



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 24, 2025

7:00pm

Note:

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

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

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

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

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

- III. Approval of Minutes for June 10, 2025 (For possible action)
- IV. Approval of the Agenda for June 24, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**
2. **UC-25-0402-HEATON FAMILY PROPERTIES, LLC:**
USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action) **PC 7/15/25**
3. **UC-25-0417-ARILEX TROPICANA ASSOC, LLC:**
USE PERMIT to allow vehicle wash.
DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone. Generally located west of Pecos Road and south of Tropicana Avenue within Paradise JG/sd/cv (For possible action) **PC 7/15/25**
4. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**
5. **WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS GILBERTO ARICA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action) **PC 7/15/25**

6. **WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action) **PC 7/15/25**
7. **ET-25-400061 (DR-19-0352)-DIAMOND PM, LLC:**
DESIGN REVIEW THIRD EXTENSION OF TIME for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action) **BCC 7/16/25**
8. **UC-25-0410-K & J PARTNERSHIP:**
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.
DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 7/16/25**
9. **WS-25-0393-GRIMM NORTON 4, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone. Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action) **BCC 7/16/25**

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: July 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

June 10, 2025

MINUTES

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

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

Steve DeMerritt; Planning, Alvaro Lozano

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

II. Public Comment:
 None

III. Approval of May 27, 2025 Minutes

Moved by: Sheesley
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for June 10, 2025

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

NONE

VI. Planning & Zoning

1. **ZC-25-0238-PHO, LLC:**

HOLDOVER ZONE CHANGE to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action) **BCC 6/18/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **VS-25-0239-PHO, LLC:**

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action) **BCC 6/18/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-25-0240-PHO, LLC:**

AMENDED HOLDOVER USE PERMITS for the following: **1)** a proposed hotel; **2)** personal services (beauty salon); **3)** outdoor dining, drinking, and cooking; **4)** live entertainment; and **5)** restaurant and related facilities.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce and eliminate street landscaping; **4)** reduce drive aisle width (no longer needed); **5)** allow an existing attached sidewalk (no longer needed); and **6)** alternative driveway geometrics.

DESIGN REVIEW for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action) **BCC 6/18/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED CONDITION

- **Waiver # 6 to be approved by Public Works**

VOTE: 4-0 Unanimous

4. **ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/kh (For possible action) **PC 7/1/25**

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

5. **ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane, and east of Eastern Avenue within Paradise. JG/nai/kh (For possible action) **PC 7/1/25**

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

6. **WS-25-0280-PRADO WILLIAM SANCHEZ:**
USE PERMIT to allow an aviary to be located outside.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action) **PC 7/1/25**

MOVED BY-Philipp
DENY-Use Permit
DENY-Waivers #1 and #2b.
APPROVE- Waiver #2a Subject to staff conditions
VOTE: 4-0 Unanimous

7. **AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:**
USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action) **BCC 7/2/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
Added Condition
• 1 year review as a Public hearing
VOTE: 4-0 Unanimous

8. **VS-25-0363-CP LV PROPERTY OWNER, LC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action) **BCC 7/2/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **SDR-25-0362-CP LV PROPERTY OWNER, LLC**
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action) **BCC 7/2/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **VS-24-0644-RK VEGAS CIRCLE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action) **BCC 7/2/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

11. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)
BCC 7/2/25

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

12. **WS-25-0301-MOLINA, BRENDA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)
BCC 7/2/25

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

13. **ZC-25-0354-TANDELA, JULINDA:**

ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive, 375 feet south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)
BCC 7/2/25

MOVED BY-Sheesley

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 June 24, 2025

IX. Adjournment

The meeting was adjourned at 8:50 p.m.

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400059 (WS-23-0499)-SEC 1910, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

177-02-603-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the side yard of an industrial building where not permitted per Section 30.60.070.
2. Reduce the width of a loading bay access drive aisle (one-way) to 12.7 feet where 18 feet is the standard per Section 30.60.070 (a 30% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.08
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 17,508
- Parking Required/Provided: 27/28

History & Request

The food/salmon processing facility on the subject site was originally approved in December of 2023 through WS-23-0499 and included the improvement of the interior spaces and the addition of an 18 foot tall loading dock. The loading dock was increased in height to 21 feet tall through ADR-24-900773 in December of 2024. The proposed showroom was also converted into a restaurant space through UC-24-0386 in September 2024. The Planning Commission approved an extension of time, ET-24-400078 (WS-23-0499), in August 2020 for the food processing facility to commence. The business license for the food processing facility was issued in December 2024. The business license for accessory restaurant was issued in February 2025; however, the restaurant is not open yet. The applicant is now requesting an application for review as required by the condition of the Notice of Final Action (NOFA) of ET-24-400078 for the food processing facility.

Site Plans

The previously approved plans depicted an existing 17,508 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans showed the office/warehouse building was in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans showed that an existing 7 foot to 8 foot CMU block wall was located along the interior and rear property lines to screen the property. Parking was mainly located in the southern portion of the building with additional spaces located in the rear of the building. There were 12 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 28 parking spaces provided where 27 parking spaces are required. The 2 lots were connected through two drive aisles on either side of the building. The drive aisle to the west of the building was 28 feet wide, while the drive aisle to the east was 24.7 feet wide at the widest point and 12.7 feet at thinnest point. An existing 7.5 foot tall chain-link fence secured those drive aisles. Access to the site was provided by 2 commercial driveways that accessed Maule Avenue spaced 75 feet apart. The plan also showed a 12 foot by 24 foot raised and enclosed loading dock with a roll-up door was provided on the eastern side of the building. The loading bay area was attached to the main building and extended into the eastern drive aisle. The loading bay was set back 12.7 feet from the eastern property line. The drive aisle was one-way, but was reduced to 12.7 feet where the loading docks jutted out from the building. An additional 14 foot by 25 foot loading area was provided in the north central portion of the building.

Landscaping

The approved plans indicated that there would be only minor changes to the existing landscaping on-site. Along the street were 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips included several palm trees and shrub palms along with 2 other tree species. Within the front parking lot, landscaping was provided per Title 30 requirements, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands were provided each with a Red Ironbark (*Eucalyptus Sideroxylon*) tree. No additional landscaping was provided within the northern parking area and no perimeter landscaping was provided. The applicant has demonstrated the

intense buffer to screen the loading dock from the street through a landscaping certificate of compliance which was approved by Staff in June 2024.

Elevations

The approved plans depicted a 27.5 foot tall office/warehouse building. The exterior of the building consisted mainly of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks were provided to articulate the front façade. There were several access points into the building. Along the front/south façade of the building a commercial window door system was provided on the west and east sides of the façade with commercial windows alternating between the commercial window doors systems. Along the rear/northern façade of the building, 2 metal doors were located on both the eastern and western portions of the façade with a swinging loading door located in the central portion of the northern façade. On the western side of the building, there were no additional access points. Along the eastern façade, there was a single metal access door on the southern portion of the façade. An enclosed loading bay pop-out can be found on the southern portion of the western façade, approximate 37.5 feet north of the front face of the building. The loading bay pop-out was constructed of a painted stucco with a metal cap roof. The pop-out reached 18 feet in height and has a metal roll-up door and truck bumpers along the southern portion of the popout, but the height of the loading bay increased to 21 feet through ADR-24-900773. Four windows were provided on the second story of the front façade to line up with the interior office area and pack lights were provided at regular intervals between the first and second stories.

Floor Plans

The plans showed that there will be 2 floors within the interior of the building. The first floor was primarily a reception and processing area. A large portion of the interior space was dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that included a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. The showroom has now been converted into a restaurant space through UC-24-0386. On the second floor, there was a 1,219 square foot office space which included an open office area, break area, restrooms, and conference room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400078 (WS-23-0499):

Comprehensive Planning

- Until June 19, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- 6 months to review from the date the business license is issued.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no

substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for WS-23-0499:

Comprehensive Planning

- 6 months to review as a public hearing;
- Applicant to notify the neighbors of the review time and date;
- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- Trash to be picked-up daily;
- Doors to the building must remain closed;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant has received their landscape and condition certificate of compliance approval in June of 2024. A contract with Republic Services to pick up waste every day and the recycling 3 times a week has been secured. There is a pest control program in place to control various insects and other pests since September 2024 both inside and outside the building. All necessary permits from SNHD were completed in December of 2024 and the GMP certification was received February of 2025. The applicant is committed to respecting the rules to produce of high-quality smoked fish. They have also mentioned that they will notify the neighbors of the review time and date.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900773	Increased the height of the proposed loading dock to 21 feet	Approved by ZA	December 2024
UC-24-0386	Allowed a restaurant within a food (salmon) processing facility	Approved by PC	September 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400078 (WS-23-0499)	First extension of time for a food (salmon) processing facility with loading dock addition and waivers within an existing office/warehouse building	Approved by PC	August 2024
WS-23-0499	Food (salmon) processing facility with loading dock addition and waivers within an existing office/warehouse building	Approved by PC	December 2023
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

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

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 review was required to show that all necessary mitigating conditions have been met, and the operation of the facility is not impacting the surrounding neighborhood. The applicant has indicated they have daily trash service being provided by Republic Services and that they have secured the necessary food safety and processing permits and certifications. Additionally, Staff has not been made aware of any complaints from the surrounding neighborhood or those in the nearby residential areas of any issues arising from the operation of this facility, particularly regarding odor and noise. Staff finds the applicant has met and is complying with all mitigating conditions of their original approval. They are meeting the necessary operating and food safety standards as evidenced by their securing of SNHD and GMP permits and certifications. Finally, the lack of complaints from the surrounding area indicates the operation of the facility is not impacting those in the area and the imposed mitigating conditions have been sufficient to deal with any odor or pest issues. As a result, 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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CANDICE CENTAZZO

CONTACT: CANDICE CENTAZZO, CFW LLC, 1910 E. MAULE AVENUE, LAS VEGAS, NV 89052



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-02-603-022

PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

I'm requesting the final review about the notice of final action ref et-24-400078 (WS-23-0499)

PROPERTY OWNER INFORMATION

NAME: SEC 1910 LLC

ADDRESS: 11 ENTERPRISE AVE NORTH

CITY: SECAUCUS

STATE: NJ

ZIP CODE: 07094

TELEPHONE: _____ CELL 702 846 9443 EMAIL: candice@oceanpearlsmokehouse.com

APPLICANT INFORMATION (must match online record)

NAME: SEC 1910 LLC

ADDRESS: 11 ENTERPRISE AVE NORTH

CITY: SECAUCUS

STATE: NV

ZIP CODE: 07094

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702 846 9443 EMAIL: candice@oceanpearlsmokehouse.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Candice Centazzo CFW LLC DBA OCEAN PEARL SMOKEHOUSE

ADDRESS: 1910 E MAULE AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702 846 9443 EMAIL: candice@oceanpearlsmokehouse.com

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

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

[Signature]
Property Owner (Signature)

Doreen Anie
Property Owner (Print)

05/08/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) AR-25-400059

PC MEETING DATE 7/15/25

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 5/19/25

FEES \$1,100

DATE 6/24/25

JUSTIFICATION LETTER

CFW LLC
Ocean Pearl Smokehouse
1910 E Maule Ave
Las Vegas, NV, 89119
Candice Centazzo, COO
candice@oceanpearlsmokehouse.com
Cell (702) 846-9443

Comprehensive Planning Commission
Clark County
500 S Grand Central Parkway
Box 551741

May 8th, 2025

Las Vegas, NV, 89155

To whom it may concern,

Dear Sir, Dear Madam,

I am writing to request your consideration for a matter that requires your attention. Allow me to provide you with the necessary details.

We have recently constructed a new facility located at 1910 E Maule Ave, Las Vegas, NV 89119, with the purpose of producing high-quality smoked salmon and other fish products. The permit number for this facility is BD23-31324. I am applying for final review about the notice of final action WS-23-0499.

We received the certificate of compliance approval in June 13th, 2024 about the landscaping (piece 1)
We have a contract with Republic Services, they pick up the waste everyday and the recycling 3 time a week. (piece 2)
We have a pest control program since September 2024 inside and outside the building.(piece 3)
We get the SNHD permit in December 17th 2024 and the GMP certification since February 12th (piece 4).
We respect the all rules to produce of high quality smoked fish.

I sincerely appreciate your attention to this request, and I hope that you will consider it favorably.
Best regards,
Candice Centazzo, COO

Planner
Copy

AD-25-480059

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0402-HEATON FAMILY PROPERTIES, LLC:

USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay.

Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-36-801-018; 162-36-801-019; 162-36-801-020; 162-36-801-021

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3009 E. Post Road
- Site Acreage: 1.52
- Project Type: Personal services (fitness studio)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,886 (proposed fitness studio)
- Parking Required/Provided: 81/96

Site Plan

The plan depicts an existing industrial complex consisting of 4 buildings. Buildings A, B, and C are located along the east property line, where Building D is located along the south property line. A fitness studio is proposed on the southern half portion of Building C. Parking is located west of the Buildings A, B, and C, and north of Building D. Access to the site is from Post Road.

Landscaping

Existing landscaping is located along the street frontage. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos depict a 24 foot tall building constructed of light gray concrete tilt-up panels, accented with white detailing. The front facade features a centrally positioned set of double doors sheltered by a canopy, windows, and a flat roof.

Floor Plans

The plans depict a 4,886 square foot space, featuring a group training area, 2 bathrooms, office spaces, and reception area.

Applicant's Justification

The applicant states that the fitness studio will offer instruction of Olympic Weightlifting. They have coordinated with neighboring businesses to utilize unused parking spaces during peak hours, which occur from 5:00 p.m. to 9:00 p.m. Since most neighboring businesses are closed during this time, ample parking is available. This arrangement has proven effective and has not caused any issues with adjacent tenants.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500117-98	Tentative map and extension of time consisting of one industrial lot	Approved by PC	June 1998
DR-0567-97	Design Review for an office/warehouse complex	Approved by PC	May 1997
ZC-1273-96	Reclassified from R-E to M-1	Approved by BCC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-70)	Commercial/industrial complex
South	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse
East	Business Employment	IP (AE-70)	Commercial/industrial complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use will not adversely impact the surrounding area. Staff's primary concern with this type of request is parking, and there is ample parking available within the site. The applicant has coordinated with neighboring businesses for parking. Additionally, the request aligns with Policy 5.5.3 of the Master Plan, which supports the retention of local business districts and the growth of small businesses in unincorporated Clark County. Staff does not anticipate any adverse effect on adjacent properties; therefore, staff supports this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: LAS VEGAS BARBELL, LLC

CONTACT: WILLIAM BYBEE, LAS VEGAS BARBELL, LLC, 3185 DANCING HILLS AVENUE, HENDERSON, NV 89052

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-801-018, 162-36-801-019, 162-36-801-020

PROPERTY ADDRESS/ CROSS STREETS: 3005-3009 E. Post Road, Las Vegas, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Heaton Family Properties, LLC c/o MDL Group

ADDRESS: 5960 South Jones Blvd

CITY: Las Vegas

TELEPHONE: 702-388-1800

CELL

EMAIL:

STATE: NV

ZIP CODE: 89118

APPLICANT INFORMATION (must match online record)

NAME: William Bybee

ADDRESS: 3009 E Post Rd, Suite B

CITY: LAS VEGAS

TELEPHONE:

CELL (702) 576-5021

STATE: NV

ZIP CODE: 89120 REF CONTACT ID #

EMAIL: billy@lasvegasbanbell.com

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

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

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

Hayim Mizrahi
Property Owner (Signature)

Hayim Mizrahi
Property Owner (Print)

5/20/25
Date

Hayim Mizrahi, CEO-MDL Group, AGENT FOR PROPERTY OWNER

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)

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

UC-25-0402
1/15/25

Paradise

DATE 6/24/25

ACCEPTED BY

DATE

FEES

RP
5/21/25
\$1,300.00

JUSTIFICATION LETTER

To whom this may concern.

Las Vegas Barbell LLC is seeking a special use permit in order to offer Personal Services in a building that is not zoned for those activities.

Las Vegas Barbell is a small group athletic training facility that offers instruction in the sport of Olympic Weightlifting. We have currently been in business for almost 10 years and are the only facility of our kind in the Las Vegas Valley. We service a small but loyal team of weightlifters that are given instruction in a small group setting. We also facilitate their athletic careers in the sport and have a traveling team that has had significant success nationally in recent years.

We recently moved to a larger facility that will allow our business to continue to grow and as part of the lease are required to obtain a special use permit.

As per the request of the planning department, we have assessed our current parking ratios as well. As it stands our current parking stalls for our entire business park is 59. Based on the type of businesses we share parking with, the total needed spaces would be 69. This means we will require a waiver of development standards for our parking situation.

In order to address parking needs I have personally spoken with all other businesses in our complex and they have offered any unused parking for their businesses as back up for us. This coupled with the fact that a vast majority of our gyms athletes will be coming to the gym at classic "after work" times. Our busiest times being 5pm - 9pm. Each of the businesses in our park are finished with operations for the day and the entire parking lot is completely empty when our business starts picking up in the evenings. We have had ample parking up to now and no issues at all with our neighboring businesses. In fact the available parking we have had easy access to has been one of the most notable benefits for our members and staff since moving into this current location.

Our outstanding team of coaches and dedicated group of lifters looks forward to the opportunity that this new facility allows us to embrace.

Thank you

Las Vegas Barbell Owner/Operator
William Bybee

VC-25-0402

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0417-ARILEX TROPICANA ASSOC, LLC:

USE PERMIT to allow vehicle wash.

DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone.

Generally located west of Pecos Road and south of Tropicana Avenue within Paradise JG/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-25-616 -001; 162-25-510-011 through 162-25-510-013

LAND USE PLAN:

WINCHESTER/PARADISE – NEIGHBORHOOD COMMERCIAL

WINCHESTER/PARADISE – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.17 (project site)/18.1 (shopping center)
- Project Type: Vehicle wash
- Building Height (feet): 29 (carwash facility)/16 (quarterback building)/11 (vacuum canopy)/11 (pay station canopy)
- Square Feet: 3,558 (carwash facility)
- Parking Required/Provided: 563/665 (shopping center)
- Sustainability Required/Provided: 7/6

Site Plans

The plans depict a proposed vehicle wash along Pecos Road that will be in conjunction with the existing shopping center (Tropicana Centre.) The proposed facility will be located on APN 162-25-510-011 and will replace existing parking spaces and an undeveloped land. Access to the site is from Pecos Road by a private driveway that also serves as ingress/egress for the shopping center. The carwash facility is approximately 12 feet from the east property line. The entrance to the vehicle wash starts at the west end of the subject parcel and continues counterclockwise towards the south and east property lines to maximize queuing for 22 vehicles. A quarterback station will be located adjacent to the carwash pay station where employees assist customers. The pay kiosk will be for patrons to pay. Customers then will drive north into the tunnel and then

exit towards the vacuum stations located within the northwest corner of the project site. The vacuum canopies will be over each station.

As part of the project, the applicant will modify the existing driveway to increase the width to 22 foot wide for entrance and a 14 foot wide for egress. A pedestrian walkway is provided from Pecos Road that provides access to the shopping center. Also, a portion of the existing parking lot located at APN 162-25-510-012 will be reconfigured.

Landscaping

The plans depict landscaping within the parcel and along Pecos Road. Along the east property line, which is adjacent to Pecos Road, a 15 foot wide landscape strip is depicted consisting of large trees spaced at 30 feet on center adjacent to an existing attached sidewalk. Along the north, west, and south property lines, shrubs and bushes are proposed to be planted. Two trees will be planted at each end of customer parking spaces.

Elevations

The plans depict a proposed vehicle wash facility that is 29 feet in height with brown metal roof and neutral stucco finish. Horizontal articulation is provided with varying roofline, recognizable changes in exterior surface colors, metal awnings, stone veneer bottom and engaged columns to help break-up the building mass. The carwash tunnel will face north/south direction and will have roll-up doors at each end.

The pay station is a self-service use and is up to 11 feet high with metal columns and flat roof which includes digital menus, sensor loop and stacking lane gates. The proposed vacuum stations will utilize canopies for shade. The vacuum canopies are up to 11 feet and feature a flat metal roof line and columns.

The proposed QB (quarterback station) will be 15 foot high with a flat roofline and metal awning over the door, and stone veneer at the bottom to break-up the mass.

Floor Plans

The plans depict a vehicle wash facility with a vehicle wash tunnel, utility room, employee lounge, and equipment room. The QB station will have an open floor plan.

Applicant's Justification

The applicant states that the residential uses to the east (across from Pecos Road) are within 200 feet of their proposed vehicle wash. The distance is 146 feet and to limit any impacts, landscaping has been provided along the east property line with large trees. The proposed vehicle wash building has been designed to orient to minimize the impact on the adjacent residential properties. For instance, the site has been designed so the vacuum stalls of the car wash are behind the showroom building and the vehicle wash is oriented in a north and south direction and do not face the residential properties. This will ensure that the noise from the project will not directly project onto the residential properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900158	Administrative design review for 2 premanufactured structures (pump houses)	Approved by ZA	February 2023
ADR-18-900556	Administrative design review for building addition to existing shopping center	Approved by ZA	September 2018
ADR-900449-16	Administrative design review for building façade change within existing shopping center	Approved by ZA	May 2016
UC-0083-14	Use permit to reduce setback of a gasoline station from residential uses (no longer needed); design review for gasoline station	Approved by PC	May 2014
WS-0152-132	Restaurant with drive-thru and sign package	Approved by PC	May 2012
UC-0597-05	Supper club and live entertainment and reduce the separation between the use and residential development	Approved by PC	May 2005
ADR-0603-02	Administrative design review for a restaurant	Approved by ZA	July 2002
VC-1780-97	Check cashing	Approved by PC	November 1997
VC-0368-96	Outdoor garden center	Approved by PC	April 1996
VC-0327-94	Outdoor commercial activities beyond 3 daytime limit permitted by Code	Approved by PC	April 1994
VC-0529-91	Massage establishment in conjunction with a beauty salon	Approved by PC	July 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Multi-family residential
West, South & North	Corridor Mixed-Use & Neighborhood Commercial	CG	Shopping 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

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 vehicle wash is allowed in a CG zone if 200 feet separation is provided from any residential development. The 200 foot separation for a vehicle wash in any CG zone is to mitigate certain potential impacts, such as noise being generated by the vehicle wash. The plans depict a separation of 100 feet where 200 feet is required which necessitate a use permit. However, the shortest dimension from the proposed use to the closest point of the residential building is 146 feet. The vehicle wash tunnel will be located entirely within an enclosed building and any noise associated should be minimal. The applicant has designed the vehicle wash facility and tunnel in a north/south orientation to minimize any impacts to the residential uses to the east. Likewise, the applicant has placed the vacuum station in the northwest portion of the parcel where they will be screened by the vehicle wash facility. Also, the proposed use meets the intent of Master Plan Policy 1.3.3 that encourages integration of daily-needs services for neighborhoods. Staff can support the use permit.

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.

Overall, the proposed design of the buildings incorporates design elements including varying roofline, recognizable changes in materials and surface colors, parapet walls in the proposed design. The roll-up doors face away from the street and the residential uses to the east which will limit their visibility. Staff can support the proposed 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 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.

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 #0221-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

CONTACT: BARGHAUSEN CONSULTING ENGINEERS, 18215 72ND AVENUE S.,
KENT, WA 98032



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): Project Site: 162-25-510-011 Sams Club Parcel: 162-25-510-013

PROPERTY ADDRESS/ CROSS STREETS: SWQ E Tropicana Ave, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Express car wash with dual queue lanes, vacuum stalls, a trash enclosure, and a pay station.

PROPERTY OWNER INFORMATION

NAME: Tropicana Centre LV LLC, et al
 ADDRESS: 151 Bodman Place, Suite 201
 CITY: Red Bank STATE: NJ ZIP CODE: 07701
 TELEPHONE: 866-761-3677 CELL: _____ EMAIL: adenardo@fnrpusa.com

APPLICANT INFORMATION (must match online record)

NAME: Donald Shiveley
 ADDRESS: 6020 West Oaks Blvd Suite 300
 CITY: Rocklin STATE: CA ZIP CODE: 95765 REF CONTACT ID # _____
 TELEPHONE: 801-550-7739 CELL: _____ EMAIL: dshiveley@dontdrivedirty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Isaac Anzlovar
 ADDRESS: 18215 72nd Avenue South
 CITY: Kent STATE: WA ZIP CODE: 98032 REF CONTACT ID # _____
 TELEPHONE: 425-656-7447 CELL: _____ EMAIL: ianzlovar@barghausen.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.

Signed by:

Andrew DeNardo
 Property Owner (Signature)*

Andrew DeNardo
 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 checked="" type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-250417

PC MEETING DATE 7/15/25

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 5/22/25

FEES \$1,500

DATE 6/24/25

UC-25-0417



BARGHAUSEN

A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative

Special Use Permit

QQ 61-024

PREPARED BY

Barghausen Consulting
Engineers, LLC

PREPARED FOR

Quick Quack Car Wash

CLIENT ADDRESS

6020 West Oaks Boulevard, Suite 300
Rocklin, CA 95765

SITE ADDRESS

SWC - E Tropicana
Avenue & S Pecos Road
Las Vegas, NV 98121

PROJECT NO.

23686

DATE

02/17/2025

JURISDICTION

Clark County

Project Overview

The scope of the project includes the development of a Quick Quack Car Wash that features a 108-foot tunnel with two (2) vehicle queuing lanes. The proposed site improvements include 16 vehicle vacuum stations, five (5) employee parking spaces, trash and vacuum enclosures, utility connections, exterior lot lighting, stormwater improvements, and landscaping.

The subject property consists of one (1) parcel (Parcel No. 162-25-510-011) that has an area of 1.17 acres (50,965 square feet). The subject property is zoned Commercial General (C-2), and the City's Development Standards identify car washes as a conditional use in the C-2 zone; however, due to the project being located within 200 feet of residential zoned properties, a Special Use Permit is required.

Surrounding Uses

Surrounding the project site to the north, south, and west are other commercial uses, including a grocery store, quick service restaurant, and retail. Across Pecos Road, to the east of the project site, are multi-family apartment buildings.

Operational Measures

The vehicle wash will include a conveyor belt or motorized track that routes vehicles through the showroom. In the showroom, vehicles are rinsed and washed utilizing a combination of spinning wraps, reclaimed water, and biodegradable and environmentally friendly soaps. Payment kiosks are provided within the stacking lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. Quick Quack has the capacity to run up to 155 cars an hour through the wash, loading one (1) car every 24 seconds onto the conveyor. Once on the conveyor, the average wash is approximately 2 minutes 10 seconds before discharge at the front of the showroom. The business will have approximately 18 employees and will be open daily between 7 a.m. and 9 p.m.

Quick Quack has a membership program that utilizes license plate readers, so when members arrive, there is no wait, the gate will open automatically, and they can drive straight into the wash without stopping. This technology significantly increases the efficiency and throughput of the Quick Quack queue lines. The queuing process allows for rapid processing of vehicles that minimizes on-site idling.

The Quick Quack locations utilize a water reclamation process and reverse osmosis chambers to lighten the environmental footprint and reuse water. The car wash utilizes 65 percent less water than the average person does washing their vehicle at home. In addition, the water from the vehicle wash will go directly to the sewer system, as opposed to the storm drain when the average person washes their vehicle at home. On top of the energy efficient processes, the proposed car wash only uses detergents and soaps that are considered environmentally safe and biodegradable.

Site Characteristics

The project will modify the site existing driveway off the existing commercial center's internal access drive. The driveway modification will increase the width of the driveway to include a 22-foot-wide entrance and 14.5-foot-wide exit. This modification promotes safe vehicle circulation throughout the project site. The internal access drive provides access to South Pecos Road and East Tropicana Avenue.

The Quick Quack showroom is located within the northeast portion of the project site. The entrance to the vehicle wash starts at the west of the subject property and extends along the south and east property line to maximize queuing for 22 vehicles without spillover. Customers will exit the car wash near the northeast property line. Vacuum stations are located within the northwest portion of the project site that is between the showroom tunnel and the internal access drive.

Design Review Criteria

The proposed building will include brown metal roofing and neutral toned finishes for exterior walls. The building features modulation with a tower element near the showroom entrance and exit, building wall and roofline articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Articulated parapet heights and material changes are integrated to break up the vertical massing. Decorative, but functional, architectural elements are included, like the yellow arched entrance and exit and yellow pilasters flanking the towers.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and exterior building lighting will be installed on the building façade. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Special Use Approval Criteria

CCMC 30.16.070 identifies the criteria for the County to grant a Special Use Permit. Below are answers to how the proposed Quick Quack Car Wash is consistent with the County's Special Use Permit approval criteria.

Response: The granting of the Special Use Permit for the proposed Quick Quack Car Wash will be consistent and compatible with the County's Comprehensive Plan, development, and building design standards for a project in the C-2 zone, engineering design standards, and all applicable County and State requirements.

To the east of the subject property are apartments in the Residential (RS3.3) zone. To ensure that the proposed project does not adversely affect the character of the residential homes, landscaping is proposed on the subject property's eastern property line, which will screen the new development from the adjacent homes. Additionally, the site design has been oriented to minimize the impact on the adjacent residential properties. For instance, the site plan has been designed so the vacuum stalls of the car wash are behind the showroom building and the vehicle wash entrance and exit do not face the residential properties. This will ensure that the noise from the project will not directly project onto the residential properties.

- A. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Response: The proposed Quick Quack Car Wash will not impose an undue burden on the existing utilities and surrounding transportation system. All required permits will be obtained from the County and utility providers (water, sewer, electricity, telephone, etc.) prior to the construction of the project.

- B. The proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare; and

Response: The proposal will not adversely affect the established character of the development within the vicinity of the subject property. The properties to the north, south, and west of the subject property are all zoned Commercial General (C-2) and are occupied with commercial uses. The site and building design of the proposed Quick Quack Car Wash is consistent with the County's development and building design standards and the building colors match the colors used in the existing building in the commercial center.

- C. In addition to the above, the following shall apply to the uses specified below:

Response: Not applicable. The project is not considered a high impact project, will not expand a gaming enterprise first, or construct a cannabis establishment or aboveground transmission lines 200 kV or greater.

- D. FAA and other additional requirements and standards are established in 30.16.210.

Response: The proposed Quick Quack project will follow the application process requirements and standards established in 30.16.210. Any applicable FAA permits will be obtained prior to the construction of the project.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:

USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone.

Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv
(For possible action)

RELATED INFORMATION:

APN:

162-30-103-004 through 162-30-103-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5087 Arville Street
- Site Acreage: 3.63 (portion)
- Project Type: Office (rehearsal rooms)
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 3,640 (proposed use)/18,270 (subject building)/54,810 (all 3 buildings)
- Parking Required/Provided: 93/149

Site Plan

The existing office/warehouse complex is located on the northwest corner of Reno Avenue and Arville Street. The plans depict an existing office/warehouse complex which features 3 separate buildings. The lease space is at the northern end of the middle building (APN 162-30-103-005), unit A and unit B. Access to the complex is provided from the surrounding streets which are Reno Avenue to the south, Arville Street to the east, and Rogers Street to the west. There will be no changes to the existing buildings, drive aisles, or parking spaces. The uses within the complex have changed through the years and now include retail as well as office/warehouse type of uses.

Elevations

The photos depict a 1 story, office/warehouse building constructed with covered entries in the front and roll-up doors in the rear of each unit.

Floor Plans

The plans depict a 3,640 square feet suite that is being converted to rehearsal rooms. The applicant is proposing to combine two units by installing a door which provides access between them. Unit A will have rehearsal room A and a bathroom in the unit. Unit B will have rehearsal rooms B and C, an additional bathroom, and a lobby in the front.

Applicant's Justification

The applicant wants to provide a location for musicians to meetup where they can write and rehearse songs. Instruments will be available on-site for use. It is stated that the site will use a reservation system, and no music will be audible from outside of the building. In using this building as proposed, a use permit is required to have an office as a primary use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0742	Retail Sales (hobby store) in conjunction with an existing office/warehouse	Approved by PC	February 2022
UC-19-0184	Recreational facility (escape room) in conjunction with an existing office/warehouse	Approved by PC	April 2019
UC-0143-87	Maintain training workshops for performing, filming, video recording, and live stage performances	Approved by PC	July 1987
ZC-0029-84	Reclassify R-E to M-1 to construct and maintain a 17,300 square foot office/warehouse complex with future development	Approved by BCC	April 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IL & PF	Office/warehouse & fire station/ training facility
South, East, & West	Business Employment	IL	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that an office within this complex will not impact the surrounding uses. Staff finds that some of the office/warehouse uses within the site have transitioned over time to commercial uses. The proposed use is consistent with other approved or existing uses on the site, such as retail, personal services, and recreational facilities. This request supports Goal 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts. Furthermore, the proposed office supports Goal 5.1, which encourages diversification of the economic base to enhance resilience. Additionally, although the requested use requires additional parking spaces, staff finds that the site has ample parking for all the uses within the complex. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARY COVENEY

CONTACT: GARY COVENEY, 5087 ARVILLE STREET, UNIT A/B, LAS VEGAS, NV 89118

Department of Comprehensive Planning Application Form

PLANNER
COPY

ASSESSOR PARCEL #(s): 162-30-103-005, 004, 006

PROPERTY ADDRESS/ CROSS STREETS: 5087 Arville St Unit A/B Reno/Arville

DETAILED SUMMARY PROJECT DESCRIPTION

Requestal rooms for bands

USE Permit for ~~Entertainment~~/recreational facility office

PROPERTY OWNER INFORMATION

NAME: Gary Burdorf/Pentagon Group Inc.
ADDRESS: 8850 W Sunset Rd Ste 200
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-335-0111 CELL EMAIL: Heather.H.McGarey@pentagroup.com

APPLICANT INFORMATION (must match online record)

NAME: Gary Loveney
ADDRESS: 5835 South Bronco St
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702-413-8790 CELL 702-335-9137 EMAIL: Gary4138790@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: same as applicant
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

GARY BURDORF

Property Owner (Print)

10/29/2024
Date

<input type="checkbox"/> At	<input type="checkbox"/> On	<input type="checkbox"/> In	<input type="checkbox"/> From	<input type="checkbox"/> To	<input checked="" type="checkbox"/> By	<input type="checkbox"/> For
<input type="checkbox"/> All	<input type="checkbox"/> Any	<input type="checkbox"/> One	<input type="checkbox"/> Two	<input type="checkbox"/> Three	<input type="checkbox"/> Four	<input type="checkbox"/> Five
<input type="checkbox"/> Six	<input type="checkbox"/> Seven	<input type="checkbox"/> Eight	<input type="checkbox"/> Nine	<input type="checkbox"/> Ten	<input type="checkbox"/> Eleven	<input type="checkbox"/> Twelve

APPROVAL NUMBER: UC-25-0426

DATE OF DECISION: 7/15/25

APPROVAL TYPE: Paradise

DATE OF DECISION: 6/24/25

Jan
5/22/25
\$1,000

Justification Letter

Requesting a use permit for offices as a primary use in an IL (Industrial light zone) as required by section 30.03.08f.

Unit A is 1,820 sq ft Unit B is 1,820 sq ft . Hours of operation will be between 9am and 12am. 7 days per week Music will not be audible outside of the building. The business will be under a reservation system. There will be no proposed change to parking, landscaping or to building exterior. Parking is shared throughout the complex. There will be no adverse effects on nearby businesses. Offices used for bands to write and rehearse songs. Approximately 4 parking spaces are required where open parking is provided.

Gary Coveney

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS
GILBERTO ARICA TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-25-812-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side interior setback along the north property line to 5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 50% reduction).
- b. Reduce the side interior setback along the south property line to 9.5 feet where a minimum of 10 feet is required per Section 30.02.04 (a 5% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5538 S. Mojave Road
- Site Acreage: 0.48
- Project Type: Additions to existing single-family residence
- Number of Stories: 1
- Building Height (feet): 15.5 feet (existing single-family residence and proposed additions)
- Square Feet: 3,563 (existing)/910 (attached garage)/306 (patio enclosure)/472 (room addition)

Site Plans

The plans depict an existing 1 story single-family residence centrally located on a 0.48 acre site. Three proposed additions are planned for the existing residence which include the following: 1) an attached recreational vehicle garage addition located on the north side of the residence; 2) an attached patio enclosure along the northeast side of the residence; and 3) a room addition located

on the southeast side of the residence. The garage addition is set back 5 feet from the north (side interior) property line necessitating a waiver of development standards. The recreational vehicle garage addition will maintain a rear setback of 39 feet where a rear yard setback of 30 feet is required per Title 30. The patio enclosure is set back 46 feet from the east (rear) property line. The room addition will maintain setbacks of 47 feet and 9.5 feet from the east (rear) and south (side interior) property lines, respectively. A waiver of development standards is also required to reduce the side interior setback for this room addition. Access to the site is granted via an existing circular driveway adjacent to Mojave Road.

Landscaping

All street landscaping is existing, and no street landscaping is proposed or required with this request.

Elevations

The plans depict an existing 1 story single-family residence with a pitched concrete tile roof measuring up to 15.5 feet in height with a stucco exterior. The proposed additions, including the attached garage, patio enclosure, and room addition will match the height of the existing residence and will also include a pitched concrete tile roof with a stucco exterior. The exterior colors of the proposed additions will be painted to match the colors of the existing residence.

Floor Plans

The plans depict an existing 1 story single-family residence measuring 3,563 square feet in area with several proposed additions. All additions will be attached to the residence and consist of the following: 1) a recreational vehicle garage addition located along the north side of the residence measuring 910 square feet in area; 2) a patio enclosure affixed to the northeast side of the residence consisting of 306 square feet; and 3) a room addition located on the southeast side of the residence measuring 472 square feet. The patio enclosure will be converted into an exercise room while the room addition consists of an expansion to the master bedroom.

Applicant's Justification

The north side of the site has enough room to maneuver a recreational vehicle while the southside of the site does not have enough room. Therefore, the recreational vehicle garage is better suited for the north side of the residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, and maintain a uniform development pattern. Staff finds the reduction to the side interior setbacks for the proposed additions along the north and south property lines is not compatible with the surrounding properties. The existing single-family residences to the north, south, and east of the subject property maintain the required side interior setback of 10 feet for a primary structure. The request to reduce the side interior setbacks is a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

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: ELVIS ARICA

CONTACT: ELVIS ARICA, 5538 S. MOJAVE ROAD, LAS VEGAS, NV 89120

DRAFT

JUSTIFICATION LETTER

Elvis Arica
5538 S. Mojave Road
Las Vegas, NV 89120
elvisarica@yahoo.com
310-779-6958

Subject: Waiver of Development Standards to reduce the side setback

To Whom it May Concern:

I am currently remodeling my residence located at 5538 S. Mojave Road, Las Vegas, NV 89120. I applied for a Building Permit (BD24-55427) and the permit has been active since October 2024. The permit is almost approved, however; Zoning Plans Check notified me in April that there was an issue with the side setback on the north side of the residence.

Title 30 requires a 10 foot interior side setback for principal structures per Section 30.02.04. My site plan shows that the interior side setback where the proposed RV garage addition is located has a 5 foot setback from the north property line where 10 feet is required. The north side of the site has enough room to maneuver an RV; and the southside of the site does not. Therefore, the RV garage is more suited for the north side of the residence.

Thank you for your consideration.

Sincerely,
Elvis Arica

WS-25-0419

JL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:

178-06-313-014

WAIVER OF DEVELOPMENT STANDARDS:

Increase the wall height within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03B (100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 Cosima Lane
- Site Acreage: 0.61
- Project Type: Increase wall height

Site Plans

The site plans depict an existing single-family residence with a newly constructed 6 foot tall decorative block wall within the front setback. The wall is parallel to the street and is set back 9 feet from the back of curb along Cosima Lane at its closest. The wall then returns towards the house on both sides, creating a courtyard in front of the residence. There is an entry gate on the west side of the wall.

Landscaping

Landscaping is not a part of this request.

Elevations

The pictures provided by the applicant show that stucco has been applied to the 6 foot tall block wall and the color of the wall matches the color scheme of the residence. On the west side, there is a 6 foot tall entry gate.

Applicant's Justification

According to the applicant, the solid decorative wall follows the natural contours of the property and maintains aesthetic consistency with the surrounding neighborhood. The wall does not obstruct visibility for drivers or pedestrians and does not create a blind spot due to the curved nature of the street. The placement ensures clear sightlines and does not interfere with traffic flow. Furthermore, the applicant indicates that neighboring homes have privacy walls as close as 8 to 10 feet from the property line. The requested waiver aligns with the existing character of the neighborhood and does not introduce and new disruptions.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0256	Waivers for increase the wall height along the perimeter with Design Review for a single-family residential subdivision and walls	Approved by PC	July 2021
ET-21-400031 (WS-0456-14)	Third extension of time to waive streetlights along Pecos Road	Approved by PC	May 2021
ET-20-400174 (WS-18-0654)	First extension of time to waive off-site improvements	Approved by BCC	February 2021
WS-18-0654	Waived full off-site improvements and a design review to increase finished grade for a single family residence	Approved by BCC	October 2018
TM-18-500149	24 lot residential subdivision	Approved by BCC	October 2018
ET-18-400179 (WS-0456-14)	Second extension of time to waive streetlights along Pecos Road	Approved by BCC	October 2018
ET-18-400156 (WS-0323-16)	First extension of time to commence increased wall height - expired	Approved by PC	August 2018
WS-0456-14 (ET-0100-16)	First extension of time to waive streetlights along Pecos Road	Approved by PC	August 2016
WS-0323-16	Original request to increase wall height for an approved residential subdivision - expired	Approved by PC	June 2016
VS-0040-14 (ET-0040-16)	First extension of time to vacate and abandon portions of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	May 2016
TM-0012-14 (WC-0020-16)	Waived the condition on the tentative map requiring custom homes and not tract homes - expired	Approved by BCC	April 2016
WS-0456-14	Waived streetlights along Pecos Road	Approved by PC	July 2014

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0012-14	Original application for 24 single family residential lots - expired	Approved by BCC	April 2014
VS-0040-14	Vacated and abandoned a portion of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	April 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Flood channel & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**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.

Opaque walls over 3 feet in height, whether decorative or non-decorative, are not allowed within the front 15 feet of the front property line/right-of-way. The intent of establishing maximum wall height within the front yard is to maintain a consistent standard along the street frontage. Staff is aware the request to increase the wall height is for security and privacy purposes. However, staff finds the height of the existing wall is inconsistent with the surrounding single-family residences and creates a canyon like effect. The applicant obtained building permits with the wall shown and approved at 15 feet behind curb indicating the ability to comply with Title 30, yet it was built as close as 9 feet from back of curb. Additionally, the applicant provided no justification as to why a decorative fence could not be provided in lieu of the block wall. Staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARLOS CORDON

CONTACT: CORDON LLC, 2825 SAN BLAS DRIVE, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 178-06-313-014

PROPERTY ADDRESS/ CROSS STREETS: 3525 Cosima Ln. Las Vegas, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for the following: 1) Allow a decorative wall where only a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Section 30.04.03B.

PLANNER
COPY

PROPERTY OWNER INFORMATION

NAME: Rick Chang

ADDRESS: 3525 Cosima Ln

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: 925-856-7181

CELL 925-856-7181

EMAIL: rshchang@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

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

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

Property Owner (Signature)*

Rick Chang

Property Owner (Print)

3/19/2025

Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) WS-25-0420

PC MEETING DATE 7/15/25

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY Jane

DATE 5/22/25

FEES \$800

DATE 6/24/25

Rick Chang
3525 Cosima Ln.
Las Vegas, NV 89120
925-856-7181
rshchang@yahoo.com

Date: Monday, March 19, 2025

APR number, 25-100300
Clark County Comprehensive Planning
Department 500 S Grand Central Pkwy
Las Vegas, NV 89155
Attn: Zoning Variance Review Board

PLANNER
COPY

Property Information

1. **Property Owner:** Rick Chang
2. **Applicant:** Rick Chang
3. **Site Address of the Request:** 3525 Cosima Ln., Las Vegas, NV 89120
4. **Assessor's Parcel Number:** 178-06-313-014
5. **Zoning District:** Residential Single-Family 20 (RS20)
6. **Planned Land Use Category:** Ranch Estate Neighborhood (up to 2 du/ac)

Justification Letter for Front Yard Privacy Wall Setback

Introduction

I am submitting this justification letter regarding the front yard privacy wall constructed at 3525 Cosima Ln., Las Vegas, NV 89120. The wall currently has a setback ranging from 9 to 12.5 feet from the street, which does not meet the county's 15-foot setback requirement.

Land Use Applications and Development Code Sections

The following Land Use Applications are being requested:

- **Waiver of Development Standards** –Allow Waiver of Development Standards for the following: 1) Allow a decorative wall where only a decorative fence (a fence with not less than 50% of the vertical surface of the fence open) is allowed within 15 feet of the front property line per Section 30.04.03B.

Justification and Mitigation Measures

- **Site Conditions and Intent:**

- The 9-to-12.5-foot setback is a result of the curved street layout, not an attempt to bypass zoning rules.
- The wall follows the natural contours of the property and maintains aesthetic consistency with the surrounding neighborhood.

- **No Adverse Impact on Public Safety or Visibility:**

- The wall does not obstruct visibility for drivers or pedestrians.
- The curved nature of the street does not create a blind spot.
- The placement ensures clear sightlines and does not interfere with traffic flow.

- **Neighborhood Precedent:**

- Several homes in the area have front yard structures closer than 15 feet to the street.
- Neighboring homes have privacy walls as close as 8 to 10 feet from the property line.
- The requested waiver aligns with the existing character of the neighborhood and does not introduce any new disruptions.

Conclusion

I respectfully request approval of this waiver.

I appreciate your time and consideration of this request. Please feel free to contact me at 925-856-7181 or rshchang@yahoo.com if further information is needed.

Sincerely,
Rick Chang

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400061 (DR-19-0352)-DIAMOND PM, LLC:

DESIGN REVIEW THIRD EXTENSION OF TIME for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3450 Pecos McLeod Interconnect
- Site Acreage: 1.66 (net)/2.27 (gross)
- Number of Units: 40
- Density (du/ac): 17.6
- Project Type: Multi-family residential
- Number of Stories: 2 to 3 (Building 1)/3 (Building 2)
- Building Height (feet): Up to 35
- Open Space Required/Provided: 8,000/9,450
- Parking Required/Provided: 70/70

Site Plans

The approved plans depict a gated multi-family residential development (condominiums) consisting of 40, one and 2 bedroom units for an overall density of 17.6 dwelling units per acre. Building 1 is comprised of 16, one bedroom units and Building 2 consists of 24, two bedroom units. Building 1 is set back 20 feet from the west property line, adjacent to the Pecos McLeod Interconnect, and 70 feet from the improved drainage channel to the east. Building 2 is also set back 20 feet from the west property line, 32 feet from the drainage channel to the east, and 5 feet from the property line to the north. The development includes 9,450 square feet of open space consisting of a pool area, dog park, and several areas with benches. Access to the site is provided via a proposed two-way driveway located at the southwestern portion of the site. An "exit only"

gate is provided at the northwestern portion of the site. The proposed development requires 70 parking spaces and 70 parking spaces are provided. Bicycle parking spaces are located at the northeast corner of Building 1. The required trash enclosure is centrally located within the site, between Buildings 1 and 2. The pool area, consisting of 4,351 square feet, is located immediately south of Building 1. A gazebo/cabana shade structure is located to the west of the pool and is set back 20 feet from the west property line. A 301 square foot pool equipment room is located immediately south of the pool and also has a minimum setback of 20 feet from the west property line. A 5 foot wide internal pedestrian walkway connects the buildings to the proposed 5 foot wide detached sidewalk along the Pecos McLeod Interconnect. Changes to the originally approved plans were approved via ADR-23-900334 in August 2023. The updated plans depict material changes including pop-outs and creating a stepped parapet roofline in lieu of the original pitched roofline.

Landscaping

The approved plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along the Pecos McLeod Interconnect. The street landscape area consists of trees, shrubs, and groundcover. Open space is generally distributed throughout the site, and primarily consists of 4 areas measuring between 873 square feet and 4,351 square feet. Parking lot trees are generally distributed throughout the site, including landscape finger islands located along the east property line adjacent to the improved drainage channel.

Elevations

Building 1 consists of 2 to 3 stories with a height ranging from 31 feet up to a maximum of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on the east, south, and west elevations of the building. Patios and balconies are featured on the east and west elevations of Building 1. The north elevation of the building features a stucco exterior with decorative plaster corbels. Access to the residential units is provided via an open staircase leading to each floor.

Building 2 consists of 3 stories with a maximum height of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on all sides of the building, which include decorative plaster corbels. Patios and balconies are featured on the north and south elevations of Building 2. Access to the residential units is provided via an open staircase leading to each floor.

The pool equipment building has an overall height of 15 feet and consists of a pitched, concrete tile roof, stucco exterior, and decorative plaster corbels. The carports have a maximum height of 10 feet and feature tube steel columns with a painted metal roof.

The plans approved via ADR-23-900334 feature building alterations to create a stepped parapet roofline in lieu of the original pitched roofline. Other changes include pop-outs with wood paneling finish and changes to the materials.

Floor Plan

Building 1 features 16, one bedroom units each measuring 800 square feet. The plans for Building 1 depict a kitchen, living room, dining room, bedroom, patio, laundry room, bathroom,

and a walk-in closet. Building 2 features 24, two bedroom units each measuring 1,000 square feet. The plans for Building 2 depict 2 bedrooms, a kitchen, dining room, living room, patio, laundry room, bathroom, and a walk-in closet. The pool equipment building consists of 301 square feet and features an office, restroom, shower, and equipment room.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400096 (DR-19-0352):

Comprehensive Planning

- Until June 19, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400121 (DR-19-0352):

Current Planning

- Until June 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Compliance with previous conditions.

Listed below are the approved conditions for DR-19-0352:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include any necessary portions of Pecos McLeod Interconnect to achieve 45 feet of right-of-way to the back of curb.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a third extension of time for an additional 2 years to commence the project. The applicant indicates that significant progress has been made on the project, including a drainage study, traffic study, and a water network analysis that have been approved. The applicant states that approvals have also been issued by the Fire Department, Water Reclamation District, Las Vegas Valley Water District, and Public Works Department, and has building permits ready to issue by the Building Department. The applicant adds that this extension of time request will provide time to secure financing for the site, allowing the project to commence within the next 2 years.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900334	Administrative design review for modifications to a previously approved multi-family residential development and associated structures	Approved by ZA	August 2023
ET-23-400096 (DR-19-0352)	Second extension of time for a multi-family residential development and associated structures	Approved by BCC	August 2023
VS-22-0224	Vacated easements and a portion of right-of-way	Approved by PC	June 2022
ET-21-400121 (DR-19-0352)	First extension of time for a multi-family residential development and associated structures	Approved by BCC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400059 (ZC-1382-06)	Waived conditions for a design review as a public hearing to address deceleration lane and amenities, reduced density from 40 units to 24 units, reduced 15 units to 2 story units, 3 point turning analysis to be approved by traffic prior to tentative map approval, relocated entrances further to the north, and right-in/right-out only ingress and egress to the site	Approved by BCC	June 2019
DR-19-0352	Multi-family residential development and associated structures	Approved by BCC	June 2019
ET-19-400036 (VS-0090-15)	Second extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	May 2019
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	March 2017
UC-0427-11 (ET-0025-15)	First extension of time for a use permit for an assisted/independent living facility with a waiver for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities - expired	Approved by BCC	June 2015
VS-0090-15	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of a zone change to change the product from for rent multi-family to for sale condominiums and reduced 15 units to 2 story units with only 9, three story units remaining along with a design review for an assisted/independent living facility with project amenities - expired	Approved by BCC	June 2012
VS-0002-11	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by PC	March 2011
VS-0061-08	Vacated easements and a portion of Pecos McLeod Interconnect - expired	Approved by BCC	April 2008
WS-1162-07	Reduced driveway length with a waiver of conditions of a zone change, and design review for a deceleration lane, project amenities, and a condominium complex - expired	Approved by BCC	December 2007
ZC-1382-06	Reclassified 1.6 acres from R-1 to R-4 (reduced to R-3) zoning with waivers and a design review for a multi-family complex - design review and waivers expired	Approved by BCC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1378-02	Reclassified 1.6 acres from R-1 to C-1 zoning for an automobile maintenance facility with a waiver to reduce the width of parking stalls - expired	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South & East	Public Use	RS5.2	Drainage channel/Flamingo wash
West	Neighborhood Commercial	RM18	Congregate care 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**

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 continued to make progress toward commencement since approval of the previous extension of time ET-23-400096 (DR-19-0352) by having building permits for the apartment buildings, detached shade structures, trash enclosure, and grading ready to issue by the Building Department. While staff believes that the applicant has demonstrated a good faith effort to commence the development of the site, staff may not be able to support additional extensions of time after this request. Therefore, staff can support this extension of time request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 19, 2027 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIAMOND PM, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-501-006

PROPERTY ADDRESS/ CROSS STREETS: 3450 Pecos-McLeod Int

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for DR19-0352 / ET21-400121 / ET23-400096

PROPERTY OWNER INFORMATION

NAME: Diamond PM LLC

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

EMAIL: rgallegos@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen , Manager

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-734-9393

CELL 702-768-1861

EMAIL: kpruett@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants

ADDRESS: 5052 S. Jones Blvd # 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168799

TELEPHONE: 702-734-9393

CELL 702-524-0054

EMAIL: rgallegos@visiconlv.com

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

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

Property Owner (Signature)*

Darren C. Petersen

Property Owner (Print)

5-13-2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-25-900061

ACCEPTED BY MH

PC MEETING DATE _____

DATE 5-21-25

BCC MEETING DATE 7-16-25

FEES 1900

TAB/CAC LOCATION Paradise

DATE 6-24-25

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jilazovich@kcviaw.com
D: 702.792.7050

May 16, 2025

VIA EMAIL

Clark County Comprehensive Planning
Attn: Principal Planner
500 S. Grand Central Parkway
Las Vegas, NV 89101

Re: Justification Letter – Third Extension of Time (DR-19-0352)
Diamond PM, LLC
APN: 162-13-501-006

To Whom It May Concern:

Please be advised this firm represents Diamond PM, LLC (the "Applicant") in the above referenced matter. The property is approximately 1.6 acres generally located on the east side of Pecos-McLeod Interconnect and 650 feet south of Desert Inn Road. The property is more particularly described as Assessor's Parcel Number 162-13-501-006 (the "Site"). The Site has a planned land use designation of Urban Neighborhood (greater than 18 dwelling units/acre) and a zoning designation of Residential Multi-Family 32 (RM32). The Applicant respectfully requests a third extension of time for DR-19-0352.

By way of history, DR-19-0352 was approved by the Clark County Board of County Commissioners (BCC) in June 2019 with a condition that the application must commence within 2 years of the approval date. The Applicant was granted the first extension of time (ET-21-400121) in September 2021 conditioned upon commencing before June 19, 2023. In August 2023, the Applicant was granted a second extension of time (ET-23-400096) and having until June 19, 2025 to commence.

There has been significant progress on the project since the first extension of time was granted:

1. Drainage Study – Approved.
2. Traffic Study – Approved.
3. Water Network Analysis - Approved.
4. Clark County Fire Department Approval
5. Clark County Water Reclamation Approval
6. Las Vegas Valley Water District Approval. Water Fees paid (approximately \$200,000).
7. NV Energy, Century Link, Southwest Gas approval of plans.

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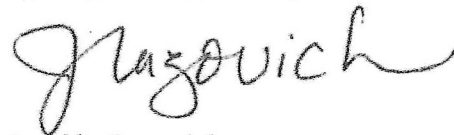
8. Clark County Public Works approval of Civil Improvement Plans and bonds posted.
9. Construction Documents completed and Building Department review complete.
10. All Building Permit Fees have been determined.
11. The Applicant is seeking financing and expects to secure a construction loan by the end of the year.

The Applicant has worked diligently on this project and continues to comply with the conditions of the previous approvals. This extension of time request is warranted to allow the Applicant to secure financing and commence the project within the next two years.

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



Jennifer Lazovich

JL/jmd

Enclosures:

cc:

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0410-K & J PARTNERSHIP:

USE PERMIT for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.

DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Twain Avenue and east of Eastern Avenue within Paradise.
TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-203-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Twain Avenue where required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Twain Avenue where required per Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2456 E. Twain Avenue
- Site Acreage: 0.28 (portion)
- Project Type: Communication tower
- Building Height (feet): 85

Site Plan

The site is an undeveloped triangular shaped parcel located between Twain Avenue and the Flamingo Wash flood control channel, approximately 285 feet east of Eastern Avenue. Access to the site will be from Twain Avenue by a 15 foot wide driveway. The communication tower and facility is located along the west side of the parcel. An 8 foot high chain-link fence around the compound is set back 35 feet from the west property line, a minimum of 8 feet from the north property line, and approximately 41 feet from Twain Avenue. The tower is set back approximately 300 feet from the closest residential development to the southeast of the site and

140 feet from the closest residential zoning district to the south, which is developed with a rehabilitation center. Gate to access the compound are located on the southside of the compound.

The parcel to the west of this site has an existing communication tower, which is approximately 200 feet west of the newly proposed communication tower. No off-site improvements are proposed with this application.

Landscaping

No street landscaping is proposed, requiring a waiver of development standards.

Elevations

The tower is 85 feet in height and designed to look like a palm tree. The plan depicts antennas at the top of the tower within the artificial palm fronds and areas along the tower for future co-location of up to 2 additional antennas. A 450 square foot equipment shelter with a cabinet and emergency generator is located to the south of the tower within the enclosed compound.

Applicant's Justification

The applicant is proposing this project because the adjacent tower cannot be collocated on as there is not enough room in the compound for additional equipment. The subject parcel has a street frontage of approximately 273 feet and the adjacent flood control parcel to the east/northeast currently has no sidewalk, landscaping, or off-site improvements. The site is a small remnant parcel in a triangle shape left over from when the channel was completed and installing the required street landscaping would reduce the developable space by approximately 20%, leaving the parcel restricted for any future development. The landscaping for such a small length and the water demand to maintain the landscaping do not justify the requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0843-14	Eliminated street landscaping and allowed attached sidewalks along Twain Avenue - expired	Approved by PC	December 2014
UC-0085-14	Allowed a communication tower - expired	Approved by PC	April 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CP	Flamingo Wash flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Rehabilitation center
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Flamingo Wash flood channel
West	Neighborhood Commercial	CP	Office building

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.

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.

Use Permit & Design Review

There is an increased demand for telecommunications service in this area and the existing facility not available for the colocation of additional equipment. Therefore, a new facility is required in this area to meet the increased demand for service. This site is adjacent to non-residential developments and located over 300 feet from the closest residence and approximately 140 feet from a residential zoning district, which is developed with commercial uses. The tower is a stealth design that will look like a palm tree. The existing facility to the west is a similar design and the landscape areas for the development to the northwest and south include palm trees. The design of this facility will blend in with the area, which will mitigate the impacts of this facility on the surrounding community. Therefore, staff supports these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that street landscaping is needed to combat the heat island effect. The development of the site requires street landscaping to match the surrounding areas. Therefore, staff cannot support this request.

Public Works - Development Review**Waiver of Development Standards #2**

Staff cannot support this request to not install full off-site improvements on Twain Avenue when there are existing full improvements to the north, south, east and west. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

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

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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTERLINE

CONTACT: CENTERLINE, 510 MANDALAY COURT, HENDERSON, NV 89012

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-3-203-002 162-13-203-002

PROPERTY ADDRESS/ CROSS STREETS: 2456 E. Twain Avenue, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Request to allow AT&T to construct a new 80' telecommunications tower and equipment shelter on 2456 E. Twain Ave., Las Vegas, NV 89121.

PROPERTY OWNER INFORMATION

NAME: K & J Partnership - Jerry Sligar
ADDRESS: 9632 Balais Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89143
TELEPHONE: _____ CELL: (702) 523-9831 EMAIL: j.sligar@me.com

APPLICANT INFORMATION (must match online record)

NAME: AT&T
ADDRESS: 6750 Via Austi Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Sharon Beesley - Centerline Communications
ADDRESS: c/o AT&T 6750 Via Austi Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-743-5383 CELL: 702-743-5383 EMAIL: sbeesley@clinellc.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.

Jerry Sligar

Property Owner (Signature)*

Jerry Sligar

Property Owner (Print)

3/31/25

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

APPLICATION # (s) UC-28-0410

PC MEETING DATE —

BCC MEETING DATE 07/16/25

TAB/CAC LOCATION Paradise

ACCEPTED BY JUD

DATE 05/2/25

FEES \$1000.00

DATE 06/24/25



April 29, 2025

UC-25-0410

Clark County Current Planning
Department of Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada
(702) 455-4314

RE: Request for a Special Use Permit/Design Review/Waiver of Development Standards for AT&T Mobility proposed telecommunications project NVL00176 located near Eastern Avenue and Twain in Las Vegas, NV (APN: 162-13-203-002)

This is a request to allow AT&T to construct a new 80ft telecommunications tower located near Eastern Avenue and Twain Avenue in Las Vegas, NV (APN: 162-13-203-002). AT&T is proposing to install antennas on a new stealth structure. The parcels planned land use RS5.2 with no residential use on the property.

AT&T is proposing this project because the one (1) existing facility to co-locate on in the area is not collectable as there is not enough room in the compound for AT&T equipment. The property owner was contacted but was not interested in giving up additional parking and given AT&T's footprint, AT&T would have to consume some of the parking on site

This geographical location is a difficult area to provide cellular coverage in the valley due to residential housing, setbacks, small parcels with limited parking, overhead utility lines that limit placement on certain parcels and the proximity of existing coverage and to not overlap and create redundant coverage.

AT&T believes this project meets all basis of approval based on Title 30.03.08B2:

- (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower than 80 feet shall be designed to accommodate at least 3 antenna arrays.***

The tower will be structurally capable of and designed to handle more than one array and up to two or three telecommunications antennas.

- (b) Any facility that does not have a permanent staff assigned to it shall meet the following standards:***

- (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.***



- (2) Ground-level equipment, buildings, and the tower or antennas base shall be screened to prevent visibility from an area submit to € 30.04.06, Residential Adjacency.***

AT&T will provide a 6ft cyclone fence to surround their equipment wall and placed far enough away from the street to minimize the visual impact of the equipment. The ground lease area will accommodate other carriers. Once all carriers' equipment is installed, a cmu block wall will surround the entire ground leased area.

- (c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.***

The communication tower shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. The area is planned commercial, adjacent to existing properties that have a large palm tree, and we believe this design best fits the area. The tower will be designed as a stealth tower (monopalm) which will blend with the surrounding area's landscape.

No signals, lights or signs shall be permitted on towers unless required by the Federal Communications Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign. No signals, lights or signs will be placed on the tower unless required by the FCC.

- (d) No tower shall be more than 80 feet in heigh unless located in a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.***

The stealth tower (monopalm) will not exceed 80 feet in height.

- (e) Any tower shall meet the following setbacks:***

- (1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20- feet from any area subject to € 30.04.06, Residential Adjacency.***

The tower will not be located within a public utility substation.

- (2) Any tower not located within a public utility substation shall be 40 feet from any street.***



The tower shall be located further than 40 feet from Twain Avenue and 41'-4" from the compound to Twain Avenue.

(3) Any tower not located within a public substation shall be set back from any residential development on a separate property as follows:

- (I) If the subject lot or parcel is less than 2.5 acres or greater, the tower shall be set back 200% of the height of the tower.**
- (II) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.**
- (III) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.**

The stealth tower will be located 140'-4" from the residential development to the south thus meeting the code requirements.

(4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located with a cluster of other towers.

The tower on the adjacent parcel to the west is located 200 +/- feet from the proposed tower. The proposed tower will be a stealth monopalm design thus meeting the code requirements.

In addition, AT&T is proposing this project because the adjacent tower cannot be collocated on as there is not enough room in the compound for AT&T's equipment. The adjacent property owner was contacted but was not interested in giving up additional parking and given AT&T's footprint, AT&T would have to consume some of their onsite parking.

Per Clark County Development Code Title 30, full off-site improvements area required for commercial uses, which include curb, gutter, detached sidewalks, streetlights, and partial pavement. Detached sidewalks require a vacation and abandonment application for the public right-of-way.

AT&T is requesting a waiver to the full off-site improvements due to the following reasons:

- The subject parcel has a street frontage of approximately 273 feet +/- and the adjacent flood control parcel to the east on Assessor's Parcel 162-13-296-002, 007 currently has a street frontage of approximately 735 feet +/- . Currently there is no sidewalk, landscaping, or



offsite improvements on those parcels, so the requirement of existing sidewalk adjacent on both sides of the existing development cannot be met due to the flood control property.

- Since this is a small remnant parcel in a triangle shape left over from when the channel was completed, the 10-foot landscape requirement would reduce the developable space by approximately 20%, leaving the parcel quite restricted for any future development.
- The landscape for such a small length and the future water demand to maintain the landscaping does not justify the requirement.

AT&T believes this request for a Special Use Permit/Design Review/Waiver of Offsite improvements is a thoughtful project taking in design and placement to minimize the impact. We respectfully request that staff review the attached drawings. If you should have any questions or additional comments, please contact me at (702) 743-5383.

Thanking you in advance for your consideration.

Sharon Beesley

Sharon Beesley, Centerline
sbeesley@clinellc.com/702-743-5383

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0393-GRIMM NORTON 4, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone.

Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate drainage study where required per Section 30.04.08B.
2. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along University Center Drive where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Royal Crest Circle where required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05
- Project Type: Minor subdivision map

Request

This request is to waive the drainage study requirement and the requirement for off-site improvements on University Center Drive and Royal Crest Circle associated with the minor subdivision map (MSM-25-600018).

Applicant's Justification

The applicant states the requested waivers are related to the comments from a minor subdivision map (MSM-25-600018) requiring full off-site improvements and a drainage study. The applicant states they are not attempting to avoid these requirements but rather defer to the time of development of each parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0218	Use permit, waiver of development standards, and design review for a multi-family residential development	Approved by BCC	May 2025
VS-25-0136	Vacated easements and rights-of-way	Approved by BCC	May 2025
UC-25-0135	Use permit, waivers of development standards, and a design review for a proposed hotel and modifications to an existing parking garage	Approved by BCC	May 2025
ZC-25-0134	Reclassified 60.5 acres from RM50 to CR zoning	Approved by BCC	May 2025
UC-24-0231	Monorail (Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	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 - expired	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
ADET-900180-10 (DR-0501-07)	Administrative extension of time for a design review for a mixed-use development - expired	Approved by ZA	March 2010
ADET-900181-10 (ZC-1192-06)	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 zoning 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
East	Entertainment Mixed-Use	CR (MPO) & (AE-65)	Multi-family residential

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Public Works****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.

Public Works - Development Review**Waiver of Development Standards #1**

Staff has no objection to eliminating the drainage study requirement for the parcel map, as the drainage study is required with approved application UC-25-0218 and UC-25-0135 on this parcel.

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on University Center and Royal Crest Drive for the parcel map. The applicant is required to install full off-sites with approved applications UC-25-0218 and UC-25-0135.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance with UC-25-0218 and UC-25-0135;
- Full off-site improvements with UC-25-0218 and UC-25-0135.

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.

Clark County Water Reclamation District (CCWRD)

- Applicants are advised that Point of Connection (POC) requests have been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2025 and #0115-2025 to obtain your POC exhibits; and that flow contributions exceeding CCWRD estimates may require another POC analysis. POC #0075-2025 is for the hotel and POC #0115-2025 is for the multi-family project.

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

APPLICANT: GRIMM NORTON 4, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-203-002

PROPERTY ADDRESS/ CROSS STREETS: University and Royal Crest Circle

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of parcel map requirements for approved developments

PROPERTY OWNER INFORMATION

NAME: Grimm Norton 4, LLC

ADDRESS: 11429 Perugino Dr.

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89135

APPLICANT INFORMATION (must match online record)

NAME: Grimm Norton 4, LLC

ADDRESS: 11429 Perugino Dr.

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

TELEPHONE: 702-792-7048 CELL 702-672-6882 EMAIL: apierce@kcnvlaw.com STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

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

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

Property Owner (Signature)*

Property Owner (Print)

Date 5/8/25

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☒ WS

☐ ADR

☐ AV

☐ PA

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☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) WS-25-0393

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY

DATE

FEES

5/15/25
\$700 \$300

DATE

6/24/25

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

KAEMPFER

CROWELL

MARISSA T. FEHRMAN
mfehrman@kcncvlaw.com
D: 702.792.7000

May 8, 2025

VIA EMAIL

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

**Re: *Justification Letter – Grimm Norton 4, LLC
Waiver of Development Standards***

APN: 162-15-203-002

To Whom It May Concern:

Our Firm represents Grimm Norton 4, LLC (the "Applicant"). The Applicant has been approved to develop a hotel and multifamily project located near the northwest corner of University Center Drive and Royal Crest Circle, more particularly described as APN: 162-15-203-002 (hereinafter the "Site").

The Applicant requests waivers of development standards for a parcel map on the Site. An application for a parcel map was recently approved for this parcel via MSN: 25-600018, effectively splitting the subject parcel into "Lot 1" on the northern half for a future hotel project and "Lot 2" on the southern half for a multifamily project. Please note that entitlements for the separate hotel and multifamily projects on Lot 1 and Lot 2 were recently approved on May 7, 2025 by the Clark County Board of County Commissioners. (See Approvals for ZC-25-0124, VS-25-0136, UC-25-0218, and UC-25-0135).

The subject minor subdivision map received comments through a Parcel Map Review letter, dated March 27, 2025. As more fully explained below, the Applicant requests the following two waivers as a matter of timing rather than circumventing code requirements. Please note that the below Waivers of Development Standards #1 and #2 are comments #3 and #4, respectively, from the Parcel Map Review letter.

WAIVERS OF DEVELOPMENT STANDARDS

1. Drainage Study

The Applicant requests a waiver for the drainage study that is required per the parcel map review. However, the required drainage study was already a Public Works condition of approval for the land use applications associated with both the hotel and multifamily projects. (See approvals for UC-25-0218, and UC-25-0135). The Applicant is not attempting to avoid this requirement but rather, defer it to the time of development for each project. Therefore, this waiver is justified and

warrants approval.

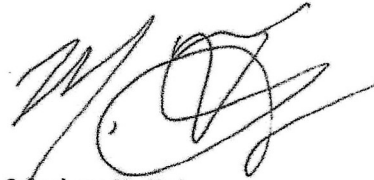
2. Off-Site Improvements

The Applicant also requests a waiver for full off-site improvements around the Site. Similar to the waiver above, the installation of off-site improvements was a condition of approval of the land use applications. (See approvals for UC-25-0218, and UC-25-0135). The off-sites will be fully implemented once the hotel and multifamily projects are developed. Again, the Applicant is not attempting to avoid this requirement but rather, defer it to the time of development for each project. Therefore, this waiver is justified and warrants approval.

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

Sincerely,

KAEMPFER CROWELL



Marissa T. Fehrman

MTF/