



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 27, 2026

7:00pm

Note:

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

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

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

Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

- III. Approval of Minutes for January 13, 2026 (For possible action)
- IV. Approval of the Agenda for January 27, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **WS-25-0461-NELSON, JEREMY & KATIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action) **BCC 1/21/26**
 - 2. **TM-25-500218-KAVISON HOMES, LLC:**
TENTATIVE MAP consisting of 22 multi-family residential units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos Road and south of Oquendo Road within Paradise. JG/jam/xx (For possible action) **PC 2/3/26**
 - 3. **UC-25-0851-FC INCOME PROPERTIES, LLC:**
USE PERMIT for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action) **PC 2/3/26**
 - 4. **UC-25-0893-PACIFIC PLACE SITE, LLC:**
USE PERMIT for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone. Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise. JJ/rp/cv (For possible action) **PC 2/17/26**
 - 5. **WS-25-0817-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-family 5.2) Zone. Generally located south of Cherokee Avenue and west of Rosewood Drive within Paradise. TS/ji/cv (For possible action) **PC 2/17/26**
 - 6. **WS-25-0879-STONE LAND HOLDING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase accessory structure height; and 4) eliminate full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

7. **TM-25-500214-DFA, LLC:**

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

8. **VS-25-0889-ROADRUNNER INVESTMENTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue; and a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action) **BCC 2/18/26**

9. **UC-25-0890-ROADRUNNER INVESTMENTS, LLC:**

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone. Generally located north of Rochelle Avenue and west of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 2/18/26**

VI. General Business (For possible action)

VII. 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.

VIII. Next Meeting Date: February 10, 2026.

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager



Paradise Town Advisory Board

January 13, 2026

MINUTES

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

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

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

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of December 9, 2025 Minutes

Moved by: Woitas
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for January 13, 2026

Moved by: Sheesley
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-25-0668-FASHION SHOW MALL, LLC:**

HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

PC 1/20/26

MOVED BY-Sheesley

DENY

VOTE: 5-0 Unanimous

2. **UC-25-0824-APOLLO PROPERTY HOLDINGS, LLC:**

USE PERMIT to allow a recreational/entertainment facility in conjunction with an existing office/warehouse complex on 1.55 acres in an IL (Industrial Light) Zone. Generally located south of Reno Avenue and west of Rogers Street within Paradise. MN/ji/cv (For possible action)

PC 1/20/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **VS-25-0830-BFH VEGAS I, LLC:**

VACATE AND ABANDON a portion of right-of-way being Mojave Road located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/hw/cv (For possible action)

PC 1/20/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **UC-25-0831-BFH VEGAS I, LLC:**

USE PERMIT for a gas station.

DESIGN REVIEW for a proposed gas station and convenience store on 2.39 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Mojave Road within Paradise. JG/hw/cv (For possible action)

PC 1/20/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

ADDED Conditions

- **Signage to be placed on the empty lot stating No overnight parking or camping**
- **Lighting to be place on the empty lot facing away from the residences to the North**

VOTE: 5-0 Unanimous

5. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**

HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.

DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)

BCC 1/21/26

Held per applicant. No certain date set

6. **ET-25-400122 (UC-23-0376)-4380 BOULDER, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from a school; and **2)** reduce separation from a non-restricted gaming property on 4.75 acres in an IP (Industrial Park) Zone. Generally located west of Boulder Highway and north of Twain Avenue within Paradise. TS/rr/kh (For possible action)

BCC 1/21/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-2 Unanimous

Williams and Woitas opposed

7. **ET-25-400133 (UC-23-0209)-BESEAU, CONCHITA:**

USE PERMIT FIRST EXTENSION OF TIME for personal services (beauty salon).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking; **3)** alternative street landscaping; **4)** alternative landscaping adjacent to a residential use; **6)** allow modified street standards; and **7)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** beauty salon on 0.49 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Russell Road and west of Horseshoe Drive within Paradise. JG/md/cv (For possible action)

BCC 1/21/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

8. **WS-25-0461-NELSON, JEREMY & KATIE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

BCC 1/21/26

Held per applicant. Return to the January 27, 2026 Paradise TAB meeting

9. **UC-25-0851-FC INCOME PROPERTIES, LLC:**

USE PERMIT for a proposed kennel in conjunction with an existing commercial center on 0.38 acres of a 2.87 total acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

PC 2/3/26

NO show, return to the January 27, 2026 Paradise TAB meeting

10. **PA-25-700054-ISABELLE INVESTMENTS, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Urban Neighborhood (UN), Compact Neighborhood (CN), and Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on 2.44 acres. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rk (For possible action)

PC 2/3/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **ZC-25-0855-ISABELLE INVESTMENTS, LLC:**

ZONE CHANGE to reclassify 1.99 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise (description on file). JJ/rk (For possible action)

PC 2/3/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **VS-25-0856-ISABELLE INVESTMENTS, LLC:**

VACATE AND ABANDON portions of right-of-way being Decatur Boulevard located between Spring Mountain Road and Pioneer Avenue, portions of right-of-way being Pioneer Avenue located between Decatur Boulevard and Frontier Street, and portions of right-of-way being Frontier Street located between Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

PC 2/3/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

13. **WS-25-0857-ISABELLE INVESTMENTS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; and 4) allow modified driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone. Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)

PC 2/3/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **SDR-25-0848-JHGV TWO, LLC**

SIGN DESIGN REVIEWS for the following: 1) allow an electronic message unit, video; 2) modify residential adjacency standards; and 3) proposed signage in conjunction with an approved restaurant on 0.46 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located south of Elizabeth Avenue and east of Maryland Parkway within Paradise. JG/mh/kh (For possible action)

BCC 2/4/26

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

Applicant removed Design Review 2. C and 2. D

15. **VS-25-0859-CORNER INVESTMENT COMPANY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane, and Flamingo Road and Albert Avenue (alignment) within Paradise (description on file). TS/md/kh (For possible action)

BCC 2/4/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

16. **SDR-25-0860-CORNER INVESTMENT COMPANY, LLC:**

SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing resort hotel (The Vanderpump previously known as The Cromwell) on a 4.36 acre portion of a 23.73 acre site in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)

BCC 2/4/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business (for possible action)

Motion was made by Woitas to cancel the December 29, 2026 TAB meeting, all other Meeting dates approved as presented. Vote was 5-0 unanimous

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be January 27, 2026

IX. Adjournment

The meeting was adjourned at 9:15 p.m.

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0461-NELSON, JEREMY & KATIE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single Family 5.2) Zone.

Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

177-23-412-025

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side interior setback for an existing attached garage to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
b. Eliminate the side interior setback for existing storage sheds along the west property line where 5 feet is required per Section 30.02.06.
2. Eliminate the building separation between existing storage sheds where 6 feet is required per Section 30.02.06.
3. a. Eliminate the driveway distance from a property line to zero feet where 6 feet is the minimum required per Uniform Standard Drawing 222.
b. Increase the residential driveway width to 30 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1481 Silver Falls Avenue
- Site Acreage: 0.14
- Project Type: Setbacks, separation, and driveway geometrics
- Building Height (feet): 16 (existing attached garage)/9 (existing shed A)/6.5 (existing Shed B)
- Square Feet: 418 (existing attached garage)/70 (existing Shed A)/48 (existing Shed B)

Site Plan & Request

The plan depicts an existing single-family residence with access provided via Silver Falls Avenue. There is an existing attached garage on the east side of the residence and is set back 36 feet from the front property line (north), and 2 feet from the east property line therefore necessitating a waiver of development standards. The existing accessory structures (Shed A and Shed B) are located on the west side of the single-family residence. Shed A is set back 3 feet from the single-family residence, zero feet from the west property line, and there is a zero foot building separation distance from Shed B. The second shed (Shed B) is set back zero feet from the west property line. The applicant is requesting waivers to reduce the setbacks of the sheds as well as eliminate the separate distance requirement of 6 feet between the sheds. Lastly, the applicant is requesting modified driveway geometrics related to the driveway distance, as well as the driveway width.

Landscaping

There is no additional landscaping provided with this request.

Elevations

The existing attached garage on the east side of the residence has a sloping roof line that angles down towards the adjacent parcel APN 177-23-412-026. The overall height of the existing attached garage is 16 feet at its tallest point. Furthermore, this structure features corrugated metal siding that has been painted to compliment the existing single-family residence. There are roll up doors on the north and south sides of the existing attached garage that provide access to the rear yard. Shed A is 9 feet in height and Shed B is 6.5 feet in height, both sheds are constructed of plastic materials. Shed A has a pitched roof and Shed B has a flat roof.

Applicant's Justification

The applicant states that their existing attached garage was built to provide security and storage for tools, outdoor equipment, and other personal belongings. The structure was built to complement the existing architecture of the single-family residence. It is constructed of galvanized steel with paint that matches the existing residence. Additionally, the structure complies with all applicable building practices to minimize its impact on adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (MN) (up to 8 du/ac)	RS5.2	Single-family residence

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-0502) for an accessory structure (lean-to) that was built without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of development standards

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

Waivers of Development Standards #1 & #2

Staff finds that setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Even though the addition will be constructed to match the existing residence, staff finds the request to be a self-imposed hardship. The existing attached accessory structure may have a negative impact on the residents of the property in the event of an emergency and the adjacent property owners. Furthermore, the storage sheds in question could be moved to comply with setbacks and separation standards. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the driveway to the property line and the increase in the driveway width as the reduction will not impact pedestrian crossing the sidewalk.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JEREMY NELSON

CONTACT: JEREMY NELSON, 1481 SILVER FALLS AVENUE, LAS VEGAS, NV 89123

02/03/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500218-KAVISON HOMES, LLC:

TENTATIVE MAP consisting of 22 multi-family residential units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of Pecos Road and south of Oquendo Road within Paradise. JG/jam/xx
(For possible action)

RELATED INFORMATION:

APN:
161-31-201-001

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5918 S. Pecos Road
- Site Acreage: 1.26
- Project Type: Multi-family (condominium) development
- Number of Lots/Units: 22
- Density (du/ac): 17.5

Project Description

The plans depict a 22 unit multi-family (condominium) development featuring 3, 3-story buildings on 1.26 acres with a density of 17.5 units per acre. Access to the development is granted along the west property line adjacent to Pecos Road. The residential buildings are located on the north, south, and east sides of the property, with each unit featuring an open space area in the rear yard. Internal circulation within the project consists of 24 foot to 31 foot wide drive aisles. Parking will consist of garage and surface parking spaces for both residents and visitors. An amenity area is located in the southeastern portion of the site. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas and open space walking path around the perimeter of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-25-900296	Revised plans for NZC-22-0005	Approved by ZA	June 2025
ADET-25-900291 (NZC-22-0005)	First extension of time for a Multi-family development	Approved by ZA	June 2025

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0005	Multi-family development	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP & RS20	Office building & single-family residential
South & East	Compact Neighborhood (up to 18 du/ac)	RM18	Senior housing multi-family residential development
West	Compact Neighborhood (up to 18 du/ac)	RM18	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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Building Department - Addressing

- The unit numbering shall be finalized during the review of the final map.

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)

- 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 #0482-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMASON CONSULTING ENGINEERS

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**

02/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0851-FC INCOME PROPERTIES, LLC:

USE PERMIT for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays.

Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-805-007; 162-15-805-008; 162-15-805-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1060 E. Flamingo Road
- Site Acreage: 0.38 (propose kennel)/2.87 (overall shopping center)
- Project Type: Kennel
- Number of Units: 1
- Number of Stories: 1
- Building Height (feet): 25 (maximum)
- Square Feet: 4,997 (existing commercial building for proposed kennel)
- Parking Required/Provided: 104/233 (existing within shopping center)

Site Plan & Request

The site plan shows an existing commercial building with existing cross access from the adjoining east and west parcels. Access to the commercial center is via an existing driveway along the south property line adjacent to Flamingo Road. The existing building for the proposed kennel is set back 45 feet from the front (south) property line along Flamingo Road, 12 feet from the west property line, 10 feet from the east property line, and 43 feet from the northern property line. There are 233 parking spaces provided throughout the existing commercial center. The applicant is requesting a special use permit to allow a kennel that is not accessory to an animal hospital where one is required per Section 30.03.04.

Elevations

The elevations plans and submitted photos show an existing concrete finish on the building with stone veneer exterior accents. The overall height of the building to the top of the parapet is 25 feet. The remainder of the building is 19 feet in height.

Floor Plans

The floor plan shows various exam rooms, offices, a medical wing, a pharmacy, and wards for various animals. There is also a kennel area, grooming section, and a lounge. The overall area of the building is 4,997 square feet.

Applicant's Justification

The applicant is seeking to use the former animal hospital as a kennel which offers boarding, daycare, and grooming services. The applicant states that any sounds of dogs barking would not affect any residential areas, as they are in an enclosed building within in a commercial area. The hours of operation would be 7:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0431-04	Use permit for a tattoo parlor	Approved by PC	April 2004
UC-1412-03	Use permit for check cashing	Approved by PC	October 2003
UC-0167-01	Use permit and waiver of development standards for a pawn shop	Approved by PC	April 2001
DR-1717-00	Design review for commercial center	Approved by PC	December 2000
VC-1097-00	Sign design review for Walgreen's	Approved by PC	October 2000
DR-1885-99	Design review for pharmacy	Approved by PC	January 2000
DR-1338-99	Design review for restaurant	Approved by PC	October 1999
UC-0479-99	Design review for an animal hospital	Approved by PC	May 1999
ZC-1335-97	Zone change from R-1 (Single Family Residential) to C-2 (General Commercial)	Approved by BCC	October 1997
UC-1253-97	Use permit to upgrade an existing overhead power line	Approved by PC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG (AE-60 & MPO)	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use (less than 18 du/ac)	RM50 (AE-60 & MPO)	Multi-family residences
East	Corridor Mixed-Use (less than 18 du/ac)	CG (AE-65, AE-50, & MPO)	Retail complex
West	Public Use	CG (AE-60)	NV Energy substation

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the proposed kennel supports Goal WP-3 of the Master Plan which encourages the revitalization of established commercial corridors. In addition, the proposed kennel supports Policy WP-3.1 regarding adaptive reuse and repurposing of vacant buildings which are practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHEYANNE HWANG

CONTACT: CHEYANNE HWANG, 8568 GARDEN VALLEY COURT, LAS VEGAS, NV 89178

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0893-PACIFIC PLACE SITE, LLC:

USE PERMIT for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone.

Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise.
JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3101 Spring Mountain Road
- Site Acreage: 1.14 (portion)/25.12 (overall)
- Project Type: Instruction/tutoring facility
- Building Height: 12
- Square Feet: 2,880 (lease space)
- Parking Provided: 460

Site Plan & Request

The plan depicts an existing commercial/industrial complex located at the southeast corner of Spring Mountain Road and Polaris Avenue. The subject instruction/tutoring facility is proposed within the building located at the northeast corner of the site, with an area of 2,880 square feet. The site is accessed by 3 existing driveways on Spring Mountain Road and Polaris Avenue. There are 460 parking spaces throughout the entire complex.

Landscaping

Landscaping is not a part of this request.

Elevations

The photographs depict an existing 12 foot high building composed of stucco exterior with glass

storefront windows. There is a tile roof element in the building.

Floor Plans

The plans depict a 2,880 square foot proposed instruction and tutoring facility. The leased space will include 5 classrooms, 3 offices, and a restroom.

Applicant's Justification

The applicant has indicated William's School of Languages will provide structured instruction in English as a Second Language (ESL) as well as multiple foreign languages. According to the applicant, the courses will include small group classes, month-to-month programs, and three-month programs focused on skills development, literacy, and cultural understanding. Class sizes are expected to range from 15 to 25 students. Collectively, these programs aim to enhance language education, promote cultural interaction, and support workforce development within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400110 (ZC-0425-07)	Sixth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Scheduled for BCC	January 2026
ET-21-400129 (ZC-0425-07)	Fifth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	August 2023
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0568-12	Use Permit for a health club	Approved PC	November 2012
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & IL	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	CR	Retail & office spaces
East *	Entertainment Mixed-Use	CR	Industrial buildings
West	Entertainment Mixed-Use	CG & IL	Vehicle repair & industrial buildings

*Immediately to the west is I-15

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

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

Master Plan Policy 5.4.1 supports efforts at all levels of the education system to provide Clark County residents with the knowledge and skills needed for the modern workforce and encourages industries to hire from the local labor pool. The proposed programs aim to enhance language education, promote cultural interaction, and support workforce development within the community. Staff finds the proposed use compatible with the surrounding uses and does not anticipate any negative impact on surrounding uses. Additionally, the use does not create an increased demand for parking. Staff recommends approval of the use permit.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM'S SCHOOL, LLC

**CONTACT: WEI ZHANG, 3101 SPRING MOUNTAIN ROAD, SUITE 1, LAS VEGAS, NV
89102**



**Department of Comprehensive Planning
Application Form**

ASSESSOR PARCEL # (s): 160-17-213-004

PROPERTY ADDRESS/ CROSS STREETS: 3101 Spring Mountain Road

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Pacific Place Site LLC
 ADDRESS: 3301 Spring Mountain Road Unit 4
 CITY: Las Vegas STATE: NV ZIP CODE: 89102
 TELEPHONE: 702-876-7868 CELL: 702-876-7868 EMAIL: Ketobbs@taloncre.com

APPLICANT INFORMATION (must match online record)

NAME: Vegas Coop Language School LLC
 ADDRESS: 3101 Spring Mountain Road - Site 1
 CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID #: 1
 TELEPHONE: 702-979-2438 CELL: 702-979-2438 EMAIL: Info@vslveng.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Wei Zhang
 ADDRESS: 3101 Spring Mountain Road Site 1
 CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID #: 1
 TELEPHONE: 702-979-5178 CELL: 702-979-5178 EMAIL: william.zhang5178

*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)

KNUK-ON LO

KNUK-ON LO
Property Owner (Print)

02-AUG-2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAC/CAC LOCATION

DATE

William's School of Languages and William's Academy

Justification Letter

To Whom It May Concern,

This letter provides a detailed justification and operational overview of William's School of Languages and the William Academy Professional Poker Dealer Course. Both programs operate under the same administrative leadership and serve the educational and vocational needs of the Las Vegas community.

William's School of Languages offers structured instruction in English as a Second Language (ESL) and multiple foreign languages, including Spanish, Korean, Portuguese, Mandarin Chinese, Filipino Tagalog, and French. Courses are delivered through small group classes, month-to-month programs, three-month intensive courses, and one-on-one tutoring. Instruction focuses on practical communication, conversation skills, literacy, and cultural understanding. We currently serve approximately 40 to 60 students per semester across all programs, with class sizes typically ranging from 4 to 12 students to ensure individualized attention.

In addition to language instruction, William's Academy provides a Professional Poker Dealer Course designed to prepare students for employment in the gaming and hospitality industry. This course is taught by experienced casino professionals and covers dealing procedures, game mechanics, customer interaction, and industry standards. Instruction includes hands-on practice, live dealing simulations, and performance evaluations. The course trains both beginners and individuals seeking to transition into the gaming workforce. Class sizes typically range from 15-25 students per cohort, depending on enrollment.

Both programs operate in a classroom-based instructional environment at our Las Vegas facility. Our operations include scheduled classes, tutoring sessions, administrative support, student registration, curriculum development, and community language events such as monthly language exchange nights. We maintain regular business hours for scheduling, student consultations, and instructional support. All programs are designed to be affordable, accessible, and aligned with local workforce needs, particularly for individuals seeking improved communication skills or new employment opportunities.

These programs collectively contribute to language education, cultural integration, and workforce development within our community. We respectfully submit this justification to provide clarity on our operations, instructional offerings, and the populations we serve.

Sincerely,
Wei Zhang
Owner
William's School of Languages and William's Academy

This use permit is for an instruction and
Tutoring Facility

WZ. 4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0817-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-family 5.2) Zone.

Generally located south of Cherokee Avenue and west of Rosewood Drive within Paradise. TS/ji/cv (For possible action)

RELATED INFORMATION:

APN:

161-18-612-041

WAIVER OF DEVELOPMENT STANDARDS:

Reduce rear setback for an addition to the single-family residence to 17 feet where 20 feet is required per Section 30.02.06 (a 17% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3981 E. Cherokee Avenue
- Site Acreage: 0.15
- Project Type: Setbacks
- Number of Stories: 2 (house)/1 (addition)
- Building Height (feet): 10 feet 2 inches
- Square Feet: 2,930(house)/442 (addition)

History & Site Plan

The plan depicts a 1,900 square foot single-family detached home centrally located on the lot, with a 1,030 square foot garage space attached to the west of the home, and a detached storage located at the southwest corner of the lot. WS-20-0127 was previously approved for reduction of the side setback for the attached garage, increase of wall height, and reduction of side and rear setbacks for the detached accessory storage building.

The proposed site plan shows an existing 442 square foot addition which is attached to the rear of the home with setbacks of 17 feet and 10 inches and 12 feet to the south (rear) and the east (side) property lines, respectively.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photo depicts a 10 foot 2 inches high addition with white painted stucco to match the existing home.

Floor Plans

The plan depicts a 442 square foot addition, consisting of 2 separate spaces for an additional family room and a dining room. Interior access is provided throughout the house and the new spaces.

Applicant's Justification

The applicant states the addition to the rear of the home was originally constructed and permitted in 1984; however, inspections were not completed which resulted in the permit expiring. The applicant was not aware of the incomplete permitting process until informed while obtaining permits for roof mounted solar panels. Applicant states that a waiver was not needed in 1984 and is requesting approval for the reduced setbacks to complete the permitting process.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0127	Waiver of development standards to reduce side setback for attached garage, increase wall height, reduce side and rear setback for detached accessory structure	Approved by PC	May 2020

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

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

Staff finds that the permitting and inspection process was not promptly finalized for the addition, resulting in the permit expiring. Currently, the required rear setback for the addition is 20 feet, and even though the reduction percentage is minimal and the addition was constructed to match the existing residence, the expectation is that requests comply with today's code. Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Therefore, 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:

- 1 year to complete the building permit and inspection process 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; changes to the approved project will require a new land use application, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

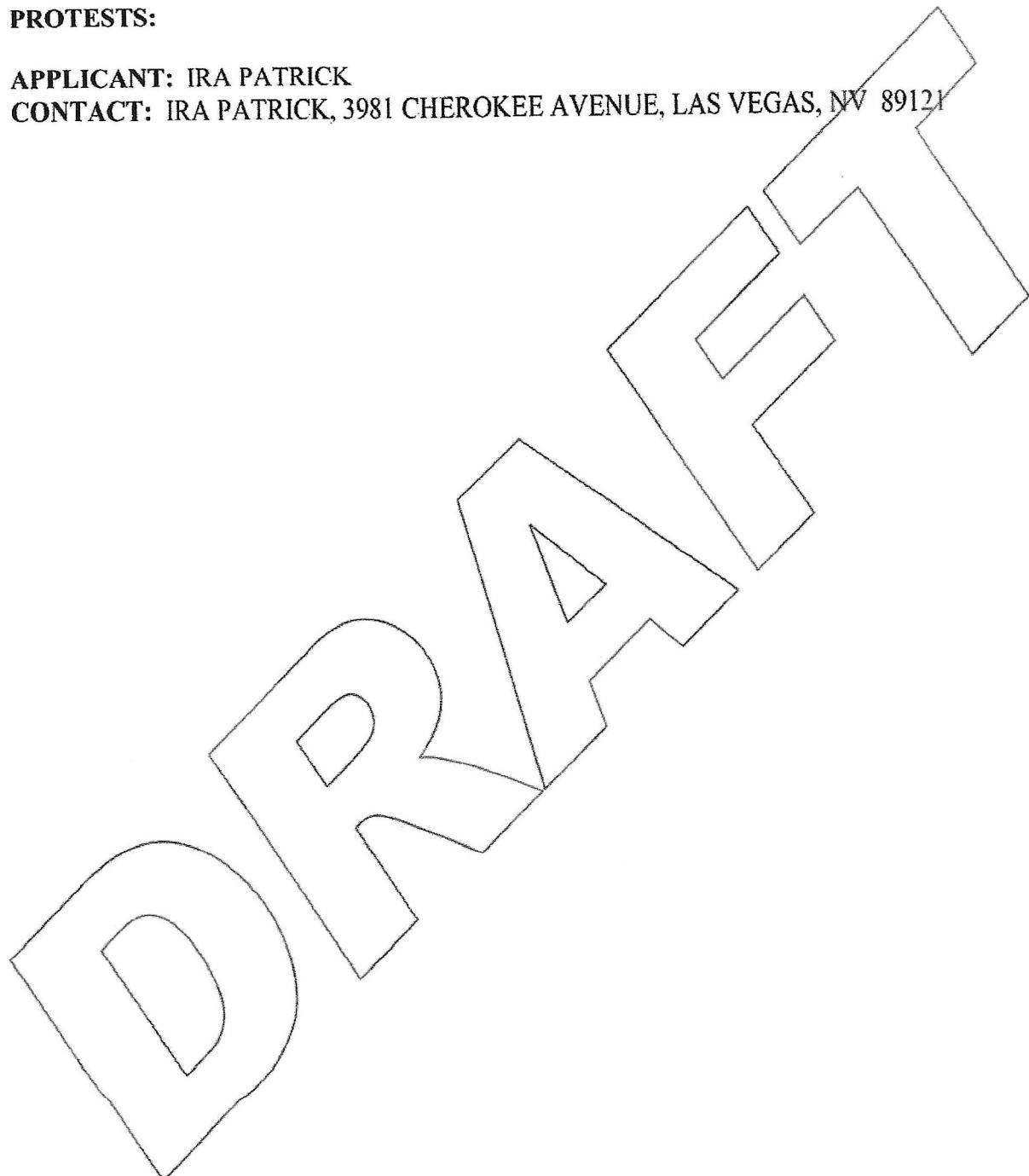
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IRA PATRICK

CONTACT: IRA PATRICK, 3981 CHEROKEE AVENUE, LAS VEGAS, NV 89121



Comprehensive Planning Application Form



APPLICATION PRE-REVIEW # 261-18-612-541
ASSESSOR PARCEL #(s)

PROPERTY ADDRESS/ CROSS STREETS: 3981 Cheekee Ave E.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Tara Patrick
ADDRESS: 3981 Cheekee Ave E.
CITY: Las Vegas ZIP: 89115
TELEPHONE: 702.458.4330 CELL:

ACELA REFERENCE CONTACT ID #

APPLICANT INFORMATION (information must match online application)

NAME: Tara Patrick
ADDRESS: 3981 Cheekee Ave E.
CITY: Las Vegas ZIP: 89115
TELEPHONE: 702.458.4330 CELL:

ACELA REFERENCE CONTACT ID #

ACELA REFERENCE CONTACT ID #

NAME: Tara Patrick
ADDRESS: 3981 Cheekee Ave E.
CITY: Las Vegas ZIP: 89115
TELEPHONE: 702.458.4330 CELL:

ACELA REFERENCE CONTACT ID #

ACELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(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 file 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.

Tara Patrick
Property Owner (Signature)

7-10-2025
Date

September 18, 2025

Ira Patrick
3981 Cherokee Avenue
Las Vegas, NV 89121

To Whom It May Concern:

I started construction on 10/28/1983. I then went through a divorce and put the construction on hold until after the divorce. After that I finished the addition and forgot to complete the final inspection until now, when I was reminded when I went to install my solar panels.

The solar company advised me that I did not have a final inspection on the addition. It was after I was advised that I contacted Clark County to see what I needed to do to get the final inspection. I had a garage and shed installed on property (B0-20-36387) and (WS-20-0127) and this application is only for the addition with minimum setback exterior dimensions H 10'2" L 28'10", W15'6" setback 17'10" overhang 2'6".

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0879-STONE LAND HOLDING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase accessory structure height; and 4) eliminate full off-site improvements.

DESIGN REVIEW for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv
(For possible action)

RELATED INFORMATION:

APN:

177-24-201-031

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Topaz Street where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
b. Eliminate street landscaping along Oleta Avenue where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
2. Increase the proposed retaining wall height to 12 feet where 6 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
3. Increase the allowable height of proposed accessory buildings to 17 feet where 14 feet is the maximum height allowed per Section 30.02.05 (a 21% increase).
4. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Topaz Street where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Oleta Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.28
- Project Type: Single-family residential subdivision

- Number of Lots: 10
- Density (du/ac): 2.33
- Minimum/Maximum Lot Size (square feet): 14,676 (gross)/17,240 (gross) - 14,118 (net)/17,240 (net)
- Number of Stories: 1
- Building Height (feet): 21 (primary)/17 (accessory)
- Square Feet: 3,675 (minimum)/3,780 (maximum)

Site Plans

The plans depict a proposed 10 lot single-family detached residential development located on the south side of Oleta Avenue, and east of Topaz Street. The plans show the overall site is 4.28 acres with a density of 2.33 dwelling units per acre. The lot sizes range from 14,676 square feet to 17,240 square feet.

There is an existing drainage easement running north to south, along the east side of the site and it is identified as a common element. Additionally, there are 2 other drainage easements on the site, one that runs east to west on the east side of the private cul-de-sac bulb and another which runs north to south along the east side of Lot 9. Access to the site is from Topaz Street via a 38 foot wide private street running east to west through the center of the proposed subdivision which terminates as a cul-de-sac. All of the lots will face into and access the private street. The cross sections indicate a proposed 6 foot high maximum retaining wall along the north property line.

The plans depict an over height retaining wall up to 6 feet with a 6 foot high screen wall on top, thus necessitating a waiver for the retaining wall height. This wall is located along the north property lines of Lots 2 through 5 and along the eastern boundary of Lot 5.

Lastly, the applicant is requesting to waive full off-site improvements along Topaz Street and Oleta Avenue.

Landscaping

The applicant is proposing not to install street landscaping; therefore, this application includes waivers of development standards to eliminate required street landscaping along Topaz Street and Oleta Avenue.

Elevations

The plans depict 3 different model homes with the choice of 5 different architectural styles (Mid-Century Modern, Prairie, Contemporary). All of the designs are 1 story with a maximum height of 21 feet. The applicant is requesting a waiver of development standards to allow proposed accessory buildings at a maximum height of 17 feet, where 14 feet is the maximum. The proposed accessory buildings are different options of accessory living quarters (casitas). Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes in earth tone color palettes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

The applicant is proposing 2 different floor plans that range in area from 3,675 square feet to 3,780 square feet. Both plans are customizable, including additional bedrooms, multi-generational suites, offices, and flex space. Homes can be expanded with optional casitas and 2 to 4 garage configurations, or an RV garage.

Applicant's Justification

The applicant states the proposed 10 lot single-family residential subdivision complies with the conditions of approval of NZC-1760-04. The applicant further states the request to eliminate required street landscaping is needed since they are also asking to eliminate full off-site improvements and with no developed sidewalks, there is no need for street landscaping. The applicant states that areas west of McLeod Drive to Topaz Street are developed without full off-site improvements and the neighbors in the vicinity support development under 'rural' standards. The request allows this site to remain consistent with the rural standards of the neighborhood.

Additionally, the request for waiver of development standards to allow an over height retaining wall along Oleta Avenue is due to the existing topography which falls approximately 8 feet from south to north along the east boundary of the site. The combination of the internal street elevation design, the proposed internal lot drainage patterns, and the existing ground elevation of the Oleta Avenue alignment result in the need for retaining wall in excess of 3 feet along the north property line. The request for waiver of development standards to allow over height accessory building is needed for the optional accessory structures range in height from 13 feet, 11 inches to 16 feet, 8.5 inches. Approval of this request allows the developer to offer all casita options to potential homebuyers to match the main home elevation options.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0467-05	Tentative map consisting of 15 single-family residential lots (a reversionary map was later approved)	Approved by PC	October 2005
VS-1270-05	Vacation and abandonment of patent easements and right of way - recorded	Approved by PC	October 2005
UC-1269-05	Use permit for a planned unit development and design review for building elevations	Approved by PC	October 2005
NZC-1760-04	Nonconforming zone change to reclassify 5 acres from R-E to R-D zoning	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
TM-25-500214	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 Title 30 allows for alternatives in street landscaping. When curb, gutter, and sidewalks are not installed, a 6 foot wide landscaped area shall be provided on-site. Street trees are beneficial and reduces the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Staff does not support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. While staff acknowledges the increase in retaining wall height is the result of these considerations, there are alternatives that are provided within Title 30 that can be utilized to either minimize or completely eliminate this waiver. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the requested waiver of development standards to increase the accessory building height should not have a negative impact on the adjacent properties. The 21% increase request is still lower than the proposed height of the primary buildings, which are designed to be no higher than 21 feet high. However, since staff does not support the waivers of development standards and the design review, staff also cannot support this request.

Design Review

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

The proposed single-family subdivision presents a variety of residential models which allows for different architectural styles and layouts. The proposed homes use materials and color palettes which are harmonious to the surrounding existing neighborhoods. The accessory building height increase should not have a detrimental impact to the adjacent properties. However, staff is concerned with the lack of landscaping along both Topaz Street and Oleta Avenue, as well as the increase in retaining wall height along Oleta Avenue. Eliminating the required street landscaping and providing high walls along the street frontages of the site does not support Master Plan Policy 1.3.1 which in part encourages the integration of varied housing models, architectural styles, streetscapes, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity. In addition, since staff does not support the waivers of development standards, staff is also unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: STONE LAND HOLDINGS, LLC

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR25-101474ASSESSOR PARCEL #(s): 177-24-201-031PROPERTY ADDRESS/ CROSS STREETS: Topaz Street / Oleta Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for 10 lots

PROPERTY OWNER INFORMATION

NAME: Stone Land Holdings, LLC
 ADDRESS: 801 S. Rancho Drive, Suite E-4
 CITY: Las Vegas STATE: NV ZIP CODE: 89106
 TELEPHONE: (702) 671-6000 CELL (702) 994-3610

APPLICANT INFORMATION (information must match online application)

NAME: Stone Land Holdings, LLC
 ADDRESS: 801 S. Rancho Drive, Suite E-4
 CITY: Las Vegas STATE: NV ZIP CODE: 89106
 TELEPHONE: (702) 671-6000 CELL (702) 994-3610 ACCELA REFERENCE CONTACT ID # 290392

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Sonia Macias @ TCE
 ADDRESS: 7080 La Cienage St. #200
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: 702-932-6125 CELL 702.336-4071 ACCELA REFERENCE CONTACT ID # 170761

*Correspondent will receive all project communication via the email entered in online application.

(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.

DocuSigned by:

Property Owner (Signature)*

Rick Barron, Authorized Signer

Property Owner (Print)

11/18/2025 | 2:18 PM PST

Date

T THOMASON
 C CONSULTING
 E ENGINEERS

December 15, 2025

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

**Re: Topaz / Oleta
Design Review and Waiver of Standards Justification Letter
APN# 177-24-201-031**

On behalf of Stone Land Holdings LLC, we respectfully request your approval of a Design Review. Waiver of Standards for the proposed Topaz/Oleta residential subdivision.

The project proposes a 10-lot single family detached residential development on approximately 4.28 acres at a density of 2.33 units per acre. The vacant parcel is zoned RS10 under a Master Plan designation of Low-Intensity Suburban Neighborhood within the Winchester Paradise planning area.

Location: The proposed project is located on the east side of Topaz Street and the South side of Oleta Ave in Section 24, Township 22 South, Range 61 East. Access will be provided by Topaz Street.

Design Review: Approval of a design review for a 10-lot single family detached residential subdivision under proposed RS10 zoning for parcels with planned land use of Low-Intensity Suburban that allows up to 3 units per acre per the NOFA 04-1760 within the Winchester Paradise Land Use area. The proposed project complies with the conditions of approval of NOFA 04-1760. The project proposes a private internal street that will connect to Topaz Street to provide direct access to the proposed residential lots. The proposed lot sizes range from approximately 14,676 (gross) to 17,240 (gross) square feet with an average lot size of approximately 15,495 square feet. The private internal subdivision street and a drainage and utility easement along the eastern boundary will be mapped as Common Lots. The proposed project will consist of two one-story homes that range in size from approximately 3,675 to 3780 square feet that provide varying elevations with stucco finish in earth tone color palettes and concrete tile roofs at a typical height of 21'. Both plans are highly customizable with numerous options, including additional bedrooms, multi-generational suites, offices, and flex space. Homes can be expanded with optional casitas and garage configurations, allowing residents to tailor their homes to their lifestyle.

Waiver of Standards #1: Approval of a Waiver of Development Standards to eliminate the requirement for full off-site improvements (detached sidewalks, streetlights, curb and gutter, and half-street pavement) per 30.04.08 for Topaz Street and Oleta Avenue.

Justification: The areas west of McLeod Drive to Topaz Street are developed without full offsite improvements and the neighbors in the vicinity support development under 'rural' standards. The request allows this site to remain consistent with the rural standards of the neighborhood.

Waiver of Standards #2: Approval of a Waiver of Development Standards to eliminate the requirement for landscaping along Topaz Street and Oleta Avenue where Title 30.04.01(7) requires either a 6' or 15' wide landscape strip along the public streets.

Justification: Waiver of Standards #1 requests elimination of full offsite improvements and if approved would eliminate public sidewalk along Topaz Street and Oleta Avenue. Per 30.04.01 (7) Street Landscaping shall be provided along

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

T THOMASON
C CONSULTING
E ENGINEERS

public streets where sidewalks are required. Street landscaping would not be required to be provided if public sidewalk is also not required.

Waiver of Development Standards #3: Approval of a Waiver of Development Standards to allow a maximum 12' perimeter wall height (with 6' screen and 6' retaining wall) where 9' wall height is allowed by Title 30 section 30.04.03(C). This condition occurs along the northern portion of the site adjacent to Oleta Avenue

Justification: The increase in wall height is created due to the existing topography which falls approximately 8' from south to north along the east boundary of the site. The proposed lots are served by an internal subdivision street with the lots providing 'A'-type drainage (entire lot drains to internal street) that will be designed to accept surface storm water flows from the parcels to the east. The combination of the internal street elevation design, the proposed internal lot drainage patterns, and the existing ground elevation of the Oleta Avenue alignment result in the need for retaining wall in excess of 3' along the north boundary of the site.

Waiver of Standards #4: Approval of a Waiver of Development Standards to allow an 'accessory' structure height of up to 17' where 14' is allowed per section 30.02.05 of Title 30.

Justification: The optional accessory structures range in height from 13'-11" to 16'-8.5". Approval of this request allows the developer to offer all Casita options to potential homebuyers to match the main home elevation options.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

02/18/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500214-DFA, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv
(For possible action)

RELATED INFORMATION:

APN:

177-24-201-031

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.28
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 2.33
- Minimum/Maximum Lot Size (square feet): 14,676 (gross)/17,240 (gross) - 14,118 (net)/17,240 (net)

Project Description

The plans show a proposed 10 lot single-family detached residential development located south of Oleta Avenue, and east of Topaz Street. There is an existing drainage easement running north to south, along the east side of the site and it is identified as a common element. Additionally, there are 2 other drainage easements on the site, one that runs east to west on the east side of the private cul-de-sac bulb and another which runs north to south along the east side of Lot 9. Access to the site is from Topaz Street via a 38 foot wide private street running east to west through the center of the proposed subdivision which terminates as a cul-de-sac. All of the lots will face into and access the private street. The cross sections indicate a proposed 6 foot high maximum retaining wall along the north property line.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0467-05	Tentative map consisting of 15 single family-residential lots (a reversionary map was later approved)	Approved by PC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1270-05	Vacation and abandonment of patent easements and right of way - recorded	Approved by PC	October 2005
UC-1269-05	Use permit for a planned unit development and design review for building elevations	Approved by PC	October 2005
NZC-1760-04	Nonconforming zone change to reclassify 5 acres from R-E to R-D zoning	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family-residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
WS-25-0879	Waivers of development standards and design review for a single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Tentative Map

The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. However, staff finds that the lots are only accessible from an internal private street and the elimination of sidewalks on the interior of the proposed subdivision is discouraged. Additionally, staff recommends denial of the accompanying waivers of development standards and design review which could result in design changes that affect the layout of the tentative map. Therefore, 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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- The street suffixes shall be spelt out;
- The street names shall not include prefixes;
- The street shown as Topaz Road shall have the suffix of Street;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0264-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0889-ROADRUNNER INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue, and a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-23-504-010

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements throughout the subject parcels since these easements are no longer needed. In addition, the applicant is requesting to vacate portions of rights-of-way being Eastern Avenue and Rochelle Avenue to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0096-11	Zone change to reclassify 1 acre from R-1 zoning to C-1 zoning for a commercial development - buildings were never constructed	Approved by BCC	May 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ac)	CG	Commercial development
South	Urban Neighborhood (greater than 18 du/ac)	RM32, CC, & RS5.2	Multi-family residential & commercial center
East	Public Use	RS5.2	School & place of worship
West	Public Use	RS5.2	CCSD Telecommunication Services

Related Applications

Application Number	Request
UC-25-0890	A use permit, waiver of development standards, and design review for a vehicle wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comments.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

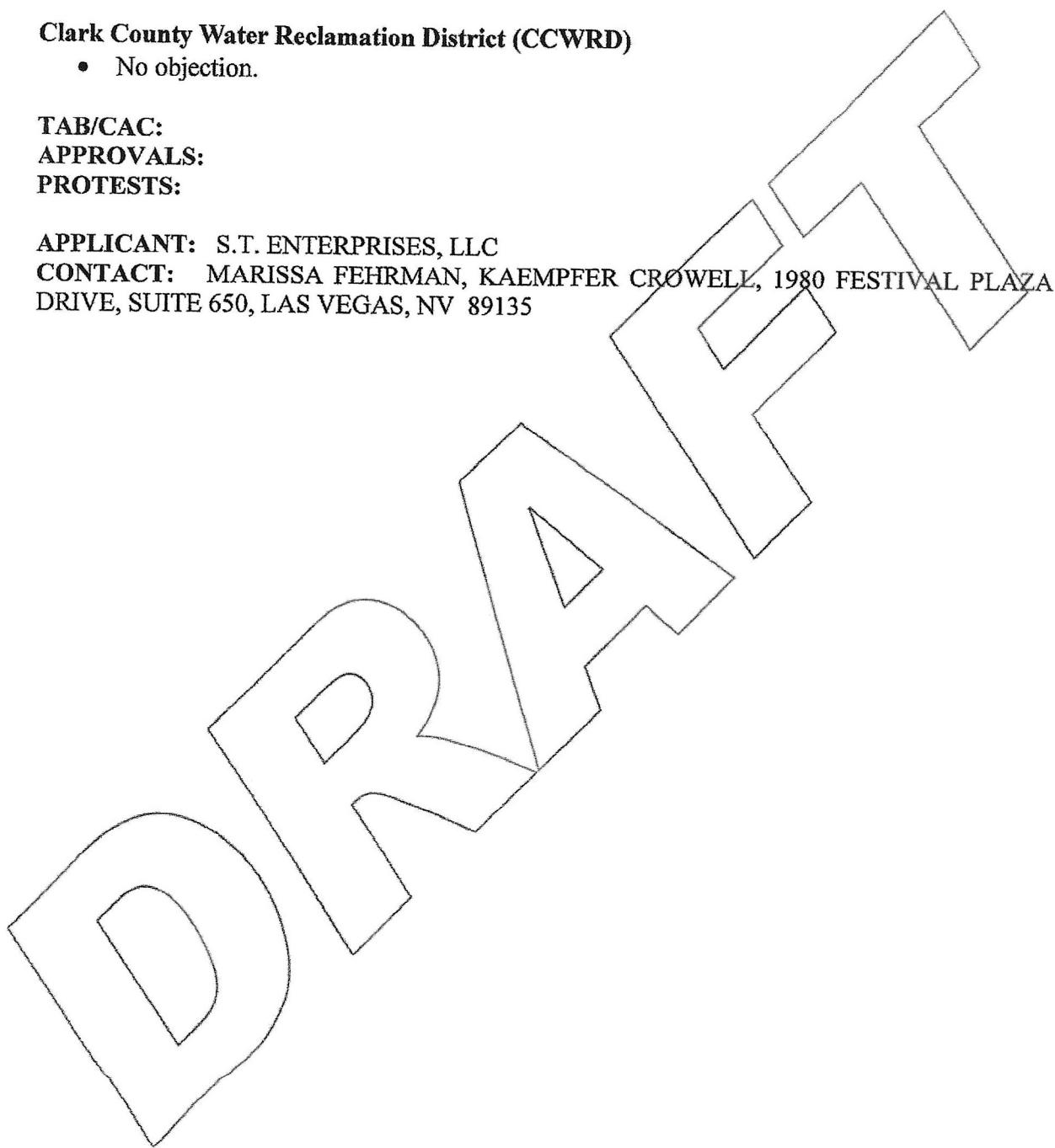
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S.T. ENTERPRISES, LLC

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





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 16223504010

PROPERTY ADDRESS/ CROSS STREETS: Eastern/Rochelle

DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit, design review, vacation for a vehicle washing establishment

PROPERTY OWNER INFORMATION

NAME: Roadrunner Investments, LLC

ADDRESS: 11626 Firesteed Place

CITY: Las Vegas

STATE: NV ZIP CODE: 89141

TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: ST Enterprises, LLC

ADDRESS: 1215 Fort Apache, Suite 210

CITY: Las Vegas

STATE: NV ZIP CODE: 89117

TELEPHONE: n/a

CELL n/a

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927000

CELL n/a

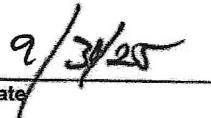
ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

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


Property Owner (Signature)*


Property Owner (Print)


Date

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

KAEMPFER
CROWELL

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

October 15, 2025

VIA ONLINE SUBMITTAL

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

Re: Justification Letter –Vacation
APNs: 162-23-504-010

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is on approximately 0.97 acres located on the northwest corner of Rochelle Avenue and Eastern Avenue. The property is more particularly described as APN 162-23-504-010 (the “Site”). The Site is master planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

To the north of the Site is a commercial center, similarly, master planned CM and zoned CG. To the south across Rochelle Avenue is an approved multifamily development site, master planned Urban Neighborhood (UN) and zoned Residential Multi-Family 32 (RM32). To the east across Eastern Avenue is St. Viator Parish School, master planned Public Use (PU) and zoned Residential Single-Family 5.2 (RS5.2). Lastly, to the west of the Site is a CCSD service building, also master planned PU and zoned RS5.2.

The Applicant requests vacations in order to develop the proposed vehicle wash as more fully set forth below.

VACATION

The Applicant requests vacations of portions of the rights-of-way along Eastern Avenue and Rochelle Avenue. The Applicant further requests vacation of an existing patent easement along Rochelle Avenue (Book 314, Instrument No. 253953). These vacations are necessary in order to construct the proposed vehicle wash.

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



Elisabeth E. Olson

8

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0890-ROADRUNNER INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

162-23-504-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high non-decorative screen wall where a 15 foot wide landscape buffer with an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Allow higher activity areas (parking) of the development adjacent to a residential district where not permissible per Section 30.04.06G.
3. Reduce the driveway departure distance along Rochelle Avenue to 147 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 23% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4265 S. Eastern Avenue
- Site Acreage: 0.97
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,459
- Parking Required/Provided: 5/6
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed vehicle wash located at the northwest corner of Eastern Avenue and Rochelle Avenue. Access to the site is provided along Rochelle Avenue via 1 commercial driveway constructed on the southwest corner of the site. The proposed vehicle wash building is located on the northern portion of the site and includes a vehicle wash tunnel, office space, breakroom, restrooms, and customer service area. Patrons will enter the queuing lane to pay for the services along the south side of the site. The vehicular circulation is in a counterclockwise direction and the patrons exit on the west side of the vehicle wash building. The wash tunnel exit lane is approximately 15 feet away from the western property line where 200 feet is the standard separation requirement from an area subject to residential adjacency, thus necessitating a use permit. The plan also depicts 16 vacuum spaces provided along the south side of the building.

There are 6 parking spaces provided on-site as well as 4 additional bicycle spaces. The applicant requests a waiver of development standards to allow parking stalls to be located on the southwest portion of the site within 15 feet from the west boundary (which is RS3.2 residentially zoned). The trash enclosure is proposed along the south side of the building, immediately west of the vacuum stalls and over 50 feet away from the residential zoning district property to the west. Furthermore, a waiver of development standards is included with this application to reduce the departure distance for the commercial driveway on Rochelle Avenue to 147 feet where 190 feet is the standard.

Landscaping

The plans depict an existing 6 foot high block wall and a proposed 15 foot wide landscape buffer along the west property line; therefore, necessitating a waiver of development standards to allow the 6 foot high block wall to remain since an 8 foot high decorative screen wall is required per code. Along the east boundary line is a 5 foot wide landscape strip in front of the detached sidewalk and a 9 foot wide landscape strip behind the proposed detached sidewalk along Eastern Avenue. Additionally, along Rochelle Avenue (south boundary line) is a proposed detached sidewalk consisting of a 5 foot sidewalk between two, 5 foot landscape strips. The landscape is comprised of Shoestring Acacias, Mastic trees, Desert Willow and various shrubs.

Elevations

The plans depict a vehicle wash building with a maximum height of 31 feet. Building finish materials consist of painted stucco in silver and white on all elevations, with the south elevation including storefront windows, and the east and west elevations include roll-up doors. The vehicle blowers are located on the west side of the vehicle wash within the tunnel. All rooftop mounted equipment will be screened from the right-of-way and public view. The vacuum canopies, located within the parking lot, measure 11 feet in height.

Floor Plans

The plans depict a vehicle wash measuring 4,459 square feet in area, consisting of a wash tunnel along the north side of the building; and an equipment room, breakroom, restroom and a customer service room located on the south side of the building. There are 2 vacuum equipment accessory structures.

Applicant's Justification

The applicant states although the property to the west is zoned single-family residential, it is the CCSD Telecommunication Services building and not single-family residential use which the Code seeks to protect. Further, the property line to the west is 65 feet from the edge of the wash tunnel and it is separated by the 15 foot wide landscape buffer and existing 6 foot high block wall. Providing the required 8 foot decorative screen wall adjacent to the existing 6 foot high block wall would create a nuisance and serve as a dead space to collect trash and debris. The existing 6 foot wall and landscape buffer provide sufficient buffering and screening for the property to the west.

Also, the applicant states the requests to allow the parking stalls within 15 feet from an area subject to residential adjacency is mitigated by the existing 6 foot high block wall and the proposed 15 feet of landscape buffer. Finally, the applicant states the reduction in departure distance along Rochelle Avenue should not have any negative impact on the traffic in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0096-11	Zone change to reclassify 1 acre from R-1 zoning to C-1 zoning for a commercial development - buildings were never constructed	Approved by BCC	May 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (less than 18 du/ae)	CG	Commercial development
South	Urban Neighborhood (greater than 18 du/ac)	RM32, CC, & RS5.2	Multi-family residential & commercial center
East	Public Use	RS5.2	School & place of worship
West	Public Use	RS5.2	CCSD Telecommunication Services

Related Applications

Application Number	Request
VS-25-0889	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff does not typically support the requests for proposed vehicle wash establishments to be adjacent to single-family residential zoned properties since they do not comply with Goal 3.1 of the Master Plan which states the following: "Maintain air quality at a level that protects public health and improves visual clarity". Idling vehicles may be detrimental within the immediate area, negatively affecting the surrounding properties with noise and vehicle exhaust pollution. Staff is concerned that the vehicle wash tunnel is located in close proximity to the residentially zoned property of RS5.2. However, the residentially zoned property to the west is undeveloped with residential uses and the planned land use is also for Public Use. Therefore, staff can support the use permit request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Even though the proposed buffering and screening along the west side of the site does not meet Code due to the reduced wall height, staff finds the proposed planting of the evergreen trees within the required 15 foot wide landscape strip is an agreeable mitigation to the required buffering and screening. Even if the property to the west is residentially zoned, the existing use is not residential in nature, and the planned land use is for civil purposes rather than residential. While staff is normally concerned about the potential negative impacts of idling vehicles in the vicinity of residential uses, staff finds that the few proposed parking stalls located on the southwest area of the site will not negatively impact on the surrounding properties. Therefore, staff can support these requests.

Design Review

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

Staff finds that the proposed vehicle wash complies with Goal WP-3 of the Master Plan, which encourages the revitalization of established employment centers and commercial corridors. This is presently the only vacate land around the area. Additionally, the site is being developed to promote investment in this portion of Paradise as encouraged by Policy WP-3.1. The proposed building consists of decorative features, which are visible along Eastern Avenue and Rochelle Avenue. Staff does not anticipate any adverse impacts from the vehicle wash facility and finds that the use is compatible with the existing development in the surrounding area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Rochelle Avenue commercial driveway. Although the departure distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0201-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S.T. ENTERPRISES, LLC

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

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

KAEMPFER
CROWELL

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

December 23, 2025

VIA ONLINE SUBMITTAL

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

Re: Justification Letter –Special Use Permit, Design Review and Waivers
APNs: 162-23-504-010

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is on approximately 0.97 acres located on the northwest corner of Rochelle Avenue and Eastern Avenue. The property is more particularly described as APN 162-23-504-010 (the “Site”). The Site is master planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

To the north of the Site is a commercial center, similarly, master planned CM and zoned CG. To the south across Rochelle Avenue is an approved multifamily development site, master planned Urban Neighborhood (UN) and zoned Residential Multi-Family 32 (RM32). To the east across Eastern Avenue is St. Viator Parish School, master planned Public Use (PU) and zoned Residential Single-Family 5.2 (RS5.2). Lastly, to the west of the Site is a CCSD service building, also master planned PU and zoned RS5.2.

The Applicant requests a special use permit and design review of a proposed vehicle wash as more fully set forth below.

SPECIAL USE PERMIT

The Applicant proposes a vehicle wash which is a conditional use in a CG zoning district.

Title 30 imposes the following conditions on this use:

- a) A facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any area subject to §30.04.06, Residential Adjacency.
- b) A facility servicing commercial vehicles, trailers, recreational vehicles, and watercraft shall not be within 750 feet of any area subject to §30.04.06, Residential Adjacency, and shall require approval of a Special Use Permit, as described in §30.06.05D, Special Use Permit (UC).

- c) Vehicle wash is permissible as an accessory use when in conjunction with a primary use and not open to the public. Vehicle wash by mechanical means shall not be located within 200 feet of any area subject to §30.04.06, Residential Adjacency.
- d) In the CR district, use is only permissible when in conjunction with a hotel or motel, resort hotel, or rural resort hotel.

In reference to conditions (a) and (c) above, the Site is adjacent to an RS5.2 district to the west. Measured from the outer edge of the drive aisle, the wash tunnel is approximately 15'-0" from the western property line where 200'-0" is required. Thus, a special use permit is required to waive said condition. Although zoned RS5.2, the property to the west is the CCSD Telecommunication Services building and *not* single-family residential which Title 30's *Residential Adjacency* standards seek to protect. Further, the property line to the west is 65'-9" from the edge of the wash tunnel. The property to the west is further separated by the 15'-0" landscape buffer and existing CMU wall.

The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year. The location for the proposed vehicle wash is appropriate and the special use permit is justified under these circumstances.

DESIGN REVIEW

The Site fronts onto Rochelle Avenue. There will be one new driveway constructed with ingress and egress. The building is 4,459 square feet and located on the northern portion of the Site. The building includes a wash tunnel, office space, break room, restrooms, and customer service area. The maximum building height is 31'-0" where 50'-0" is permitted. The Site provides 6 parking spaces where 5 spaces are required and includes 4 additional bicycle spaces. There will separately be 16 vacuum spaces provided for customer use. There are three employee stalls located in the southeast portion of the Site.

Customers will be able to access the vehicle wash through a double lane that transitions into three lanes which ultimately feed into a single lane through the wash tunnel. The vehicles will exit the wash tunnel on the northwest portion of the Site and be able to use the vacuum stalls central to the Site.

The wash tunnel's overhead roll-up doors face east and west and not toward the street frontage. The roll-up doors are further screened from the site to the west by ample landscaping and the existing CMU wall and to the east by the landscape buffer. The building will be comprised of brick, metal and fiber cement panels and large decorative windows. The articulation provided is consistent with similar WOW car washes approved in Clark County.

There is an existing 6'-0" CMU wall and a 15'-0" landscape buffer along the western boundary of the Site; a 5'-5" landscape strip along the northern boundary and 9'-1" landscape strip along the eastern boundary line. Along both Rochelle Avenue and Eastern Avenue are detached

sidewalks consisting of a 5'-0" sidewalk between two 5'-0" landscape strips as required by code. The landscape buffers on the Site are comprised of shoestring acacias, mastic trees and various shrubs.

Sustainability

The Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet the Title 30 Sustainability code:

- (1) *Trees*: 10% more trees are being provided than what is required by code. (1 point).
- (2) *Water-Efficient Planting*: 95% or more of the provided plants have very low or low water needs. (1 point).
- (3) *Landscape Buffer*: The proposed buffer exceeds the required buffer width by 50%. (1 point).
- (4) *Parking Lot Trees*: Provide mature tree canopies to cover at least 50% paved parking. (1 point).
- (5) *Electric Bicycles*: Provide bicycle charging; provide shade to bicycle charging area. (1 point).
- (6) *Mojave Native Plants Restoration*: Restore pre-development native plants. (1/2 point).
- (7) *Energy Conservation Solar Gains*: Orient plant materials south and west sides of the building (1/2 point).
- (8) *Cool Roofs*: The proposed roof is white TPO with SRI 98/91. (1 point).
- (9) *Low-Emissivity Glass*: Solar Ban Glass is provided on all south and west facing windows. (1/2 point).

WAIVER OF DEVELOPMENT STANDARDS

#1 – To Eliminate 8'-0" Buffer Wall

The Applicant requests a waiver for the 8'-0" wall along the western property line as required per the buffering and screening requirements of Title 30. The waiver is justified because the property to the west is built out several feet off the property line and as such, there would be a large gap between the existing wall and our wall, which would create a nuisance and serve as a dead space to collect trash and debris. The existing 6'-0" wall and landscape buffer provide sufficient buffering and screening for the property to the west.

#2 – To Allow Parking within 30 Feet of a Property Line (Residential Adjacency)

Section 30.04.06 of Title 30 requires parking activity to be more than 15 feet from property subject to residential adjacency requirements. The Applicant requests a waiver to allow for the parking stalls along the western property line to be within 15 feet from the boundary. Here, the employee parking stalls in question are exactly 15 feet from the boundary line. Again, this is buffered from the property to the west by the 6'-0" CMU wall and 15 feet of landscape buffer. While zoned residential, the property to the west is not a true residential use. Further, this location is favorable given that it is located toward the southwest corner of the site buffered from the Rochelle Avenue Street frontage by almost 31'-0" of landscaping. This waiver is justified.

#3 – Departure Distance

The Applicant requests a waiver for reduced departure distance for the commercial driveway on Rochelle Avenue to 147'-1" where 190'-0" is required per Uniform Standard Drawing 222.1. This will not negatively impact the Site or create traffic conflicts.

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



Elisabeth E. Olson