. Michael
Property Owner (Print)

1-7-25
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 checked="" type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-25-700011

ACCEPTED BY [Signature]

PC MEETING DATE 4/15/25

DATE 2/19/25

BCC MEETING DATE 5/21/25

FEES \$3,200

TAB/CAC LOCATION Paradise

DATE 3/23/25

January 30, 2025

W.O # 8412

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Plan Amendment
 2. Zone Change
 3. Design Review
 4. Tentative Map
 5. Waiver of Development Standards

RE: APNs 177-12-102-002 – 0.83+- Gross Acres

Planning Department:

On behalf of our client Summit Homes of Nevada, VTN Nevada is requesting the approval of a Plan Amendment, Zone Change, Design Review, Tentative Map and Waiver of Development Standards application for the above referenced parcel. Summit Homes of Nevada is proposing to develop the subject parcel as a 5-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3 District) from RS-20 (Residential Single Family-20). A Plan Amendment with land designation of MN (Mid-Intensity Suburban Neighborhood) within the Paradise Land Use planning area, Commissioner Jim Gibson's district.

The proposed single family residential development is south of Warm Springs Road and east of Topaz Street.

Project Information:

The site is currently zoned RS-20 (Residential Single Family-20) and is designated as NC (Neighborhood Commercial) within Paradise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood – Up to 2 du/ac)
- West: RS-3.3 (Residential Single Family 3.3) and NC (Neighborhood Commercial)
- North: PF (Public Facility) and RS-20 (Residential Single Family-20)
- East: RS-3.3 (Residential Single family-3.3) as approved (PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095.

Planner
Copy

The Project

The proposed 5-lot residential subdivision will be constructed on land located south of Warm Spring Road and east of Topaz Street. The proposed project will be phase 2 of a previously approved project directly to the east. PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095 were approved on July 1, 2024, at the Board of County Commissioners as a 20-lot residential development. The applicant is proposing to extend the street system westward to service this proposed development.

The plans depict a proposed single-family residential development consisting of 5 residential lots on approximately 0.83 +/- acres for an overall density of 6.02 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 4,168 square feet to 8,246 square feet for an average lot size of 5,715 square feet.

The lots will have access from the proposed internal street networking consisting of 42-foot private streets, with 38 feet of travel lane, 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street. The private street is being developed under approved ZC-24-0095 and TM-24-500025.

The development is providing a 10-foot landscaping buffer along the property frontage of Warm Springs Road. Warm Springs Road is currently a 100-foot right of way with full street improvements, including full pavement, curb and gutter, sidewalks and streetlights.

REQUEST:

1. Master Plan Amendment

- a. A Master Plan Amendment to amend the planned land use for the subject property from NC (Neighborhood Commercial) to MN (Mid Intensity Suburban Neighborhood) (up to 8 du/ac). The requested planned land use of MN (Mid Intensity Suburban Neighborhood) is compatible with the surrounding property directly to the east (approved PA24-100003 / ZC-24-0095), and to the existing residential development to the west of Topaz Street. To mitigate any adverse impacts on the adjacent southern properties the project is proposing to develop a larger lot at 8,246 square feet and oriented east-west, thereby having only one lot (lot # 5) adjacent to the neighboring parcel.
- b. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure and public services. The subject property is within an area that is rich with development and can be considered "infill development". Surrounded on two (2) sides by residential development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.

The site is within two (2) miles of Sunset Park, located at 2601 East Sunset Road.

The site is within two (2) miles of David Cox Elementary School, located at 280 Clark Drive, Henderson.

The site is within two (2) miles of Jack Lund Schofield Middle School, located at 8625 Spencer Street.

The site is within three (3) miles of Del Sol High School, located at 3100 East Patrick Lane.

The site is within four (4) miles of Fire Station # 25, located at 5210 South Pecos Road.

The site is within two (2.2) miles of the Clark County Park Police Department located at 2901 East Sunset Road.

The Proposed Master Plan Amendment aligns with the Countywide Goals and Policies as detailed in the Clark County Master Plan:

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Mid Intensity Suburban Neighborhood designation will provide new housing opportunities at higher densities. The project's proximity to Warm Spring Road and Eastern Avenue provides ample public transportation opportunities, commercial and recreation service within this corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that meets Clark County goals and policies, with this amendment it allows for the developer to provide new housing opportunities throughout Clark County. The housing models bring desired architectural styles, streetscapes and landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land uses. The proposed development resulting from this amendment will promote connectivity to existing services of the surrounding communities (Policy 1.3.3). The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable growth within the area.

2. Zoning Change

The applicant is requesting a conforming Zone Change for the following:

- a. Zoning: From RS-20 (Residential Single Family-20) to RS3.3 (Residential Single Family-3.3)

3. Design Review

- a. To review the proposed Architectural Plans

4. Tentative Map

- a. For a 5-lot residential Subdivision

5. Waivers of Development Standards

- a. To allow at stub street to terminate without a turnaround in excess of 280 feet.
- b. To waive the requirement for detached sidewalks along Warm Springs Road.

Waiver

The applicant believes that having to provide a turnaround will severely impacts the developability of the site due to the width requirement. In addition, the stub street provides service to only 5 lots with limited vehicular access specific for the residences only.

Waivers

The applicant is requesting a Waiver of Development Standards to waive the requirement for a 5-foot detached sidewalk along Warm Springs Road. The code requires detached sidewalks with a landscaping buffer to be provided along the street to ensure safety and aesthetic standards. The applicant believes this waiver is appropriate at this location for several reasons. First, the 5-foot sidewalk, curb and gutter, street lighting currently exist along the property frontage and east, west and north of the site. In order to provide the detached sidewalk and improvements the applicant would be required to remove the existing improvements and reconstruction to meet current standards. The adjacent properties to the north, east and west are currently constructed with attached sidewalks, similar to the proposed.

Architectural Plans

Single Family Detached

The elevations for the 25-foot product show two (2) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 2,040 to 2,621 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

Utilities

Sanitary Sewer

The existing sanitary sewer service is provided from exiting (8) eight-inch sanitary sewer lines located in Warm Springs Road.

The applicant is proposing to connect to these lines to provide service to the proposed development.

Water

The existing water service is also located in Warm Springs Road, which consists of an existing (8) eight-inch line. The applicant is proposing to connect to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and will conform to Clark County standards.

Flood Zone

The subject property is not within a 100-year flood zone.

The subject property is within a shaded Zone "X" per Firm Panel # 32003C2590F.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Andrew Acuna, Summit Homes of Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0163-MICHAEL, JOHN T:

ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2375 E. Warm Springs Road
- Site Acreage: 0.83
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that the proposed RS3.3 zoning is appropriate since the adjacent parcel to the east is zoned RS3.3 and a similar RS3.3 zoned single-family residential development exists to the west of Topaz Street. Furthermore, the increased density is appropriate since the site is located near Warm Springs Road and Eastern Avenue which provides ample public transportation opportunities and commercial and recreational services along the corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1264-07	Zone change to reclassify the site from R-E to CRT zoning for 2 office buildings - expired	Approved by BCC	January 2008
ZC-0116-03	Zone change to reclassify the site from CRT to CP zoning for a residential office conversion	Denied by BCC	May 2003
ZC-1859-00	Zone change to reclassify the site from R-E to CRT zoning for a residential office conversion - expired	Approved by BCC	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Public Use	RS20	Flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

Related Applications

Application Number	Request
PA-25-700011	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0164	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500039	A tentative map for a 5 lot single-family residential subdivision 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 proposed RS3.3 zoning on the site is compatible with the surrounding area. The adjacent property to the east is currently zoned RS3.3, and the abutting single-family residential development to the west of the flood channel and Topaz Street is zoned RS3.3. Rezoning the site to RS3.3 will allow for a consistent unified zoning category along the south side of Warm Springs Road, not including the flood control parcel. Additionally, the RS3.3 zoning allows for a transition from Warm Springs Road (an arterial street) to the RS20 zoned properties to the south. The request complies with Policy 1.4.4 which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 21, 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:**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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-102-002

2675 EAST WARM SPRINGS ROAD

PROPERTY ADDRESS/ CROSS STREETS: WARM SPRINGS ROAD and TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

**A PLAN AMENDMENT - ZONE CHANGE - TENTATIVE MAP AND WAIVERS
FOR A 5-LOT RESIDENTIAL DEVELOPMENT.**

PROPERTY OWNER INFORMATION

NAME: JOHN T. MICHAEL

ADDRESS: P.O. BOX 50674

CITY: HENDERSON

STATE: NV ZIP CODE: 89016

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SUMMIT HOMES OF NEVADA

ADDRESS: 3455 CLIFF SHADOWS PARKWAY, SUITE # 290

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # _____

TELEPHONE: (702) 580-2515 CELL _____ EMAIL: AndrewA@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnnv.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.

[Signature]
Property Owner (Signature)*

John T. Michael
Property Owner (Print)

1-7-25
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) 20-25-0163

ACCEPTED BY [Signature]

PC MEETING DATE 4/15/25

DATE 2/19/25

BCC MEETING DATE 5/21/25

FEES \$1,700

TAB/CAC LOCATION Paradise

DATE 3/25/25

January 30, 2025

W.O # 8412

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Plan Amendment
 2. Zone Change
 3. Design Review
 4. Tentative Map
 5. Waiver of Development Standards

RE: APNs 177-12-102-002 – 0.83+- Gross Acres

Planning Department:

On behalf of our client Summit Homes of Nevada, VTN Nevada is requesting the approval of a Plan Amendment, Zone Change, Design Review, Tentative Map and Waiver of Development Standards application for the above referenced parcel. Summit Homes of Nevada is proposing to develop the subject parcel as a 5-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3 District) from RS-20 (Residential Single Family-20). A Plan Amendment with land designation of MN (Mid-Intensity Suburban Neighborhood) within the Paradise Land Use planning area, Commissioner Jim Gibson's district.

The proposed single family residential development is south of Warm Springs Road and east of Topaz Street.

Project Information:

The site is currently zoned RS-20 (Residential Single Family-20) and is designated as NC (Neighborhood Commercial) within Paradise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood – Up to 2 du/ac)
- West: RS-3.3 (Residential Single Family 3.3) and NC (Neighborhood Commercial)
- North: PF (Public Facility) and RS-20 (Residential Single Family-20)
- East: RS-3.3 (Residential Single family-3.3) as approved (PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095.

Planner
Copy

The Project

The proposed 5-lot residential subdivision will be constructed on land located south of Warm Spring Road and east of Topaz Street. The proposed project will be phase 2 of a previously approved project directly to the east. PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095 were approved on July 1, 2024, at the Board of County Commissioners as a 20-lot residential development. The applicant is proposing to extend the street system westward to service this proposed development.

The plans depict a proposed single-family residential development consisting of 5 residential lots on approximately 0.83 +/- acres for an overall density of 6.02 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 4,168 square feet to 8,246 square feet for an average lot size of 5,715 square feet.

The lots will have access from the proposed internal street networking consisting of 42-foot private streets, with 38 feet of travel lane, 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street. The private street is being developed under approved ZC-24-0095 and TM-24-500025.

The development is providing a 10-foot landscaping buffer along the property frontage of Warm Springs Road. Warm Springs Road is currently a 100-foot right of way with full street improvements, including full pavement, curb and gutter, sidewalks and streetlights.

REQUEST:

1. Master Plan Amendment

- a. A Master Plan Amendment to amend the planned land use for the subject property from NC (Neighborhood Commercial) to MN (Mid Intensity Suburban Neighborhood) (up to 8 du/ac). The requested planned land use of MN (Mid Intensity Suburban Neighborhood) is compatible with the surrounding property directly to the east (approved PA24-100003 / ZC-24-0095), and to the existing residential development to the west of Topaz Street. To mitigate any adverse impacts on the adjacent southern properties the project is proposing to develop a larger lot at 8,246 square feet and oriented east-west, thereby having only one lot (lot # 5) adjacent to the neighboring parcel.
- b. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure and public services. The subject property is within an area that is rich with development and can be considered "infill development". Surrounded on two (2) sides by residential development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.

The site is within two (2) miles of Sunset Park, located at 2601 East Sunset Road.

The site is within two (2) miles of David Cox Elementary School, located at 280 Clark Drive, Henderson.

The site is within two (2) miles of Jack Lund Schofield Middle School, located at 8625 Spencer Street.

The site is within three (3) miles of Del Sol High School, located at 3100 East Patrick Lane.

The site is within four (4) miles of Fire Station # 25, located at 5210 South Pecos Road.

The site is within two (2.2) miles of the Clark County Park Police Department located at 2901 East Sunset Road.

The Proposed Master Plan Amendment aligns with the Countywide Goals and Policies as detailed in the Clark County Master Plan:

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Mid Intensity Suburban Neighborhood designation will provide new housing opportunities at higher densities. The project's proximity to Warm Spring Road and Eastern Avenue provides ample public transportation opportunities, commercial and recreation service within this corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that meets Clark County goals and policies, with this amendment it allows for the developer to provide new housing opportunities throughout Clark County. The housing models bring desired architectural styles, streetscapes and landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land uses. The proposed development resulting from this amendment will promote connectivity to existing services of the surrounding communities (Policy 1.3.3). The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable growth within the area.

2. Zoning Change

The applicant is requesting a conforming Zone Change for the following:

- a. Zoning: From RS-20 (Residential Single Family-20) to RS3.3 (Residential Single Family-3.3)

3. Design Review

- a. To review the proposed Architectural Plans

4. Tentative Map

- a. For a 5-lot residential Subdivision

5. Waivers of Development Standards

- a. To allow at stub street to terminate without a turnaround in excess of 280 feet.
- b. To waive the requirement for detached sidewalks along Warm Springs Road.

Waiver

The applicant believes that having to provide a turnaround will severely impacts the developability of the site due to the width requirement. In addition, the stub street provides service to only 5 lots with limited vehicular access specific for the residences only.

Waivers

The applicant is requesting a Waiver of Development Standards to waive the requirement for a 5-foot detached sidewalk along Warm Springs Road. The code requires detached sidewalks with a landscaping buffer to be provided along the street to ensure safety and aesthetic standards. The applicant believes this waiver is appropriate at this location for several reasons. First, the 5-foot sidewalk, curb and gutter, street lighting currently exist along the property frontage and east, west and north of the site. In order to provide the detached sidewalk and improvements the applicant would be required to remove the existing improvements and reconstruction to meet current standards. The adjacent properties to the north, east and west are currently constructed with attached sidewalks, similar to the proposed.

Architectural Plans

Single Family Detached

The elevations for the 25-foot product show two (2) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 2,040 to 2,621 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

Utilities

Sanitary Sewer

The existing sanitary sewer service is provided from exiting (8) eight-inch sanitary sewer lines located in Warm Springs Road.

The applicant is proposing to connect to these lines to provide service to the proposed development.

Water

The existing water service is also located in Warm Springs Road, which consists of an existing (8) eight-inch line. The applicant is proposing to connect to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and will conform to Clark County standards.

Flood Zone

The subject property is not within a 100-year flood zone.

The subject property is within a shaded Zone "X" per Firm Panel # 32003C2590F.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Andrew Acuna, Summit Homes of Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0164-MICHAEL JOHN T:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) modified street design standards.

DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (phase 1); and 2) a proposed single-family residential development (phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road and 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002; 177-12-102-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow attached sidewalks along Warm Springs Road for Phase 2 where detached sidewalks are required by Section 30.04.08C.
2. Increase the length of a street not terminating in a County-approved turnaround to 280 feet where 150 feet is the standard per 30.04.08E (an 87% increase).

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC) [PHASE 1]

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL [PHASE 2]

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC) [PHASE 2]

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.83 (Phase 2)/3.5 (Phase 1)/4.33 (Overall)
- Project Type: Single-family residential subdivision
- Number of Lots: 5 (Phase 2)/20 (Phase 1)
- Density (du/ac): 6.02 (Phase 2)/5.8 (Phase 1)
- Minimum/Maximum Lot Size (square feet): 4,168/8,246 (Phase 2)
- Number of Stories: 1 to 2

- Building Height (feet): Up to 26.5 (Phase 2)
- Square Feet: 2,358 (minimum)/2,621 (maximum) (Phase 2)

Site Plans

The plans show a proposed 5 lot single-family detached residential subdivision (Phase 2) located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street. The subject site is currently occupied by an existing 1,945 square foot single-family residence that will be demolished to accommodate the proposed subdivision. The plans show the proposed single-family residential subdivision on the subject site is a second phase expansion of the previously approved 20 lot single-family residential subdivision to the east (Phase 1), which was approved in June 2024 through WS-24-0096 and TM-24-500025 and the accompanying PA-24-700003 and ZC-24-0095. The plans show the second phase subject site is 0.83 acres with a density of 6.02 dwelling units per acre. The lots in the proposed subdivision will range in size from 4,168 square feet up to 8,246 square feet. The plans show all lots will be accessed from an interior 42 foot wide north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the west side of the street. The private street runs approximately 157 feet through the length of the subdivision and terminates in a stub. The proposed private street will connect with the street network of the previously approved subdivision to the east and through this network will access Warm Spring Road. Inclusive of the portion of the street on the adjacent property, the full length of the private stub street will reach 280 feet long. Five foot wide attached sidewalks are provided along Warm Springs Road.

The previously approved plans for the Phase 1 portion of the site depicted a single-family residential development consisting of 20 lots on 3.5 acres with a density of 5.8 dwelling units per gross acre. The minimum and maximum lot sizes were shown ranging from 4,284 square feet up to 9,963 square feet, respectively. Access to the site was granted via a 42 foot wide, north/south private street that connects to Warm Springs Road, inclusive of a 4 foot wide attached sidewalk. A second 42 foot wide, east/west private street within the development provided access to several interior lots and terminated into a stub street and cul-de-sac bulb at the west and east portions of the subdivision, respectively. As previously stated, this east/west private street will now curve south and run north to south within the Phase 2 portion of the site. The need to curve this street will also lead to a minor reduction in the lot area of Lot 18 of Phase 1 and a minor increase in lot area of Lot 19 of Phase 1. As a result, the applicant will need to file an amended final map application to integrate the currently proposed subdivision with the previously approved Phase 1 to the east. This application will serve to amend the previous design review application for the site.

Landscaping

The proposed landscape plan for Phase 2 shows street landscaping will be provided along Warm Springs Road in a 10 foot wide landscape area behind an existing 5 foot wide attached sidewalk within a proposed common element, which match the previously approved landscaping of Phase 1. The plans show the landscape area will contain Willow Acacia (*Acacia Salicina*) trees, medium trees as defined by Title 30, in a single row spaced every 20 feet on center. Overall, a total of 3 medium trees are provided along the street, where 3 medium trees are required for the Phase 2 portion of the site.

Elevations

The elevations for Phase 2 show 4 different models with 2 possible exterior designs for the homes. Each exterior corresponds with either a Contemporary Mediterranean or Craftsman style. Three of the models are 2 stories tall with one model at 1 story and will range in height from 18.7 feet to 28.9 feet. The exteriors will 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.

The elevations for the previously approved Phase 1 depicted 1 to 2 story model homes with a maximum height ranging between 23 feet to 28.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and accents. Some of the models also include decorative stone veneer and optional patio covers on the rear elevation. The side elevations of the model homes include a single architectural feature being a varying roofline.

Floor Plans

The models shown for Phase 2 range in size from 2,358 square feet up to 2,621 square feet, not including garage, porch, and optional spaces which range in size between 17 and 443 square feet, spread across one and two floors. 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, in-laws' suite, and gourmet kitchens. All homes have garage space for 2 cars.

The floor plans for Phase 1 previously showed 1 to 2 story model homes with multiple floor plans ranging from 1,892 square feet to 3,190 square feet. The models featured multiple bedrooms, bathrooms, kitchen, great room, and living room with 2 car garages.

Applicant's Justification

The proposed project will be a 5-lot residential subdivision and will be phase 2 of a previously approved project directly to the east. The request to terminate the proposed street in a stub is due to the reasoning that having to provide a turnaround will severely impacts the developability of the site due to the width requirement, and the stub street will provide service to only 5 lots with limited vehicular access specific for the residences only. Additionally, the 5-foot sidewalk, curb and gutter, street lighting currently exists along the property frontage and east, west, and north of the site, and to provide the detached sidewalk and improvements the applicant would be required to remove the existing improvements and reconstruction to meet current standards. The adjacent properties to the north, east, and west are currently constructed with attached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500025*	A tentative map consisting of 20 single-family residential lots	Approved by BCC	June 2024
WS-24-0096*	Design Review and waiver for a single-family residential subdivision	Approved by BCC	June 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0095*	Reclassified the site from CP to RS3.3 for a single-family residential subdivision	Approved by BCC	June 2024
PA-24-700003*	Redesignated the site from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood	Approved by BCC	June 2024
NZC-1264-07	Reclassified the site from R-E to CRT for a two-office building development - expired	Approved by BCC	January 2008
ZC-0116-03	Reclassified the site from CRT to C-P to convert an existing residence to an office	Denied by BCC	May 2003
ZC-1859-00	Reclassified the site from R-E to CRT to convert an existing residence to an office - expired	Approved by BCC	February 2001

*Applications related to the previously approved subdivision on APN 177-12-102-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20 & PF	Single-family residential development & Sunset Park
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Neighborhood Commercial	CP	Undeveloped & office complex
West	Neighborhood Commercial & Public Use	RS20 & RS3.3	Single-family residential development

* The Duck Creek Wash is located directly to the west and to the north across Warm Springs Road.

**The Union Pacific Railroad right-of-way is located to the east and the north of the site across Warm Springs Road.

Related Applications

Application Number	Request
PA-25-700011	A master plan amendment from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood on APN 177-12-102-002 is a companion item on this agenda.
ZC-25-0163	A zone change from RS20 to RS3.3 on APN 177-12-102-002 is a companion item on this agenda.
TM-25-500039	A tentative map consisting of 5 single-family residential lots on APN 177-12-102-002 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

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 a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different architectural enhancements for the access points of the homes. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided attached sidewalk, reducing heat islands effects. Additionally, the proposed lots sizes and house architecture will be similar to the previously approved subdivision that this proposed subdivision will be integrated into and will have sufficient legal access. The proposed design choices will effectively be mirrored between the two phases and no discernable differences between the two phases are expected. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. Staff, however, cannot support the waivers of development standards, so staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow stub street over 150 feet to not provide a turnaround. Staff finds that the proposed stub streets will not provide adequate room for trucks to turn around, causing them to have to back out, creating the potential for collisions.

Waiver of Development Standards #1

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

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 that an amended final map will need to be filed to integrate the 2 phases of the development; that 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 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

- Drainage study and compliance;
- Traffic study and compliance.

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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0090-2025 to obtain your POC exhibit; and that Flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-102-002

2675 EAST WARM SPRINGS ROAD

PROPERTY ADDRESS/ CROSS STREETS: WARM SPRINGS ROAD and TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

A PLAN AMENDMENT - ZONE CHANGE - TENTATIVE MAP AND WAIVERS
FOR A 5-LOT RESIDENTIAL DEVELOPMENT.

PROPERTY OWNER INFORMATION

NAME: JOHN T. MICHAEL

ADDRESS: P.O. BOX 50674

CITY: HENDERSON

TELEPHONE: _____ CELL _____ EMAIL: _____ STATE: NV ZIP CODE: 89016

APPLICANT INFORMATION (must match online record)

NAME: SUMMIT HOMES OF NEVADA

ADDRESS: 3455 CLIFF SHADOWS PARKWAY, SUITE # 290

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # _____

TELEPHONE: (702) 580-2515

CELL _____

EMAIL: AndrewA@summithomesnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: (702) 873-7550

CELL _____

EMAIL: jeffreya@vtnnv.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.

[Signature]
Property Owner (Signature)*

John T. Michael
Property Owner (Print)

1-7-25
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 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) WS-25-0164

PC MEETING DATE 4/15/25

BCC MEETING DATE 5/21/25

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 2/19/25

FEES \$1,800

DATE 3/25/25

January 30, 2025

W.O # 8412

CLARK COUNTY

Planning Department

500 Grand Canyon Parkway

Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Plan Amendment
 2. Zone Change
 3. Design Review
 4. Tentative Map
 5. Waiver of Development Standards

RE: APNs 177-12-102-002 – 0.83+- Gross Acres

Planning Department:

On behalf of our client Summit Homes of Nevada, VTN Nevada is requesting the approval of a Plan Amendment, Zone Change, Design Review, Tentative Map and Waiver of Development Standards application for the above referenced parcel. Summit Homes of Nevada is proposing to develop the subject parcel as a 5-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3 District) from RS-20 (Residential Single Family-20). A Plan Amendment with land designation of MN (Mid-Intensity Suburban Neighborhood) within the Paradise Land Use planning area, Commissioner Jim Gibson's district.

The proposed single family residential development is south of Warm Springs Road and east of Topaz Street.

Project Information:

The site is currently zoned RS-20 (Residential Single Family-20) and is designated as NC (Neighborhood Commercial) within Paradise Land Use Plan area.

The project site is bound by properties with planned land use and zoning as follows:

- South: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood – Up to 2 du/ac)
- West: RS-3.3 (Residential Single Family 3.3) and NC (Neighborhood Commercial)
- North: PF (Public Facility) and RS-20 (Residential Single Family-20)
- East: RS-3.3 (Residential Single family-3.3) as approved (PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095.

Planner
Copy

The Project

The proposed 5-lot residential subdivision will be constructed on land located south of Warm Spring Road and east of Topaz Street. The proposed project will be phase 2 of a previously approved project directly to the east. PA-24-700003 / TM-24-500025 / WS-24-0096 and ZC-24-0095 were approved on July 1, 2024, at the Board of County Commissioners as a 20-lot residential development. The applicant is proposing to extend the street system westward to service this proposed development.

The plans depict a proposed single-family residential development consisting of 5 residential lots on approximately 0.83 +/- acres for an overall density of 6.02 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 4,168 square feet to 8,246 square feet for an average lot size of 5,715 square feet.

The lots will have access from the proposed internal street networking consisting of 42-foot private streets, with 38 feet of travel lane, 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street. The private street is being developed under approved ZC-24-0095 and TM-24-500025.

The development is providing a 10-foot landscaping buffer along the property frontage of Warm Springs Road. Warm Springs Road is currently a 100-foot right of way with full street improvements, including full pavement, curb and gutter, sidewalks and streetlights.

REQUEST:

1. Master Plan Amendment

- a. A Master Plan Amendment to amend the planned land use for the subject property from NC (Neighborhood Commercial) to MN (Mid Intensity Suburban Neighborhood) (up to 8 du/ac). The requested planned land use of MN (Mid Intensity Suburban Neighborhood) is compatible with the surrounding property directly to the east (approved PA24-100003 / ZC-24-0095), and to the existing residential development to the west of Topaz Street. To mitigate any adverse impacts on the adjacent southern properties the project is proposing to develop a larger lot at 8,246 square feet and oriented east-west, thereby having only one lot (lot # 5) adjacent to the neighboring parcel.
- b. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure and public services. The subject property is within an area that is rich with development and can be considered "infill development". Surrounded on two (2) sides by residential development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.

The site is within two (2) miles of Sunset Park, located at 2601 East Sunset Road.

The site is within two (2) miles of David Cox Elementary School, located at 280 Clark Drive, Henderson.

The site is within two (2) miles of Jack Lund Schofield Middle School, located at 8625 Spencer Street.

The site is within three (3) miles of Del Sol High School, located at 3100 East Patrick Lane.

The site is within four (4) miles of Fire Station # 25, located at 5210 South Pecos Road.

The site is within two (2.2) miles of the Clark County Park Police Department located at 2901 East Sunset Road.

The Proposed Master Plan Amendment aligns with the Countywide Goals and Policies as detailed in the Clark County Master Plan:

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Mid Intensity Suburban Neighborhood designation will provide new housing opportunities at higher densities. The project's proximity to Warm Spring Road and Eastern Avenue provides ample public transportation opportunities, commercial and recreation service within this corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that meets Clark County goals and policies, with this amendment it allows for the developer to provide new housing opportunities throughout Clark County. The housing models bring desired architectural styles, streetscapes and landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land uses. The proposed development resulting from this amendment will promote connectivity to existing services of the surrounding communities (Policy 1.3.3). The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable growth within the area.

2. Zoning Change

The applicant is requesting a conforming Zone Change for the following:

- a. Zoning: From RS-20 (Residential Single Family-20) to RS3.3 (Residential Single Family-3.3)

3. Design Review

- a. To review the proposed Architectural Plans

4. Tentative Map

- a. For a 5-lot residential Subdivision

5. Waivers of Development Standards

- a. To allow at stub street to terminate without a turnaround in excess of 280 feet.
- b. To waive the requirement for detached sidewalks along Warm Springs Road.

Waiver

The applicant believes that having to provide a turnaround will severely impacts the developability of the site due to the width requirement. In addition, the stub street provides service to only 5 lots with limited vehicular access specific for the residences only.

Waivers

The applicant is requesting a Waiver of Development Standards to waive the requirement for a 5-foot detached sidewalk along Warm Springs Road. The code requires detached sidewalks with a landscaping buffer to be provided along the street to ensure safety and aesthetic standards. The applicant believes this waiver is appropriate at this location for several reasons. First, the 5-foot sidewalk, curb and gutter, street lighting currently exist along the property frontage and east, west and north of the site. In order to provide the detached sidewalk and improvements the applicant would be required to remove the existing improvements and reconstruction to meet current standards. The adjacent properties to the north, east and west are currently constructed with attached sidewalks, similar to the proposed.

Architectural Plans

Single Family Detached

The elevations for the 25-foot product show two (2) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements. The floor plans show homes ranging in size from 2,040 to 2,621 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded).

Utilities

Sanitary Sewer

The existing sanitary sewer service is provided from exiting (8) eight-inch sanitary sewer lines located in Warm Springs Road.

The applicant is proposing to connect to these lines to provide service to the proposed development.

Water

The existing water service is also located in Warm Springs Road, which consists of an existing (8) eight-inch line. The applicant is proposing to connect to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and will conform to Clark County standards.

Flood Zone

The subject property is not within a 100-year flood zone.

The subject property is within a shaded Zone "X" per Firm Panel # 32003C2590F.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Andrew Acuna, Summit Homes of Nevada

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500039-MICHAEL JOHN T:

TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-12-102-002

PROPOSED 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: 0.83
- Project Type: Single-family residential subdivision
- Number of Lots: 5
- Density (du/ac): 6.02
- Minimum/Maximum Lot Size (square feet): 4,168/8,246

The plans show a proposed 5 lot single-family detached residential subdivision (Phase 2) located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street. The subject site is currently occupied by an existing 1,945 square foot single-family residence that will be demolished to accommodate the proposed subdivision. The plans show the proposed single-family residential subdivision on the subject site is a second phase expansion of the previously approved 20 lot single-family residential subdivision to the east (Phase 1). The plans show the second phase subject site is 0.83 acres with a density of 6.02 dwelling units per acre. The lots in the proposed subdivision will range in size from 4,168 square feet up to 8,246 square feet. The plans show all lots will be accessed from an interior 42 foot wide north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the west side of the street. The private street runs approximately 157 feet through the length of the subdivision and terminates in a stub. The proposed private street will connect with the street network of the previously approved subdivision to the east and through this network will access Warm Spring Road. Inclusive of the portion of the street on the adjacent property, the full length of the private stub street will reach 280 feet long. Five foot wide attached sidewalks are provided along Warm Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500025*	A tentative map consisting of 20 single-family residential lots	Approved by BCC	June 2024
WS-24-0096*	Design Review and waivers for a single-family residential subdivision	Approved by BCC	June 2024
ZC-24-0095*	Reclassified the site from CP to RS3.3 for a single-family residential subdivision.	Approved by BCC	June 2024
PA-24-700003*	Redesignated the site from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood	Approved by BCC	June 2024
NZC-1264-07	Reclassified the site from R-E to CRT for a two-office building development - expired	Approved by BCC	January 2008
ZC-0116-03	Reclassified the site from CRT to C-P to convert an existing residence to an office.	Denied by BCC	May 2003
ZC-1859-00	Reclassified the site from R-E to CRT to convert an existing residence to an office - expired	Approved by BCC	February 2001

* Applications related to the previously approved subdivision on APN 177-12-102-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20 & PF	Single-family residential development & Sunset Park
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development (Warm Springs & Topaz Phase 1)
West	Neighborhood Commercial & Public Use	RS20 & RS3.3	Single-family residential development

* The Duck Creek Wash is located directly to the west and to the north across Warm Springs Road.

**The Union Pacific Railroad right-of-way is located to the north of the site across Warm Springs Road.

Related Applications

Application Number	Request
PA-25-700011	A master plan amendment from Neighborhood Commercial to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-25-0163	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0164	A design review with waivers of a 5 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**

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 and will terminate in a stub street. 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 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, however, finds the use of a stub street over 150 feet to be a safety hazard and in this case would serve too many lots without an appropriate turnaround, such as a cul-de-sac. Additionally, staff has recommended denial on the accompanying design review and waivers of development standards, which could result in design changes to the sidewalk and common elements that would affect the layout of the tentative map. As a result, staff cannot support the lack of detached sidewalks and the accompanying design review and, therefore, cannot support this request.

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.

Building Department - Addressing

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** SUMMIT HOMES OF NEVADA**CONTACT:** VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on a 3.14 acres in a CG (General Commercial) Zone

Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (For possible action)

RELATED INFORMATION:

APN:

162-18-512-007 through 067

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of the proposed building to 55 feet where the maximum height allowed is 50 feet per Section 30.02.14 (a 10% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4280 Spring Mountain Road
- Site Acreage: 3.14
- Project Type: Retail building with parking garage
- Building Height (feet): up to 55
- Square Feet: 15,175 (proposed retail)/45,000 (proposed garage)/ 60,175 (proposed total)
- Parking Required/Provided: 232/345
- Sustainability Required/Provided: 7/8

Site Plan

The plans depict an existing L-shaped shopping center consisting of several retail buildings at the corner of Pioneer Avenue and Arville Street. The site has 3 driveways providing access to Spring Mountain Road, Arville Street, and Pioneer Avenue. The proposed plans are for a new parking garage with retail uses on the first floor located on the northwest portion of the shopping center adjacent to the corner of Arville Street and Pioneer Avenue. The proposed retail and parking garage building will be constructed on top of a portion of the existing the parking lot, which currently accommodates 50 cars. The new garage will provide 91 spaces, including 4 handicap

spaces. The site will now provide 345 parking spaces where 232 parking spaces are required. The proposed building meets the required 10 foot setback from the north and west property lines.

Landscaping

The plans depict new landscaping at the corner of Arville Street and Pioneer Avenue consisting of an existing attached sidewalk and landscaping on each side of the sidewalk. No other changes to the landscaping is proposed with this application.

Elevations

The building design is carrying the theme of existing Shanghai Plaza with an exterior design of brick façade and crown molding cornices at the top of the building. Decorative arches and rails will match the existing buildings within the shopping center. The majority of the proposed building will be lower than the maximum height allowed of 50 feet. However, a small portion of the building will exceed the maximum height of 50 feet for a total height of 55 feet to accommodate the elevator shaft.

Floor Plans

The plans depict individual retail suites ranging in size between 1,600 square feet to 1,757 square feet on the first level. Levels 2, 3, and 4 are dedicated as a garage for on-site parking. The overall square footage of both the retail and parking garage is 60,175 square feet.

Applicant's Justification

The applicant states the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. According to the applicant, the portion of the building with increased height is the elevator tower machine sitting over the elevator cart and will need certain clearance from the finish floor to make the elevator functional. The elevator tower height is 54 feet and 6 inches, which is higher than 50 foot height limit. Since the elevator is sitting in the middle of the building, the protruding height will not have negative impact on the pedestrian along the streets.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500125-16	Tentative map for a commercial subdivision in a C-2 zone within Adult Overlay District	Approved by PC	September 2016
ZC-0029-16	C-2 zoning and design review for a shopping center; waiver of development standards for Asian Design Overlay District, alternative landscaping, and allow non-standard improvement in the right-of-way; design review for shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Corridor Mixed-Use	CG	Shopping center/office/warehouse
East	Corridor Mixed-Use	IL	Warehouse facility

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.

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 does not have an objection to the increased building height as it should have minimal to no impact on the surrounding properties. The requested waiver of development standards to increase the building height is related to an elevator tower, which is used for the elevator equipment and only a small portion of the building (elevator shaft) is exceeding the maximum height. In addition, the majority of the proposed building heights and building design are to code standards and are consistent and compatible with the buildings within the shopping center. The portion of the building that exceeds maximum height is located within the center portion of the building and is partially screened from the right-of-way. Therefore, staff does not anticipate any adverse impacts from the increased height and can support the waiver.

Also, the parking garage will assist in reducing the potential heat island effects that would be otherwise unabated from having the entire parking spaces previously exposed to the sun. In addition, parking is exempt from the maximum parking of a maximum of 15% above the minimum required when utilizing structured parking garages. Staff can support this design review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:
Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0432-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: U S HUI DE REAL ESTATE INVESTMENT CORP

CONTACT: YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16218512067

PROPERTY ADDRESS/ CROSS STREETS: ARVILLE ST & PIONEER AVE

DETAILED SUMMARY PROJECT DESCRIPTION

A 15,175 SF retail development within the existing parking lot. A 3 levels parking garage is added above new single level retail with 91 parking spaces. Waiver of Development Standard and Design Review of the project are requested.

PROPERTY OWNER INFORMATION

NAME: U S HUI DE REAL ESTATE INVESTMENT CORP

ADDRESS: 6330 SPRING MOUNTAIN RD STE D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 725-8885205

CELL 725-8885205

EMAIL: 120875535@qq.com

APPLICANT INFORMATION (must match online record)

NAME: Chengdong Ni

ADDRESS: 6330 SPRING MOUNTAIN RD STE D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 725-8885205

CELL 725-8885205

EMAIL: 120875535@qq.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Yihong Liu

ADDRESS: 1669 W. Horizon Ridge Parkway, Suite 120

CITY: Henderson

STATE: NV

ZIP CODE: 89012

REF CONTACT ID # _____

TELEPHONE: 702-3219316

CELL 702-3219316

EMAIL: yi@ylarchitecture.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)*

CHENG DONG NI

Property Owner (Print)

11/27/2021

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 25-0187

PC MEETING DATE 4/15/25

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 8/20/25

FEES \$1,300

DATE 3/25/25



YIHONG LIU + ASSOCIATES

Feb 21, 2025

Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 162-18-512-067

Address: Shanghai Plaza at Pioneer Ave and Arville St

Dear Planner:

Please accept this letter as our justification letter for a Waiver of Development Standard and a Design Review to allow a single-story retail building with 3 levels of parking garage above to be built in CG Zoning in Clark County.

Waiver of Development Standard:

The majority of the building height is at 45'-3" with stair tower at 49'-10" which matches the other existing buildings in the shopping center. The only portion of the height over 50' limit is the elevator tower due to the machine sitting over the elevator cart and need certain clearance from the finish floor to make the elevator functional. The elevator tower height is 54'-6", which is higher than 50' height limit for CG zoning. Since the elevator is sitting in the middle of the building, the protruding height will not have negative impact on the pedestrian along both streets. Therefore, we respectfully request a waiver of development to be approved.

Design Review:

This project is adding a new building to the existing Shanghai Plaza parking lot. The total new retail area is 15,175 SF total with about 10,000 SF retail store area, and the parking garage is 3 level parking with about 45,000 SF. This brings the total retail area in Shanghai Plaza to 77,790 SF.

The project is situated at the southeast corner of Pioneer Ave and Arville St. The 5' sidewalks are existing, and the building is 10' away from the property line which matches the required setback. The decorative popout columns are about 1' protruding into the setback where the closest part is 9' away from the property line.

The landscaping along both streets has trees distance about 20' on average. With door access and walkways facing the street sidewalk, the design was set up for urban retail appeal that creates attractive look at this intersection.

The building will be constructed on the parking lot, which currently accommodates 50 cars. The new garage will add an additional 91 cars with 4 handicap spaces. So, the added parking is 41 cars for the new 10,000 SF store retail. With the newly added 41 cars parking spaces, total shopping center parking spaces becomes 345 cars, when the new Title 30 requires 222 cars total for the shopping center.

The building design is carrying the theme of existing Shanghai Plaza. With brick façade, crown molding cornice of the building bring high end look to the street. Arches and rails are all decorative and match the existing buildings in the shopping center.

The building is designed with 8 sustainability points when 7 is required by code.

We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0171-SEABASS REALTY, LLC:

ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

APN:

177-02-603-017; 177-02-603-026

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2050 E. Maule Avenue & 2076 E. Maule Avenue
- Site Acreage: 0.92
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests IP zoning for the 2 parcels for an expansion to an existing transportation service facility. The applicant states this proposed use is less intense than most of the permitted uses within the IP zoning district. Properties abutting the subject site are also designated for Business Employment and are zoned IP. The request is compliant with multiple goals and policies within the Master Plan related to in-fill and redevelopment. According to the applicant, the request will not have adverse effects on adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood	IP & RS3.3	Warehouse/distribution
East	Business Employment	IP (AE-60)	Undeveloped & office/warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP (AE-60)	Office/warehouse

Related Applications

Application Number	Request
DR-25-0172	A design review for a transportation service facility expansion is a companion item on this agenda.
VS-25-0173	A vacation and abandonment for a portion of Maule Avenue 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 properties adjacent to the subject parcel all are currently zoned IP (Industrial Park). The IP district is designed for low-intensity industrial uses as well as supporting office uses, and surrounding the subject site are a mix of warehouse uses, and office/warehouse uses. In addition, the subject parcels and the other RS20 zoned property in the immediate area are in the Business Employment (BE) category in the Master Plan, and IP zoning conforms to this category. The site's proximity to a transportation hub, Harry Reid International Airport, and an arterial thoroughfare, Eastern Avenue, lends to it being an appropriate location for Industrial Park (IP) zoning. Goal 5.5 of the Master Plan supports the proposed IP zoning, as stated in Policy 5.5.1. Designate and support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the IP 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SEABASS REALTY, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-603-017 and 177-02-603-026

PROPERTY ADDRESS/ CROSS STREETS: 2100 E Maule Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Boundary Amendment to Industrial Park for an Expansion of an Existing Transportation Services Facility

PROPERTY OWNER INFORMATION

NAME: Seabass Realty, LLC

ADDRESS: 1903 North US Highway 71

CITY: Carroll

STATE: IA ZIP CODE: 51401

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Seabass Realty, LLC

ADDRESS: 1903 North US Highway 71

CITY: Carroll

STATE: IA ZIP CODE: 51401 REF CONTACT ID # N/A

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV ZIP CODE: 89012 REF CONTACT ID # 191488

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

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

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

Jeffrey M. Greteman
Property Owner (Print)

7/16/2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input 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) ZC-25-0171

ACCEPTED BY RG

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE 3/25/25

2/19/25
\$1,200

D G Consultants

July 15, 2024

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

RE: REVISED - Zone Boundary Amendment (APN: 177-02-603-017 and 026)

On behalf of Seabass Realty, LLC, we are requesting a zone boundary amendment (zone change) from Residential Single-Family 20 (RS20) to Industrial Park (IP) zone for a proposed expansion to a transportation service facility. The IP district is established to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office. The subject portion, of the overall site, that is proposed to be rezoned is a total of 1.0 acres, zoned RS20, and located on the north side of Maule Avenue, approximately 850 feet east of Spencer Street.

The proposed use is either permitted by right or conditional in an IP zoning district. Based on the attached site plan with corresponding setbacks, detached sidewalk, screening and buffering, and access points, the proposed use is entirely consistent with the intent of the IP zoning district. The project complies with several Goals and Policies contained within the Clark County Master Plan.

Zone Boundary Amendment

The request for Industrial Park (IP) is for the proposed expansion to an existing transportation service facility. The proposed use is less intense than most of the full range of uses allowed in the IP zoning district and the uses allowed in the current Business Employment (BE) planned land use designation. A transportation service provides for the delivery of passengers or goods such as couriers, limousines, taxis, ride-shares, tour guide services, Transportation Network Companies (TNCs), or other similar uses.

The context of the site's location justifies this request. The site is immediately adjacent to the existing transportation service facility and located adjacent to a collector street that provides access to another collector (Spencer Street) and arterial street (Eastern Avenue) with corresponding traffic generation. The properties to the north and west are also planned for Business Employment (BE) and zoned IP. Therefore, the request is entirely consistent and compatible with the immediate area. Additionally, the request is entirely consistent with key considerations for the IP zoning district. The request is also compliant and consistent with multiple goals and policies contained within the Clark County Master Plan related to infill and redevelopment, diverse and reliant economy, and predictable growth and development.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; and b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare.

Thank you for your consideration.

Sincerely,



2/19/25
**PLANNER
COPY**

20-25-0171

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0173-PRUDENTIAL, LLC:

VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-603-017; 177-02-603-026 through 177-02-603-027

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of the right-of-way being Maule Avenue to accommodate the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D, waivers of development standards for reduced setback, modified design standards, modified landscape design standards (blockwall) and design review for a transportation service facility	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential
West	Business Employment	IP (AE-60)	Retail and outdoor storage

Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
DR-25-0172	A design review for an expansion of an existing transportation service 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PRUDENTIAL, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-603-017, 177-02-603-026, 177-02-603-027, 177-02-603-028

PROPERTY ADDRESS/ CROSS STREETS: 2100 E Maule Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for an Expansion of an Existing Transportation Services Facility

PROPERTY OWNER INFORMATION

NAME: Seabass Realty, LLC

ADDRESS: 1903 North US Highway 71

CITY: Carroll

STATE: IA

ZIP CODE: 51401

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

APPLICANT INFORMATION (must match online record)

NAME: Seabass Realty, LLC

ADDRESS: 1903 North US Highway 71

CITY: Carroll

STATE: IA

ZIP CODE: 51401

REF CONTACT ID # N/A

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

REF CONTACT ID # 191488

TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

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

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

[Signature]
Property Owner (Signature)*

Jeffrey M Greteman
Property Owner (Print)

7/16/2024
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) DR-25-0172

PC MEETING DATE _____

BCC MEETING DATE 4/16/25

TAB/CAE LOCATION Paradise

ACCEPTED BY RG

DATE 2/19/25

FEES \$1,000

DATE 3/25/25

07/15/2024

Department of Comprehensive Planning

500 Grand Central Parkway

Box 551741

Las Vegas, NV 89155-1741

RE: Justification letter for a Design Review for an expansion of an existing Transportation Service Facility.

On behalf of the applicant, we are respectfully submitting this Application for a Design Review for the above referenced expansion of an existing transportation facility, by way of ZC-07-0117. The site is located on the north side of Maule Ave, between Eastern Ave and Spencer Street.

The overall square footage of this site is 139,158 s.f. and 3.19 AC Net. The proposed bus maintenance building consists of 5,600 s.f. with an office space of 1,400 s.f. for a total of 7,000 s.f. We are also proposing a storage building with a square footage of 140 s.f. and an outside wash bay with a square footage of 1,430 s.f. The building materials consist of will concrete block using split face block at the base, smooth face single core, and split face fluted block as a cap to the wall, this will provide a durable building with texture and relief and will match the existing building.

Most of this site will be paved for the parking of limousine/bus tour parking. The required parking for this site is calculated at 26 and we calculated it for 34 overall spaces with 4 required bicycle spaces and 1 required industrial space. This site meets the guidelines of the landscaping requirements; therefore, we will not be requesting a waiver and we have met the requirements of the sustainability requirements as outlined in the new code. We have provided the sustainability requirements checklist along with this application.

Thank you for your consideration, please contact me if you have any questions.

Sincerely,

2/19/25
CIVIL
ENGINEERING
DR-25-0172

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0172-PRUDENTIAL, LLC:

DESIGN REVIEW for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-603-017; 177-02-603-026 through 177-02-603-028

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2050 E. Maule Avenue, 2076 E. Maule Avenue, 2086 E. Maule Avenue, and 2100 E. Maule Avenue
- Site Acreage: 3.19
- Project Type: Transportation service expansion
- Number of Stories: 1
- Building Height (feet): 29 maximum
- Square Feet: 7,000 (Proposed bus maintenance shop)/1,430 (Proposed wash bay)/140 (proposed storage shed)
- Parking Required/Provided: 8/9
- Sustainability Required/Provided: 7/6

Site Plan & History

The existing transportation service was originally approved in 2007 under ZC-0117-07. The site (parcel 177-02-603-028) was approved with a 3,000 square foot warehouse building with an additional 1,203 square feet of office space. The previously approved plans depict 26 bus parking spaces on the east and west sides of the parcel.

The applicant is proposing an expansion of the existing transportation service into the adjacent parcels 177-02-603-017, 177-02-603-026 and 177-02-603-027 to the west. This expansion includes a proposed 7,000 square foot bus maintenance shop with office space, 1,430 square foot wash bay, and 140 square foot storage shed on the northern portions of the expansion area. Twelve bus parking spaces will remain along the east property line of the original site, 20 bus

parking spaces will be striped in the middle of site, and 20 more bus parking spaces will be striped along the west property line of the facility.

Access to the site is provided via an existing driveway on parcel 177-02-603-028 to the east, and a new driveway to the west will be constructed on parcels 177-02-603-026 and 177-02-603-027. The existing trash enclosure will be relocated from the south side of the existing office/warehouse building to the northwest corner of the development adjacent to the proposed wash bay location.

Landscaping

The plan shows a 15 foot wide street landscape strip along Maule Avenue for the expansion area. This includes a 5 foot wide detached sidewalk, and 5 foot wide landscape strip on each side of the detached sidewalk are shown on the plans. The plan also depicts a total of 25 large and medium trees within the street landscaping area. Lastly, the applicant is providing parking lot landscape island with trees.

Elevations

The elevations of the proposed maintenance building depicts a split face concrete block to match the existing building on the site. The wash bay is depicted as a freestanding shade structure comprised of roof fabric material with steel pipe columns. Lastly, the storage shed will be constructed with metal.

Floor Plan

The plan shows the proposed 7,000 square foot maintenance building which includes 4 service bays and a future office with restrooms. The 1,430 square foot wash bay has an open side to wash the service vehicles. Lastly, the proposed storage shed has an overall area of 140 square feet.

Applicant's Justification

The eastern portion of the site was previously approved as a transportation facility. Per the applicant, the proposed expansion meets the guidelines of the landscaping requirements; the sustainability requirements, and the proposed buildings are compatible to the existing structures on site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D, waiver of development standards for reduced setback, modified design standards, modified landscape design standards (blockwall) and design review for a transportation service facility	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intenisty Suburban Neighborhood	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential
West	Business Employment	IP (AE-60)	Retail

Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
VS-25-0173	A vacation and abandonment a portion of a right-of-way being Maule Avenue 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
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 expansion of the existing transportation service is compatible with adjacent development in the area. In addition, the proposed building elevations match the existing buildings on site. The proposed expansion will allow for additional access to the site (west of the existing driveway) along Maule Avenue; therefore, site access and vehicular circulation is not negatively impacted. Staff supports this design review request..

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PRUDENTIAL, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.

DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-16-214-002; 162-17-711-002

DEVIATIONS:

1. Increase building height to 660 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 557% increase).
2. Reduce height/setback ratio from an arterial street (Las Vegas Boulevard South) to 59 feet where 218 feet is required per Figure 30.56-4 (a 73% reduction).
3. Permit encroachment into airspace.
4. Reduce the number of loading spaces to 12 where 24 spaces are required per Table 30.60-6 (a 50% reduction).
5. Allow primary access into portions of the building from the exterior of the resort hotel.
6. Allow alternative landscaping and a pedestrian realm along the street frontage (Las Vegas Boulevard South) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
7. Allow all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Allow existing driveways to remain where compliance with Uniform Standard Drawing 222.1 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description****General Summary**

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 69.8
- Project Type: Resort hotel
- Number of Stories: 43 (including podium)
- Building Height (feet): 542 (top of guitar)/660 (additional architectural features)
- Square Feet: 1,208,301 (approved with UC-23-0031)/45,261 (pool surface area)/70,000 (addition live theater)/60,000 (ballroom addition)/110,000 (low rise expansion)/6,500 (retail addition)/6,300 (north valet remodel)/1,794,654 (total)
- Parking Required/Provided: 5,592/6,166

History & Site Plan

The original request was for a new hotel tower to be built on the site currently branded as The Mirage where the volcano attraction currently sits adjacent to Las Vegas Boulevard. Per the approved plans with UC-23-0031, the new hotel tower and buildings for a new casino area, retail spaces, restaurants with outside dining, a night club, day club, offices, live entertainment, recreation areas, entertainment areas, back of house areas, and other related accessory uses. The new hotel tower and buildings will consist of 1,208,301 square feet of total area.

The square footage breakdown is more fully described below:

- 48,234 square feet of casino.
- 96,668 square feet at street level to include restaurants and retail.
- 156,634 square feet for check in/pool level.
- 66,673 square foot spa, fitness center and salon.
- 804,282 square feet of floor area associated with the hotel rooms.

The new Hard Rock hotel tower will be in the shape of a guitar and will contain 600 hotel rooms. There will be approximately 36 occupied room levels within the tower which will be built on top of a 105 foot tall podium. The total height of the project will be 542 feet to the top of the guitar and a maximum height of 660 feet for additional architectural features to mimic the neck of the guitar. The height/setback ratio requires 218 feet from Las Vegas Boulevard South where 59 feet is provided, necessitating a deviation. The porte-cochere for the project is accessed via existing driveways off Las Vegas Boulevard South. A valet drop-off area is provided at the porte-cochere for use by patrons of the resort hotel. All parking will be provided through existing adjacent parking garages (total of 3). Based upon the parking totals submitted with UC-23-0031, a total of 6,166 parking spaces are provided between the Mirage Property and Treasure Island.

With the addition of the new hotel tower and uses as well as the other existing uses, a total of 4,6340 parking spaces are required.

The approved plans with UC-23-0031 also depict the location of multiple “potential” pedestrian bridges. Two of the proposed bridges are located on the west side of Las Vegas Boulevard South and would span across the existing vehicular driveways off Las Vegas Boulevard South. Access to the project site is granted via 2 existing commercial driveways adjacent to Las Vegas Boulevard South. The existing driveways along Las Vegas Boulevard are not being modified with this project, though it is noted that these driveways do not meet current uniform standard drawing dimensions for entry/exit driveway radii, driveway widths, and throat depths. The intent of the original request was to maintain the existing driveways.

In 2023, WS-23-0593 was approved by the Board of County Commissioners for further modifications to the project. The approved plans focus on areas associated with The Mirage along the south property line, and the valet drop-off area within a private drive located within the northern porte-cochere (in between the self-parking garage and the valet garage). Per the applicant, the proposal is to remove and add structures on the site, and to remodel some existing structures.

Landscaping

The approved plans depict a pedestrian realm and landscaping along Las Vegas Boulevard South consisting of 36 inch box trees, shrubs, and groundcover. The pedestrian realm adjacent to Las Vegas Boulevard South measuring approximately 18 feet to maximum 29.5 in width, with a detached sidewalk measuring 18 feet with no landscaping, necessitating deviations for alternative landscaping and a pedestrian realm. Additional landscaping is featured around the perimeter of the buildings and entry driveways throughout the project site.

In 2023, WS-23-0593 was approved by the BCC for further modifications to the project. The approved plans plan focus on the southwest corner of the site. Plant types listed on the plans comply with the Southern Nevada Water Authority Plant List. Proposed landscaping primarily face interior to the site adjacent to the pool areas, also within the private drive aisle adjacent to the existing villas (north side). The northeastern valet area and porte-cochere will be remodeled with new landscaping which will still face internally to the site and is not within view of Las Vegas Boulevard South.

Elevations

The approved plans with UC-23-0031 depict a proposed resort hotel with a total height of 542 feet to the top of the guitar and a maximum height of 660 feet for additional architectural features to mimic the neck of the guitar. The design of the hotel features an exterior composed of a glazed aluminum window wall system, EIFS applications, and aluminum composite panels. The lower-level podium areas involve the use of pre-cast concrete panels, and aluminum composite. The approved plans with WS-25-0593 have been filed with the Federal Aviation Administration (FAA).

Floor Plans

The previously approved plans depict a variety of hotel room sizes measuring between 460 square feet to 5,60 square feet in area. The floor plans of the resort hotel consist of the following: 1) 48,234 square feet of casino; 2) 96,668 square feet at street level to include restaurants and retail; 3) 156,634 square feet for check in/pool level; 4) 66,673 square foot spa, fitness center and salon; and 5) 804,282 square feet consisting of 600 hotel suites.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0031:

Comprehensive Planning

- Prior to the issuance of building permits, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; water features must comply with Chapter 30.64; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Right-of-way dedication per RS-22-500123;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to coordinate with Public Works - Design Division & Construction Management Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South improvement project;
- Grant necessary easements including, but not limited to pedestrian access for sidewalks and bridges.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility; that operational permits may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; and to please contact this office for pre-construction meetings.

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 #0246-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant requests additional time to complete the construction of the hotel. Furthermore, the applicant has entered into a Development Agreement which recorded in January 2024. Lastly, the applicant states that there are active permits for the following: on-site grading, footings and foundations for the guitar podium and the guitar tower, and for guitar tower superstructure. This is the applicant's first request for an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700028	Plan amendment of the transportation map between Sahara and Flamingo along Las Vegas Boulevard	Approved by BCC	January 2025
VS-24-0140	Vacated and abandoned easements	Approved by PC	June 2024
WS-23-0593	Waiver of development standards and design review for modifications to Hard Rock	Approved by BCC	November 2023
UC-23-0031	Use permit, waiver of development standards, and design review for Hard Rock hotel	Approved by BCC	March 2023
DR-21-0443	Comprehensive sign package	Approved by BCC	October 2021
ADR-21-900297	Outdoor patio	Approved by ZA	July 2021
UC-19-0859	Temporary commercial outdoor events	Approved by BCC	December 2019
DR-18-0647	Facade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth for Mirage and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017
UC-0200-17	Allowed an outdoor sales structure/booth for Treasure Island and a use permit for deviations to development standards for a Resort Hotel	Approved by BCC	May 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	Plot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the Treasure Island Resort Hotel	Approved by BCC	August 2003
VC-2030-98	Pedestrian bridge to connect the Treasure Island and The Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel
South	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel & Forum Shops
East	Entertainment Mixed-Use	CR	Venetian/Palazzo Resort Hotel Complex, Casino Royale, & Harrah's Resort Hotel
West	Business Employment	IL	Office/warehouse buildings

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has approved demolition and grading permits by the Building and Public Works Departments. Additionally, this is the first request for an extension of time. As such, staff can support this request.

Public Works - Development Review

Staff has no objection to this extension of time.

Department of Aviation

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

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard that is still valid, and the Department of Aviation has reviewed the latest determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

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 March 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that WS-23-0593 will expire on November 8, 2025 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Traffic Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Frank Sinatra Drive/ Sammy Davis Jr Drive improvement project;
- 90 days to record said separate document for the Frank Sinatra Drive/ Sammy Davis Jr Drive improvement project;
- 6 month review for the Frank Sinatra Drive/ Sammy Davis Jr Drive improvement project.

Department of Aviation

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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MIRAGE PROPCO, LLC

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

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0134-GRIMM NORTON 4, LLC:

ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone.

Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CR (Commercial Resort) Zone. The subject site is proposed for a 5 story, 78 foot tall hotel with 258 rooms. According to the applicant, the zone change is intended to match the related parcel immediately to the north. The majority of the properties west of University Center Drive and south of Sierra Vista Drive are zoned CR. Furthermore, the site is near the Resort Corridor, and therefore the conforming zone change request is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Extension of time to increase building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RM50	Multi-family residential & undeveloped
South & West	Entertainment Mixed-Use	RM50	Multi-family residential
East	Entertainment Mixed-Use	CR & RM50	Multi-family residential

Related Applications

Application Number	Request
UC-25-0135	A use permit for a hotel with waiver of development standards and design review is a companion item on this agenda.
VS-25-0136	A vacation of portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle 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 CR zoning for the site is compatible and

consistent with the surrounding area. The adjacent and abutting developed properties to the north and east are zoned CR and the general area west of University Center Drive and south of Sierra Vista Drive are also zoned CR. The request complies with Policy 1.4.4 which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

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:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0136-GRIMM NORTON 4, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate the west 5 feet of University Center Drive, the north 5 feet of Royal Crest Circle, and the east 5 feet of North Royal Crest Circle. A portion of a streetlight easement that runs north and south along the existing University Center Drive right-of-way is also proposed to be vacated. The purpose of the request is to allow for detached sidewalks in conjunction with a hotel and future development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
WS-0666-17 (ET-20-0101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	CR	Hotel
South & West	Entertainment Mixed-use	RM50	Multi-family residential
East	Entertainment Mixed-use	CR	Multi-family residential

Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify the site from RM50 to CR is a companion item on this agenda.
UC-25-0135	Use permit, waivers of development standards, and a design review for a hotel development is a companion item on this agenda.
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The applicant is to remove the area adjacent to the future development from the vacation if the Waivers of Development Standards for landscaping and detached sidewalk are approved and advised the area will need to be vacated with the future development;
- The applicant to install detached sidewalk along University Center Drive, Royal Crest Circle, and North Royal Crest Circle if the waivers of development standards for landscaping and detached sidewalk are denied;
- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0135-GRIMM NORTON 4, LLC:

USE PERMIT for a hotel with a mixture of transient and non-transient uses.

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

DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-103-007; 162-15-203-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of a landscape buffer to 7 feet adjacent to the parking garage where 15 feet is required per Section 30.04.02C (a 53% reduction).
 - b. Reduce the width of a landscape buffer to 8 feet adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 47% reduction).
 - c. Reduce the width of a landscape buffer to 5 feet north property line adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 67% reduction).
 - d. Reduce the width of a landscape buffer to 10.5 feet along the hotel adjacent to the future south property line where 15 feet is required per Section 30.04.02C (a 30% reduction).
 - e. Allow a single row of trees where 2 rows of trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C (a 50% reduction).
 - f. Allow a single row of trees where 2 rows of trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C (a 50% reduction).
 - g. Allow non-evergreen trees where evergreen trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C.
 - h. Allow non-evergreen trees where evergreen trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
 - i. Allow medium trees where large trees are required adjacent to the parking garage or a landscape buffer per Section 30.04.02C.
 - j. Allow medium trees where large trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
2.
 - a. Allow an increase in the mass of a building (parking garage) where a decrease in building mass adjacent to residential land uses is required per Section 30.04.06G.

- b. Allow parking within 15 feet of a property line in an area subject to residential adjacency standards adjacent to the hotel per Section 30.04.06.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 8.51 (total)/2.44 (hotel) (portion)/2.41 (existing hotel)
- Project Type: Hotel with expansion to existing shared parking garage
- Number of Stories: 5 (hotel)/4 (parking garage)
- Building Height (feet): 78 (hotel)/52 (parking garage)
- Square Feet: 181,082 (hotel)/700 (pool building)/98,657 (parking garage)
- Parking Required/Provided: 318/330
- Sustainability Required/Provided: 7

History & Request

The northerly parcel contains an existing hotel with parking garage (WS-0618-17). The southerly parcel previously consisted of a multi-family residential development that was demolished several years ago. The site was previously approved for an apartment complex (WS-0666-17) which has since expired. This request is for a proposed hotel on Lot 1 (MSM-25-600018) with a parking level added to the existing parking garage. There are no proposed changes to the existing 6-story hotel or adjacent street landscaping areas. The southerly portion of the parcel (Lot 2) is retained for development in the future.

Site Plan

The plan depicts a proposed hotel for transient and non-transient guests that is accessed from shared driveways along University Center Drive, North Royal Crest Circle, and Sierra Vista Drive through the existing parking garage. The driveway on the southwest corner will be shared with any future development on the southern portion of the site. Interior drive aisles are located on the north side of the proposed hotel and are shared with the hotel to the north and wrap around the proposed hotel with parking spaces located along the west property line and west of the hotel. Employee parking is gated west of the main entrance along with a gated access at the southwest corner of the hotel that is accessed via a shared driveway on the south side of the hotel. This area includes an egress route for service, utility, and emergency vehicles that is provided from an existing driveway to North Royal Crest Circle. An undeveloped area (Lot 2) is shown on the southern portion of the property and is not a part of this request.

The site grade is approximately 2 feet below the residential property to the west and north. Required electric vehicle parking is located within the parking garage with additional EV-capable spaces for the future. The hotel requires 318 parking spaces within 1000 feet of a transit stop, and 330 parking spaces are provided with 8 electric vehicle installed charging spaces and an additional 27 parking spaces are designed to be electric vehicle parking capable stalls. On the west side of the building there are 2 electric bicycle racks, 2 loading spaces located over 73 feet

to the west property line, and the trash compactor with recyclable enclosure located over 74 feet to the west property line. The primary entrance of the hotel faces the access drive aisle to the north. Parking is provided within the expanded parking garage on the northerly parcel and ground level parking on the west side of the hotel. The hotel is U-shaped with the top part facing south which includes a courtyard for the pool, 700 square foot pool building, outdoor lounge, and seating areas.

Landscaping

The plans depict a detached sidewalk with medium and large trees along the University Center Drive street frontage immediately adjacent to the proposed hotel development. The landscape buffer along the west property line adjacent to the hotel development ranges in width from 8 feet to 15 feet wide and 5 feet along the north property line. The landscape buffer materials consist of medium and large trees that are a mix of evergreen and semi-evergreen trees with an 8 foot high wall. The remaining interior landscape strips adjacent to the building are between 8 feet and 11 feet wide and include additional landscaping, which includes a mix of trees that create shaded walkways between the street frontage and the main entrance of the building. A pedestrian walkway is shown between the entrance of the hotel and the parking garage to the northwest as well as to the parking area adjacent to the west property line. At the northwest corner of the site is a dog park space.

There is an existing 9 foot wide landscape buffer located on the west side of the parking garage, which will be reduced to 7 feet 10 inches for the southerly portion of the landscape buffer for the addition of a pedestrian walkway for the parking garage. The existing landscape buffer located on the west side of the parking garage includes medium evergreen and semi-evergreen trees located 15 feet apart, which were approved with the initial development (WS-0618-17).

Elevations

The hotel consists of a 5 story, 78 foot high structure. The building has stucco EIFS siding, and stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate metal panel siding in several lighter tone colors. Shade structures are located over entrances on all sides of the building. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline; however, there are portions of the roof line that have articulation over the required 50 feet. A 20 foot high canopy area is provided on the north and east sides of the building to break up the façade and provide shaded walkways. The main entrance faces north towards the existing hotel. Roof mounted mechanical equipment is shielded by parapet walls and cool roofing.

The existing parking garage will include the addition of another parking level, which will increase the height of the structure to 52 feet. The overall height of the parking structure will increase to 40 feet on the west side of the garage. The exterior of the structure will be painted on the north, south, and west elevations to match the existing hotel (brown, grey, with green) on the same parcel to the east and have a complementary color scheme (brown and grey) to the proposed hotel. Light standards will be included on top of the parking garage that will meet Code standards.

Floor Plans

The plans depict a 258 room hotel that is over 300 feet in length from east to west and 198 feet wide from north to south. The hotel has interior hallways with 2 elevators and stairwells located at the north and south sides of the building. The plans depict guest rooms on 5 levels. A variety of room types are offered with floor areas ranging between 354 square feet and 601 square feet. A mix of proposed guest room types includes typical hotel room layouts and one-bedroom options that provide kitchens for meal preparation. The main level of the hotel has a main entrance, meeting rooms, offices, a laundry room, fitness rooms, a guest dining lounge, a kitchen, and accessible guest rooms.

Applicant's Justification

The hotel has 181,082 square feet with 258 individual rooms intended for transient and non-transient rental, which may include extended stays that serve visitors, the Las Vegas Convention Center, and the Resort Corridor area. Additional landscaping is provided throughout the site and between the 2 parcels where 92 trees are provided where 71 are required, which exceeds the sustainability standards with 7 sustainability points provided for the site. The vertical roof articulation is provided for some elevations; however, the design does have significant horizontal and vertical articulation with façade enhancements and varying color schemes. The landscape buffer west of the existing parking garage exists and was previously approved with alternative landscaping that included Sweet Acacia trees (medium non-evergreen trees), and the original approved landscaping exists as previously approved. The proposed reduced landscape buffer adjacent to the proposed hotel site are adequate and are similar to the previously approved buffer for the existing hotel and parking garage with additional trees provided throughout the site. The proposed surface parking is adjacent to the proposed landscape buffer and the existing multi-family residential property is developed with parking adjacent to the shared property line. The proposed development will be constructed on Lot 1 (MSM-25-600018) which will not include the southerly portion of the existing parcel.

Prior Land Use Requests APN 162-15-103-007

Application Number	Request	Action	Date
UC-19-1004	Long/short term lodging in conjunction with a hotel	Approved by BCC	February 2020
SC-18-0427	Street name change to University Center Drive	Approved by PC	July 2018
WS-0618-17	Approved hotel with waivers for reduced setbacks, trash enclosure separation, reduced parking, and alternative landscaping	Approved by PC	September 2017

Prior Land Use Requests APN 162-15-203-002

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024

Prior Land Use Requests APN 162-15-203-002

Application Number	Request	Action	Date
WS-0666-17 (ET-20-400101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	PF & RM50	Convention Center & multi-family development
South & West	Entertainment Mixed-use	RM50	Multi-family development
East	Entertainment Mixed-use	CR & RM50	Multi-family development

Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify a portion of the site from RM50 to CR is a companion item on this agenda.
VS-25-0136	A vacation of portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle is a companion item on this agenda.

Related Applications

Application Number	Request
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The applicant indicates in their justification letter that the proposed hotel will cater to a range of users including non-transient and transient guests. The site is only a few minutes' drive from the resort hotel corridor and Las Vegas Boulevard as well as within walking distance to the convention center. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed hotel is adjacent to an existing hotel use and is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff supports the use permit.

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.

The purpose of requiring landscape buffers along shared property lines with residential uses and enforcing certain residential adjacency standards when such buffers are not present is to assure that the potential negative effects from more intense uses will not greatly impact the residential uses. Staff finds that in this case, the reduced landscape buffer along the western portion of the site should not greatly impact the existing multi-family residential developments to the west. Those developments have parking stalls or drive aisles located immediately adjacent to the

shared property line and no current landscape buffer. The proposed development promotes infill development as encouraged in part by Policy 1.4.4 of the Master Plan revitalization in existing neighborhoods through flexible standards. Even though the development is not providing landscaping per Code standards, the required number of trees, along with additional trees and landscaping are distributed throughout the site, along with providing additional architectural enhancements to the parking garage structure and new hotel building. For these reasons, staff can support these requests.

Design Review

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

The proposed hotel with transient and non-transient guests is compatible with the existing hotel to the north and the multi-family developments to the west. The design of the proposed hotel and parking garage has modern architectural details and roofline, while being complementary to the design of the existing hotel to the north. The proposed parking adequately addresses the potential need generated by the hotel users, where most non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. Additionally, the site is within 1,000 feet of a transit route on University Center Drive. Cross access is provided between the two hotel properties, and the sidewalk along University Center Drive will be reconstructed to be detached as encouraged by Policy 1.4.1, which states in part to support efforts to make neighborhood improvements. The proposed development increases tree canopy, and walkability, along with improving climate resilience. Staff finds this development also provides the required landscaping material and exceeds the required tree canopy which further promotes the Goals of the Master Plan. For the reasons stated, staff supports 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

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

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Apartment to have no hotel access from Royal Crest Circle;
- 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.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0169-OBJECT DASH, LLC:

USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping; 3) reduce parking; and 4) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-22-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 6 feet where a minimum of 10 feet is required per Section 30.02.17B (a 40% reduction).
2. Reduce parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
3. Reduce the number of required parking spaces to 24 spaces where 184 spaces are required per Section 30.04.04D (an 87% reduction).
4.
 - a. Increase the width of a commercial driveway along Paradise Road to 48 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 20% increase).
 - b. Reduce the ingress throat depth for a driveway along Paradise Road to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).
 - c. Reduce the egress throat depth for a driveway along Paradise Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4300 Paradise Road
- Site Acreage: 1.33
- Project Type: Multi-family residential with accessory commercial uses and a monorail station
- Number of Lots/Units: 132
- Density (du/ac): 99.25
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 153,300 (multi-family building)/18,588 (monorail station)
- Open Space Required/Provided: 11,578/24,330
- Parking Required/Provided: 24/184
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed multi-family development located on a 1.33 acre site consisting of 132 dwelling units with a density of 99.25 dwelling units per acre. The proposed development also features accessory retail and restaurant uses, and a monorail station. The multi-family building is 153,300 square feet, including 10,950 square foot of retail space and 28,750 square feet of office space and amenities, while the monorail station is 18,588 square feet. The site is accessed via Paradise Road to the west, with a 48 foot wide commercial driveway where 40 feet is the maximum driveway width, and a throat depth of 11 feet where 25 feet is the minimum, necessitating waivers of development standards for alternative driveway geometrics. A 5 foot wide detached sidewalk is also provided along Paradise Road, with pedestrian pathways provided along the west property line. The site also has cross access with the property to the south and east (APN 162-22-202-002), which features an existing hotel. The multi-family building is set back 10 feet from the north property line, 25 feet from the east and south property lines, and 6 feet from the west property line, the last of which requires a waiver to reduce the front setback. The trash and recycling enclosure is located on the east side of the multi-family building. The monorail station is located on the north side of the site, featuring ramps to and from the subterranean tunnel and a perimeter drive-thru lane that passes a pick-up window that is part of the commercial portion of the multi-family building. Parking is located on the east, west, and south sides of the site, with a loading space located along the east property line. The overall development requires 184 parking spaces where 24 parking spaces are provided, requiring a waiver for reduced parking. The parking includes 7 EV capable parking spaces and 1 EV installed parking space.

Landscaping

The plans depict a proposed 15 foot wide landscape area, with 5 foot wide detached sidewalks, located along Paradise Road. The landscaping consists of large trees, shrubs, and groundcover, with the trees planted closer than 30 feet on center. Additional trees are provided along the north property line, spaced 20 feet apart on center, and around the parking area. A "green wall" is provided in lieu of trees along the north property line. A waiver is requested to reduce the number of landscape finger islands parking area trees, specifically along east property line and

the parking area along the west property line. The multi-family development requires 11,578 square feet of open space where 24,330 square feet of open space has been provided. The open space consists of interior landscaping (does not include street landscaping), lobby lounge, pool, courtyard area, bar, lounge, game room, and fitness center.

Elevations

The plans depict a 6 story, 75 foot high multi-family building with a flat, variable roofline. The exterior of the building consists of stainless steel, concrete, corrugated steel, corten steel accents, galvanized steel façade cladding, smooth stucco, and wooden slats. The base level features the accessory retail portion of the building, along with the monorail station's drive-thru, ramps, and subterranean tunnel.

Floor Plans

The plans depict a multi-family building with accessory commercial uses and amenities. The first level features retail, while the second level features a courtyard, pool, workspaces, conference room, bar, lounge, kitchen, storage room, game room, elevators, and staircase. There are a total of 132 dwelling units consisting of 104 studio units, 24, one bedroom units, and 4, two bedroom units, which are evenly distributed between the third and sixth floors.

Applicant's Justification

The proposed development is compatible with other resort hotels and condominium towers in the surrounding area, and the proximity to UNLV makes the site suitable as an additional housing option. Reduced parking area landscaping with no landscape finger islands is being proposed, though additional street landscaping and trees in the northwest corner of the site are being provided. Most residents will not have personal vehicles to park on-site and will instead utilize alternative transportation options, including the Vegas Loop monorail station that is a part of this development. This will reduce surface traffic congestion and living expenses for residents. Waivers for increased driveway width and reduced throat depth are also being requested. The wider driveway will allow for safer ingress and egress, while the reduced throat depth will not create any on-site problems due to the minimal vehicle access and circulation on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-12	Waiver to allow an overheard communication line on existing utility structures along public rights-of-way	Approved by PC	March 2012
ADR-900315-10	Conversion of the south face of an off-premise sign (billboard) to a digital face	Approved by ZA	April 2010
ADR-900277-09	Conversion of the north face of an off-premise sign (billboard) to a digital face	Approved by ZA	March 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1979-04	Use permits for kitchens in hotel rooms, shopping center uses, increased building height, and on-premise alcohol consumption, waivers for encroachment into airport airspace, reduced parking and loading spaces, reduced building setback, and to permit landscaping in the right-of-way, and design review of a timeshare hotel condominium development with a commercial component - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family residential
South & East	Entertainment Mixed-Use	CG (AE-60 & AE-65)	Hotel
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Virgin Hotels Las Vegas

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.

Multi-family residential developments and monorails both require the approval of a use permit in the CR (Commercial Resort) zoning district to permit the uses and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.1.2, which encourages the concentration of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. However, staff since staff cannot support the

associated waivers of development standards and design reviews, staff cannot support 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

Setbacks are important to maintain a safe and cohesive built environment, minimizing potential site conflicts and adverse effects. Staff finds that since this a new development on an undeveloped site, the front setback reduction is a self-imposed hardship that could be resolved through minor site modifications that would provide the required 10 foot front setback. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Parking area landscaping consisting of trees and landscape finger islands ensures that adequate shading is provided throughout parking areas, which are otherwise vulnerable to excessive hardscape and higher surface level temperatures. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds that the site can be redesigned to provide the required landscape finger islands and trees throughout the parking areas. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Staff can understand that the significant reduction in parking is due to the monorail station providing an alternative transportation option to residents, rather than relying on their own personal vehicles. The accessory commercial uses will also provide residents with on-site restaurant and retail options. However, staff remains concerned that the minimal parking provided will be inadequate for the proposed residential and commercial uses. While staff can appreciate the monorail as an alternative transportation option, it is unlikely to be feasible for residents to rely on as a single transportation option to traverse Clark County and reach their regular destinations.

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.

Staff finds that the multi-family and monorail uses are suitable for this site, providing new housing and transportation options for potential residents. The site is located in an area with heavy traffic and substantial development, offering a variety of uses and amenities that could serve residents of the proposed development. The architectural style of the multi-family building is compatible with the surrounding area, while providing several sustainability features consistent with Title 30 standards. However, staff is concerned about the site design and the Title 30 standards that are not being met. Staff finds that minor redesigns would allow the required setbacks and parking area landscaping standards to be met. The limited parking provided on-site is concerning, as it is much less than what is typically provided for multi-family developments and contingent on residents not having personal vehicles to park on-site. Staff finds that the parking reduction may lead to residents parking on other properties in the area, creating an undue burden on those properties. For these reasons, staff cannot support these requests.

Public Works - Development Review **Waiver of Development Standards #4**

Staff cannot support the request to the increase in driveway width and reduction of throat depth for the commercial driveway on Paradise Road. Although the applicant is asking to increase driveway width, the design does not allow for vehicles to safely enter and exit the site without the potential for conflicts. Vehicles trying to enter the site will have to nearly come to a stop to negotiate a turn into the site creating stacking within Paradise Road. A site redesign would allow for the commercial driveway to meet the minimum standards.

Department of Aviation

The currently planned land use designation is EM - Entertainment Mixed-Use, and the current zoning is CR - Commercial Resort, which permits many airport-compatible uses. As such, any additional residential or long-term stay use in this area, is incompatible with current and future noise levels present at this location. The property lies within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this project is incompatible with current and future noise levels at this location. Staff recommends denial.

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- 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

- If approved, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0093-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OBJECT DASH, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-22-202-001

PROPERTY ADDRESS/ CROSS STREETS: 4300 Paradise Road

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-Family Development with Loop Station

PROPERTY OWNER INFORMATION

NAME: Object Dash, LLC

ADDRESS: 130 Walker Watson Road

CITY: Bastrop

STATE: TX

ZIP CODE: 78602

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: The Boring Company

ADDRESS: 130 Walker Watson Road

CITY: Bastrop

STATE: TX

ZIP CODE: 78602

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Stephanie Allen

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: sallen@kcwlaw.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.

[Signature]
Property Owner (Signature)*

ARUN PRABHSH
Property Owner (Print)

1/9/2025
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) UC-25-0169

PC MEETING DATE -

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

TAB/CAC LOCATION PARADISE

ACCEPTED BY MNO

DATE 2/18/25

FEES \$1,800

DATE 3/25/25 @ 7:00 PM

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

KAEMPFER

CROWELL

STEPHANIE GRONAUER
sgronauer@kcnvlaw.com
D: 702.792.7045

February 6, 2025

VIA ELECTRONIC UPLOAD

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

PLANNER
COPY

Re: Justification Letter for a Multi-Family Project with a Loop Station at 4300 Paradise Road (APN 162-22-202-001)

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is approximately 1.33 acres located at 4300 Paradise Road, more particularly described as Assessor's Parcel Numbers 162-22-202-001 ("Property"). The Property is master-planned Entertainment Mixed Use and zoned Commercial Resort. It is situated south of Flamingo Road on the east side of Paradise, west of UNLV and east of the Las Vegas Strip in a prime location for a Multi-Family project with a Loop Station below the project. Since the Property is planned and zoned for this type of use, only a special use permit is needed to allow the use on the Property. The project is compatible with the other resort hotel/casinos and condominium towers in the surrounding area. The proximity to UNLV is also ideal, adding much-needed housing options adjacent to the school.

Special Use Permit and Design Review for Multi-Family and Accessory Commercial

The proposed project will be six (6) stories high with a u-shaped building and 132 Multi-Family units. The proposed height is seventy-five (75) feet in height, which is allowed in the zoning district. There are 128 one-bedroom units proposed, 7 two bedroom units and 27 visitor units. The units will be spacious, ranging in size from 610 square feet to 1,569 square feet. The Property will have amenities throughout including a Bodega on the bottom level with a drive-through, a bar/lounge for residents only on level 2, a game room and courtyard on level 2, and a fitness area on level 2. The required open space has been met with 24,920 square feet required and provided. Access will be via Paradise Road. Additionally, there will be Loop access via two ramps to and from the underground transit system on the north side of the Property. The Property will be heavily landscaped along Paradise Road with trees in excess of what is required. No landscape fingers are being provided; however, the Applicant is supplementing the landscaping with additional trees in the northwest corner of the site to meet the code requirement. The project meets the required sustainability points as outlined in more detail below. The architecture will be concrete with corrugated metal, steel and wood accents for a modern style building. There is significant articulation with window pop-outs and balconies, creating an extremely attractive and compatible project in this area.

Sustainability Points

The project meets the required 7 sustainability points with cool roof materials (1 point), with shade structures facing south and west (1 point), with daylighting strategies (.5 point), with a 9' floor height to provide ventilation (.5 point), with Low-E glass (.5 point), with awnings above the building entrances (.5 point), with 10% more trees than required (1 point), with electric bike charging stations (.5 point) and with shade for the electric bike charging stations (.5 point).

PLANNER
COPY

Waivers of Development Standards

Density

The Property is subject to the RM50 standards, which caps the density at 100 units per acre. The Applicant is requesting 133 units per acre. The density is appropriate for this type of project that will be tied directly to a public transit system below.

Parking

Because the Property will sit on top of a proposed Loop Station, most residents of this Property will not have vehicles to park and will utilize public transportation. The proposed parking for the project is 189 spaces where 24 are proposed. There will be 1 loading space (as required) and 18 required bicycle spaces provided.

The Vegas Loop will span 68 miles and connect into 104 stations throughout the valley. Residents, employees and retail customers will not need vehicles if they live or visit this Property. The project will include a Bodega, which will allow for on-site shopping for residents. Employees will access their workplaces on the Property or at the various Vegas Loop connections via the transportation system. The Vegas Loop currently connects to 5 major resorts near other hotel/casino properties with 18,000+ employees, 16,350+ hotel rooms, and 120+ bars and restaurants. There is no need for a vehicle if you live and work with access to the Vegas Loop. Additionally, the Vegas Loop will be connecting soon to the Harry Reid Airport, which employs 18,000 people and saw 57.6 Million visitors in 2023. The Vegas Loop compares to other transportation systems around the United States (e.g. New York City, Washington, DC, etc.) which allow residents to live without vehicles, reducing the surface congestion and the living expenses for residents.

Landscaping

The Applicant is requesting a 10 foot landscape strip be reduced to 5 feet 6 inches with ample trees placed elsewhere on the Property. In addition, the Applicant is requesting a waiver for landscape islands where parking is tucked under the structure at the east location. It does not make sense to have islands under the structure. Additionally, the Applicant is requesting a waiver for tree spacing (north end of development) where the total landscape requirement is met across the overall development.

Commercial Driveways

The southern Paradise commercial driveway does not meet the minimum required width of 36 feet from lip-of-gutter to lip-of-gutter or 39 feet from face-of-curb to face-of-curb per Uniform Standard Drawing 222.1. This drive aisle is existing within the development and is not a part of the Applicant's Property. A shared access easement has been provided.

Additionally, the Applicant is requesting a waiver of the northern Paradise Commercial Driveway maximum width per Uniform Standard Drawing 222.1. This proposed driveway is 48 feet where 40 feet is the maximum width without a median island. The additional width will allow for safer ingress and egress and will not create any other practical or development issues. The additional width will also not serve to minimize any landscape and amenities being provided.

PLANNER
COPY ②

Throat Depth

Finally, the Applicant is requesting a waiver of the throat depth for the drive aisles along Paradise Road. The provided parking for the project is 24 parking stalls. Therefore, a throat depth of 25 feet is required along Paradise Road. The applicant is providing a throat depth of 12 feet on the existing western drive aisle and 11 feet 7 inches on the eastern drive aisle. With minimal vehicle access, other than the underground Vegas Loop system, the reduced throat depth should not cause any on-site problems.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

Kaempfer Crowell



Stephanie H. Gronauer

PLANNER
COPY ③