



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 12, 2025

7:00pm

Note:

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

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

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

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

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

- III. Approval of Minutes for July 29, 2025 (For possible action)
- IV. Approval of the Agenda for August 12, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **TM-25-500129-DESMED, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 17.57 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Burnham Avenue within Paradise. TS/nai/syp (For possible action) **PC 8/19/25**
 2. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 8/20/25**
 3. **UC-25-0520-ELVI ASSOCIATES, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rtr/kh (For possible action) **PC 9/2/25**
 4. **UC-25-0525-IRVINE OM ENTERPRISE, LLC:**
USE PERMIT to allow an avocational training facility in conjunction with an existing office building on a portion of 1.82 acres in a CP (Commercial Professional) Zone. Generally located north of Silverado Ranch Boulevard and west of Pollock Drive within Paradise. MN/bb/kh (For possible action) **PC 9/2/25**
 5. **PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):**
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action) **PC 9/2/25**

6. **ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)
PC 9/2/25
7. **VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/rr/kh (For possible action)
PC 9/2/25
8. **UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):**
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development for senior housing on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action)
PC 9/2/25
9. **WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)
BCC 9/3/25
10. **WS-25-0509-SUNSET ROAD COMPANY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action) BCC 9/3/25

- VII. General Business (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: August 26, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

July 29, 2025

MINUTES

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

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

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

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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of July 8, 2025 Minutes

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

Approval of Agenda for July 29, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **TM-25-500114-C M R REALTY, LLC:**

TENTATIVE MAP for a mixed-use project consisting of 6 residential lots, 2 commercial lots and common lots on 10.88 acres in a CR (Commercial Resort) Zone. Generally located south of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jud/cv (For possible action)

PC 8/5/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **TM-25-500118-VALLEY HEALTH SYSTEM, LLC:**

TENTATIVE MAP for a proposed 1 lot commercial subdivision on 4.30 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Bruce Street within Paradise. TS/tpd/kh (For possible action)

PC 8/5/25

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**

USE PERMIT for a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action)

PC 8/5/25

Withdrawn per the applicant

4. **UC-25-0469-FASHION SHOW MALL, LLC:**

USE PERMIT to allow a massage establishment 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/rp/cv (For possible action)

PC 8/19/25

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED CONDITION

- 1 year review as a Public hearing

VOTE: 4-0 Unanimous

5. **WS-25-0482-HOLDER DENNIS W & PATRICIA L:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce building separations; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Spanish Armada Road and east of Mission Bells Way within Paradise. MN/hw/cv (For possible action)

PC 8/19/25

MOVED BY-Williams

DENY

VOTE: 4-0 Unanimous

6. **AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**
USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay. Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action) **BCC 8/20/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 8/20/25**

HELD per applicant. Return to the August 12, 2025 Paradise TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 12, 2025
- IX. Adjournment

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

08/19/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500129-DESMED, LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 17.57 acres in a CG (Commercial General) Zone.

Generally located south of Flamingo Road and west of Burnham Avenue within Paradise. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-502-001; 162-23-502-012 through 162-23-502-013

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2001 E. Flamingo Road, 2075 E. Flamingo Road, & 4275 Burnham Avenue
- Site Acreage: 17.57 total acre site
- Project Type: Hospital
- Number of Lots: 1

Project Description

The plans depict a proposed 1 lot commercial subdivision on a 17.57 total acre site. The property is located north of Rochelle Avenue, the south of Flamingo Road, west of Burnham Avenue, and east of Bruce Street. Multiple existing buildings are on site that are in conjunction with the hospital. Access to the site is provided by existing driveways along the perimeter of the entire site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1020-17	Waiver of development standard and design review for freestanding animated (video unit) sign	Approved by PC	January 2018
DR-0094-16	Relocated of a central utility plant in conjunction with a hospital	Approved by BCC	April 2016
ZC-1806-00	Reclassified a portion of this site to C-2 zoning for a parking lot in conjunction with a hospital	Approved by BCC	January 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1451-99	Reclassified a portion of this site to C-2 zoning for addition to an existing hospital	Approved by BCC	November 1999
ZC-1083-94	Reclassified a portion of this site to C-2 zoning for a hospital	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Office complex
South	Public Use	PF	Lewis Rowe Elementary school
East	Corridor Mixed-Use & Neighborhood Commercial	CG	Offices & medical office complex
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Parking lot & multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

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.

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comments.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DESMED, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0169-OBJECT DASH, LLC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.

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

Generally located east of Paradise Road and north of Harmon Avenue within Paradise.
JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-22-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 6 feet where a minimum of 10 feet is required per Section 30.02.17B (a 40% reduction).
2. Reduce parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D (no longer needed).
3. Reduce the number of required parking spaces to 24 spaces where 184 spaces are required per Section 30.04.04D (an 87% reduction).
4.
 - a. Increase the width of a commercial driveway along Paradise Road to 48 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 20% increase).
 - b. Reduce the ingress throat depth for a driveway along Paradise Road to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).
 - c. Reduce the egress throat depth for a driveway along Paradise Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

The plans depict a proposed multi-family development located on a 1.33 acre site consisting of 132 dwelling units with a density of 99.25 dwelling units per acre. The proposed development also features accessory retail and restaurant uses, and a monorail station. The multi-family building is 153,300 square feet, including 10,950 square foot of retail space and 28,750 square feet of office space and amenities, while the monorail station is 18,588 square feet. The site has 2 driveways accessed via Paradise Road to the west, with a 48 foot wide commercial driveway where 40 feet is the maximum driveway width, and a throat depth of 11 feet where 25 feet is the minimum, necessitating waivers of development standards for alternative driveway geometrics. A 5 foot wide detached sidewalk is also provided along Paradise Road, with pedestrian pathways provided along the west property line. The drive aisle is located on the west side of the site and wraps around the south side of the building with cross access with the property to the south and east (APN 162-22-202-002), which features an existing hotel. The multi-family building is set back 10 feet from the north property line, 25 feet from the east and south property lines, and 6 feet from the west property line, the last of which requires a waiver to reduce the front setback. The trash and recycling enclosure is located on the east side of the multi-family building. The monorail station is located on the north side of the site and features ramps to and from the subterranean tunnel and a perimeter drive-thru lane that passes a pick-up window that is part of the commercial portion of the multi-family building. Parking is located on the east, west, and south sides of the site, with a loading space located along the east property line. The overall development requires 184 parking spaces where 24 parking spaces are provided, requiring a waiver for reduced parking. The parking includes 7 EV capable parking spaces and 1 EV installed parking space.

Landscaping

The plans depict a proposed 5 foot wide detached sidewalks with two, 5 foot wide landscape strips on the side of the sidewalk along Paradise Road. The landscaping consists of large trees, shrubs, and groundcover, with the trees planted closer than 30 feet on center. Additional trees are provided along the north property line, spaced 20 feet apart on center, and around the parking area. A "green wall" is provided in lieu of trees along the north property line. The multi-family

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

Elevations

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

Floor Plans

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

Applicant's Justification

The proposed development is compatible with other resort hotels and condominium towers in the surrounding area, and the proximity to UNLV makes the site suitable as an additional housing option. Additional street landscaping and trees in the northwest corner of the site are being provided. Most residents will not have personal vehicles to park on-site and will instead utilize alternative transportation options, including the Vegas Loop monorail station that is a part of this development. This will reduce surface traffic congestion and living expenses for residents. Waivers for increased driveway width and reduced throat depth are also being requested. The wider driveway will allow for safer ingress and egress, while the reduced throat depth will not create any on-site problems due to the minimal vehicle access and circulation on-site.

Prior Land Use Requests

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permits

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

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

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Waiver of Development Standards #2

No longer needed.

Waiver of Development Standards #3

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

Design Reviews

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

Staff finds that the multi-family and monorail uses are suitable for this site, providing new housing and transportation options for potential residents. The site is located in an area with heavy traffic and substantial development, offering a variety of uses and amenities that could serve residents of the proposed development. The architectural style of the multi-family building is compatible with the surrounding area, while providing several sustainability features consistent with Title 30 standards. However, staff is concerned about the site design and the Title 30 standards that are not being met. Staff finds that minor modifications to the overall site design would eliminate or reduce the requested waivers. For these reasons, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #4

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

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- If approved, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/21/25 – per the applicant.

COUNTY COMMISSION ACTION: May 21, 2025 – HELD – To 06/18/25 – per the applicant.

COUNTY COMMISSION ACTION: June 18, 2025 – HELD – To 08/20/25 – per the applicant.

APPLICANT: OBJECT DASH, LLC

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

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0520-ELVI ASSOCIATES, LLC:

USE PERMIT for a school.

DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays.

Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise.
TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-101-006; 162-23-101-007; 162-23-101-009 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4220 S. Maryland Parkway
- Site Acreage: 6.70 (portion)
- Project Type: Proposed school
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 23,750 (Building A)/23,750 (Building B)/23,750 (Building C)/71,250 (total)
- Parking Required/Provided: 195/213

History & Request

The original complex of 4 buildings on the subject site was constructed in 1977. A use permit, UC-19-0974, for a charter school for 770 students (kindergarten through 6th grade) in Building B on APN 162-23-101-006 was withdrawn without prejudice in February 2020 at the Board of County Commissioners meeting by the applicant as they did not have approval of their charter school from the State Board of Education at that time. The following year a use permit, UC-20-0449, to operate a charter school for 400 students (6th through 8th grade) also within Building B on the site, was granted in February 2021 with conditions. The conditions included a review as a public hearing to occur by July 1, 2022; a maximum of 160 students for the first year with the intent to increase students with future years based on the review; provide outdoor recreational space; and provide adult supervision for students crossing the street. The review, however, did

not occur within the time specified frame, the charter school tenant left, and, as a result, the use permit has expired.

Today the applicant is proposing a school for up to 1,620 students from kindergarten through 12th grade located in 3 of the existing buildings located on APNs 162-23-101-006 and 162-23-101-007. Proposed changes to the site include the removal of a portion of the parking area, adding new outdoor multi-sport fields and several play areas with fencing, and adding street landscaping. There are no proposed changes to the footprints of any of the buildings or any increase in square footage. The fourth building located on APN 162-23-101-009 is not proposed to be a part of the school.

Site Plans

The plans depict an existing complex consisting of three 2 story buildings located on the 2 northern parcels, APNs 162-23-310-006 and 162-23-310-007. Building A is on the west side of the property and is proposed to be used for a middle school with 20 classrooms. Building A is set back approximately 80 feet from the west property line along Maryland Parkway, and approximately 60 feet from the north and south property lines. Building B is in the center of the property and is proposed to be used for an elementary school with 20 classrooms. Building B is set back approximately 185 feet from the north property line, and approximately 85 feet from the south property line. Building C is on the east side of the property and is proposed to be used for a high school with 20 classrooms. Building C is set back approximately 85 feet from the east property line along Escondido Street, and approximately 60 feet from the north and south property lines. The buildings are surrounded by existing parking areas accessible from 2 driveways on Maryland Parkway and 2 driveways on Escondido Street. Parking spaces located along portions of the northern and southern property lines are covered by carports. An existing trash enclosure is also located northwest of Building C in the parking area. Additionally, there is existing cross-access to the south which provides a vehicular route to 2 driveways along Rochelle Avenue.

The site plan depicts a vehicular circulation plan in which it is proposed that all vehicles enter from the southern driveway on Escondido Street. Vehicles accessing the high school will then immediately turn right (north) to a student drop-off location on the east side of Building C and then turn right (east) to exit the northern driveway on Escondido Street. Traffic accessing the elementary school and middle school will continue west past Building C to a drop-off area for the elementary school south of Building B, and then turn right (north) before reaching Maryland Parkway to a drop-off area for the middle school west of Building A. All traffic will then turn right (east) again and exit the site at the northern driveway on Escondido Street. North of Building B, a portion of the existing parking lot with 57 parking spaces is proposed to be removed. In place of the parking area are proposed four, 50 foot by 80 foot outdoor multi-sport fields surrounded by a 6 foot high fence. Additionally, there are 3 outdoor play areas proposed between each of the buildings and the sport fields, each surrounded by a 6 foot high fence.

Landscaping

The submitted plan indicates 2 existing 10 foot wide landscape strips located behind existing attached sidewalks along Maryland Parkway and Escondido Street. Medium trees, consisting of Screwbean Mesquite, are proposed along Maryland Parkway and planted 20 foot apart on center.

Two existing trees are also proposed to remain along this street. Large trees consisting of Shoestring Acacia are proposed along Escondido Street planted 30 foot apart on center. Shrubs consisting of various lantana species are also proposed in the landscape strips. Existing landscaping within the parking areas and around the perimeter of the buildings is depicted on the plans. No significant trees are proposed to be removed, and no trees will be located within the sight visibility zones.

Elevations

The plans depict 3 existing 2 story buildings, 25 feet in height. The buildings consist of painted split face block walls with a mansard style concrete tile roof. Architectural features include arched windows, wooden outlooks, and recessed doorways. The only change to the exterior of the buildings is the existing metal panels located between the windows are proposed to be painted primary colors.

Floor Plans

The plans depict each of the 3 buildings having 20 classrooms, with 10 classrooms on each floor. Additionally, each floor will have an office, a set of restrooms, and a student lounge. The second floors in each building are accessed by 2 stairwells.

Applicant's Justification

The applicant is requesting a use permit for a school with a maximum of 1,620 students and a design review to replace a portion of the parking area with an outdoor play area. There are 57 parking spaces proposed to be removed and replaced with an outdoor play area for use by the proposed elementary, middle, and high school uses. The site will still have a surplus of 18 parking spaces after this portion of the parking area is removed. Internal fencing is proposed to be constructed to ensure security for the play areas. No changes to the building footprints are proposed and storm drainage flow will remain in the same direction. The applicant proposes that all drop-off and pick-up of students will be from Escondido Street and will be appropriately phased to avoid congestion. No off-site parking will be permitted and on-site security cameras providing 24-hour on-site monitoring of the site and adjacent streets will be installed and operated with the requirements of the Clark County Metropolitan Police Department. The applicant is encouraged with the adjacency of the Clark County Central Library with theatre and editing facilities, the proximity to UNLV, and the future traffic corridor link the UNLV university district with North Las Vegas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0449*	Charter school for 6 th grade through 8 th grade - expired	Approved by PC	February 2021
UC-19-0974*	Charter school for kindergarten through 6 th grade	Withdrawn by BCC	February 2020
WS-0618-16	Reduced parking and design review for office complex.	Approved by PC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0137-13 (WS-1423-07)	Third extension of time for reduced parking and alternative landscaping; design review for a proposed office building overall complex parking - expired	Approved by PC	February 2014
ET-0108-11 (WS-1423-07)	Second extension of time for reduced parking and alternative landscaping; design review for a proposed office building overall complex parking	Approved by PC	December 2011
ET-0298-09 (WS-1423-07)	First extension of time for reduced parking and alternative landscaping; design review for a proposed office building overall complex parking	Approved by PC	December 2009
WS-1423-07	Reduced parking and alternative landscaping; design review for a proposed office building overall complex parking	Approved by PC	January 2008
ZC-1899-04	Zone change from R-1 to C-P zoning for parcel to the south; design review for proposed office building and review of parking for entire complex	Approved by BCC	December 2004
UC-2167-98*	Accounting school - expired	Approved by PC	February 1999
UC-0587-96	School - expired	Approved by PC	May 1998

*APN 162-23-101-006 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60) (MPO)	Shopping center
South	Corridor Mixed-Use	CP & CG (AE-60) (MPO)	Office complex
East	Public Use & Urban Neighborhood (greater than 18 du/ac)	PF & RM32 (AE-60) (MPO)	Public library & multi-family residential development
West	Corridor Mixed-Use	PF (AE-60) (MPO)	Student housing for UNLV & UNLV campus

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

Analysis
Comprehensive Planning
Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The use of the subject site for a school in 3 existing buildings would appear to be compatible with the character of the area, appropriate for the location, and should not result in a substantial adverse effect on adjacent properties. The previous use permit included a condition that outdoor recreational space be provided. The submitted site plan proposes 4 outdoor multi-sport fields and 3 play areas to be utilized by all students. The site will also maintain sufficient parking for the school use in accordance with the requirements of Title 30. For these reasons staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 applicant indicated that the school will accommodate a maximum of 1,620 students along with teachers and administrative staff, which is a significantly larger student body than what was previously proposed. The addition of the outdoor sports fields and play areas will provide needed recreational areas for the students while still meeting the parking requirements of the site. The addition of street landscaping, including street trees, will provide the needed shading of sidewalks and a reduction in heat caused by pavement on the streets. The building elevations will not be unsightly or undesirable. A traffic circulation plan has been developed for the site. The plan requires all drop-off and pick-up traffic to enter and exit from Escondido Street to lessen the traffic impact on Maryland Parkway. However, it is unclear how the direction of traffic will be enforced as the driveways on Maryland Parkway are not restricted to traffic entering or exiting. There also appears to be a lack of queueing opportunities on site from Escondido Street, as a result, this could create traffic conflicts within the street and on-site. Phasing of the drop-off and pick-up times has not been provided. Due to the concerns regarding traffic circulation, especially given the potential for a large student body, staff cannot support this request.

Staff Recommendation

Approval of the use permit; denial of the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to review or the application will expire;

- Provide adult supervision for students crossing the streets;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance;
- Applicant to design and construct school flashers on Maryland Parkway and Escondido Street;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and submit separate document if required, for dedication of any necessary right-of-way and easements for the Maryland Parkway BRT improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL LIVINGSTON

CONTACT: MICHAEL LIVINGSTON, 2851 HUBER HEIGHTS DRIVE, LAS VEGAS, NV
89128



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-101-006 LA PLAZA A & B

162-23-101-007 LA PLAZA C

PROPERTY ADDRESS/ CROSS STREETS: 4220 S MARYLAND PARKWAY LAS VEGAS NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

APR 25-1000367. OBTAIN SPECIAL USE PERMIT FOR SCHOOL USE FOR LA PLAZA A, B & C AND COMPLETE DESIGN REVIEW TO REMOVE 57 PARKING SPACES TO CONVERT INTO A PLAY AND MULTI-SPORTS OUTDOOR SPACE. ADD LANDSCAPING IN THE TWO STREET BUFFERS AND REPLACE MISSING INTERIOR LANDSCAPING PER TITLE 30.

PROPERTY OWNER INFORMATION

NAME: ELVI ASSOCS LLC

ADDRESS: PO BOX 4257, 10 W CARVER ST

CITY: HUNTINGTON

STATE: NY ZIP CODE: 11743

TELEPHONE: 702.732.2066 CELL 702.303.4019 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: ELVI ASSOCS LLC

ADDRESS: 4220 S MARYLAND PARKWAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # BILL MILONE

TELEPHONE: 702.732.2066 CELL 702.303.4019 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: MICHAEL LIVINGSTON AIA

ADDRESS: 2851 HUBER HGTS DR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89128

REF CONTACT ID # _____

TELEPHONE: 702.366.3001 CELL 702.366.3001 EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Jonathan Strauss
Property Owner (Print)

May 22, 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	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

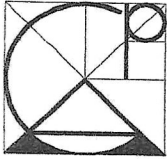
DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Michael J Livingston NCARB, AIA, Architect

2851 Huber Heights Drive, Las Vegas NV 89128

Tel (702) 366-3001 mlivingston@aecp.us

planning
engineering
project management
landscape architecture

**JUSTIFICATION LETTER
SPECIAL USE PERMITS AND DESIGN REVIEW FOR SCHOOL USE**

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

July 9th, 2025

Subject Property:

APR 25-1000367

4220 S Maryland Parkway, Las Vegas NV 89119

Buildings A & B (162-23-101-006) 3.3 acre

Building C: (162-23-101-007) 1.41 acre

Owner & Applicant: ELVI Assocs. LLC

Existing Planned Land Use: Corridor Mixed use (CM)

Existing Zoning Classification: Commercial General (CG)

The Applicant at the La Plaza Campus is requesting a Special Use Permit to allow School Use for Building-A as Middle School, Building-B as an Elementary School, and Building C as a High School. There will be a reduction in the parking requirement to be replaced by an outdoor play area, so a Design Review is requested.

Buildings D and E is being sold to be under separate ownership and are not part of this application.

The surplus of parking in the area between buildings A, B and C will be removed and replaced with outdoor playground spaces with separation for Elementary, Middle and High School uses.

Previously Building B was assigned a Special Use permit to allow School Use. The previous Charter School Tenant left, the review period expired and a new Special Use Permit is required.

Per Title §30.03 Table 30.03-1 Civic and Institutional Uses School is permitted under the existing Land Use of (CM) and Zoning Classification of (CG) with an approved Special Use Permit.

The Applicant intends to remove the 57 parking spaces in the central parking area to be replaced with a playground area. Also, an internal fence will be constructed to ensure security for the interior sport and play areas.

Therefore, the resultant parking will be based on Title 30 Table 30.04-2 Civic and Institutional Use which requires

Elementary and Middle School – Buildings A & B

1 space per classroom and 1 space per 400 sq-ft of office space.

40 classrooms require 40

4000 sq-ft of office space requires 10 spaces

High School – Building C

7 space per classroom and 1 space per 400 sq-ft of office space.

20 classrooms require 140

2000 sq-ft of office space requires 5 spaces

Therefore 195 spaces are required for the school use.

Parking Summary

Existing Parking	270 spaces (Buildings A B & C)
Parking for Building A – Middle School Use	-145
Parking for Building B – Elementary Use	- 25
Parking for Building C – High School Use	- 25
<u>Remove central area parking</u>	<u>- 57 spaces</u>
Surplus parking (Existing)	18 spaces

As a result, the 213 spaces provided for the School Uses in La Plaza A, B & C exceed the required parking of 195 spaces with a surplus of 18 parking spaces.

There will be no changes to the building footprints. The storm drainage flow for changing the central area will remain in the same direction and so the existing drainage calculations will not be changed. The Clark County Water Reclamation District is being consulted to verify that the existing water supply is sufficient. There is minimum impact to the sewer. Public works responded on 22nd April 2025 with no comments.

The student drop-off and pick-up will continue to be from Escondido Street to minimize impact on Maryland Parkway and will be phased appropriately

The Fire Access Lane will remain in effect to serve all building A, B, & C will not be compromised. All buildings will continue to be protected by a Fire Sprinkler System with upgrades to enable School Use.

A typical floor plan for Building B that was previously approved is attached with the current Site Plan and applies to all three Buildings A, B and C.

Site Plan Improvements for Landscaping are proposed on sheet LS-1.

Conditions of Approval

Conditions of Approval for the Special Use Permits are proposed as follows

- All drop-off and pick-up will be from Escondido Street and appropriately phased to avoid congestion.
- No off-site parking is permitted.
- On-site security cameras will provide 24-hour on-site monitoring of site and adjacent streets to be installed and operated with the requirements of Clark County Metropolitan Police Department
- There shall be no outside storage except for existing approved trash enclosures.
- Each building per IBC Code allows a maximum of 788 students. The maximum proposed number of students will however be based on the existing Educational Special Use Permit for Building B which allows 270 students per floor. Therefore, the maximum number of students will not exceed 1620 for the entire complex.
- Age groups can change if parking rules are followed.

The Applicant is especially encouraged with the central location and the adjacency to the Clark County Central Library with the Theatre and Editing Facilities, and the proximity of UNLV. Plus, the future traffic corridor linking the UNLV University District with North Las Vegas is of great benefit to the proposed uses.

Your support and approval of this project application is respectfully requested.

Respectfully submitted.
Michael Livingston AIA, NCARB
Agent for Owner.

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0525-IRVINE OM ENTERPRISE, LLC:

USE PERMIT to allow an avocational training facility in conjunction with an existing office building on a portion of 1.82 acres in a CP (Commercial Professional) Zone.

Generally located north of Silverado Ranch Boulevard and west of Pollock Drive within Paradise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-22-404-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 700 East Silverado Ranch Boulevard
- Site Acreage: 1.82 (portion)
- Project Type: Avocational/vocational training
- Square Feet: 24,251 total/5,920 avocational
- Parking Required/Provided: 61/98

Site Plan

The site plan depicts an existing 24,251 square foot commercial office building on 1.82 acres at the northwest corner of Silverado Ranch Boulevard and Pollock Drive. The office building requires 61 parking spaces and was built in 2007 with 97 parking spaces. The internal driveway is located on the north and west sides of the existing building. The property is accessed by a driveway from Silverado Ranch Boulevard at the southwest corner of the site, and a driveway from Pollock Drive at the northeast corner of the lot. Pedestrian access exists on the north and west sides of the building. The property has an existing trash enclosure at the northwest corner of the building.

The applicant is requesting a use permit to allow an avocational training facility for martial arts, Chinese language, and meditation classes.

Landscaping

Landscaping is not a part of this application.

Elevations

No changes are proposed to the existing single-story commercial office building.

Floor Plans

The floor plans depict a 5,920 square foot space with interior access from the existing commercial building for use as an avocational training facility. The floor plan includes office, classrooms, martial arts room, meditation room, restrooms, and a sitting area.

Applicant's Justification

The applicant is requesting a special use to operate an avocational training facility in an existing commercial office building located at the northwest corner of Silverado Ranch Boulevard and Pollock Drive. The classes will include 5 to 15 students per session from Monday to Saturday, and operate from 9:00 a.m. to 8:00 p.m. No significant noise will be generated by the classes. The classes will add value to the community and are intended for personal enrichment.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1092-08	Increased number of wall signs	Approved by PC	January 2009
ET-400069-05 (WS-0255-02)	First extension of time for waiving decorative block wall	Approved by PC	April 2005
WS-0255-02	Decorative block wall	Approved by PC	April 2002
DR-0377-01	Office building	Approved by PC	May 2001
ZC-1902-00	Reclassify from R-E to C-P	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. The proposed special use for avocational classes will take place within the existing commercial office building and will not impact the surrounding residential neighborhoods. Staff does not anticipate any negative impact on surrounding existing uses. There is adequate parking and existing access to the property. 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: IRVINE O M ENTERPRISE, LLC

CONTACT: ARTHUR WANG, IRVINE OM ENTERPRISE LLC, 67 LEGACY WAY,
IRVINE, CA 92602

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100674
ASSESSOR PARCEL #(s): 177-22-404-002

PROPERTY ADDRESS/ CROSS STREETS: 700 East Silverado Ranch Blvd., Las Vegas, NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Tenant, Shaolin Tai Chi Heritage Center, would request a Special Use Permit as a training facility for unit 120.

PROPERTY OWNER INFORMATION

NAME: IRVINE OM Enterprise LLC
ADDRESS: 67 LEGACY WAY
CITY: IRVINE STATE: CA ZIP CODE: 92602
TELEPHONE: _____ CELL 626.417.8638

APPLICANT INFORMATION (information must match online application)

NAME: IRVINE OM Enterprise LLC
ADDRESS: 67 LEGACY WAY
CITY: IRVINE STATE: CA ZIP CODE: 92602
TELEPHONE: _____ CELL 626.417.8638 ACCELA REFERENCE CONTACT ID # 42478032

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ 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.

Yousong Wang
Property Owner (Signature)*
Yousong Wang

Irvine OM Enterprise LLC
Property Owner (Print)

07/03/2025
Date

Shaolin Tai Chi Heritage Center
700 E Silverado Ranch Blvd, Unit 120
Las Vegas, NV 89183
(702) 570-5120
shaolintaichicenter@gmail.com

June 2, 2025

Clark County Comprehensive Planning Department
Clark County, NV

RE: Special Use Permit Application Shaolin Tai Chi Heritage Center– Avocational Training (Parcel Number 177-22-404-002) APR-25-100674

To Whom It May Concern,

We are writing to respectfully request a Special Use Permit for our business, the Shaolin Tai Chi Heritage Center, located at 700 E Silverado Ranch Blvd, Unit 120, Las Vegas, NV 89183, Assessor's Parcel Number 177-22-404-002. As our location is within a Comprehensive Planning (CP) zone, we understand that a Special Use Permit is required for an avocational training facility for martial arts, Chinese language, and meditation; we hereby requesting a special use permit for our training facility. The total square feet of the facility is 5920 square feet. No new construction is proposed with this special use.

We are proud to be part of a local business complex and operate as a standard commercial tenant. Our facility will serve small group classes with 5 to 15 students per session, and we are open Monday through Saturday, generally between 9:00 AM and 8:00 PM. Parking is available on-site as part of the shared business complex. Our operations are conducted in designated training rooms that naturally limit sound, and we do not produce significant noise or disrupt neighboring businesses. Ninety-eight parking spaces are currently available on site with 59 spaces required per current Title 30 standards.

Our programs are avocational in nature—intended for personal enrichment rather than academic or professional certification. We believe our presence adds value to the community by promoting wellness, cultural education, and discipline among youth and adults alike.

We are happy to provide any further documentation or clarification upon request. Thank you for considering our application.

Sincerely,

Hongpeng Wang
Shaolin Tai Chi Heritage Center

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09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres.

Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc
(For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 177-11-301-005

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the Compact Neighborhood (CN) land use category is appropriate for the site since it provides a transition from Interstate 215 to the existing single-family residential developments to the east. Additionally, the proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship, and undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
ZC-25-0510	A zone change to reclassify the site from RS5.2 to RM18 is a companion item on this agenda.
UC-25-0512	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
VS-25-0511	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Public Use (PU) to Compact Neighborhood (CN). Intended primary land uses in the proposed Compact Neighborhood (CN) land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The proposed Compact Neighborhood (CN) land use category on the site is compatible with the surrounding area. Compact Neighborhood (CN) will allow for a buffer and transition between Interstate 215 to the west and the existing single-family residential to the east. The site is also located on a collector street (Robindale Road) which will be able to accommodate the increased density on the site. Furthermore, with the intended use of the site switching from a public to a residential use, the Public Use (PU) land use category is no longer appropriate for the site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and

intensity of the surrounding area. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

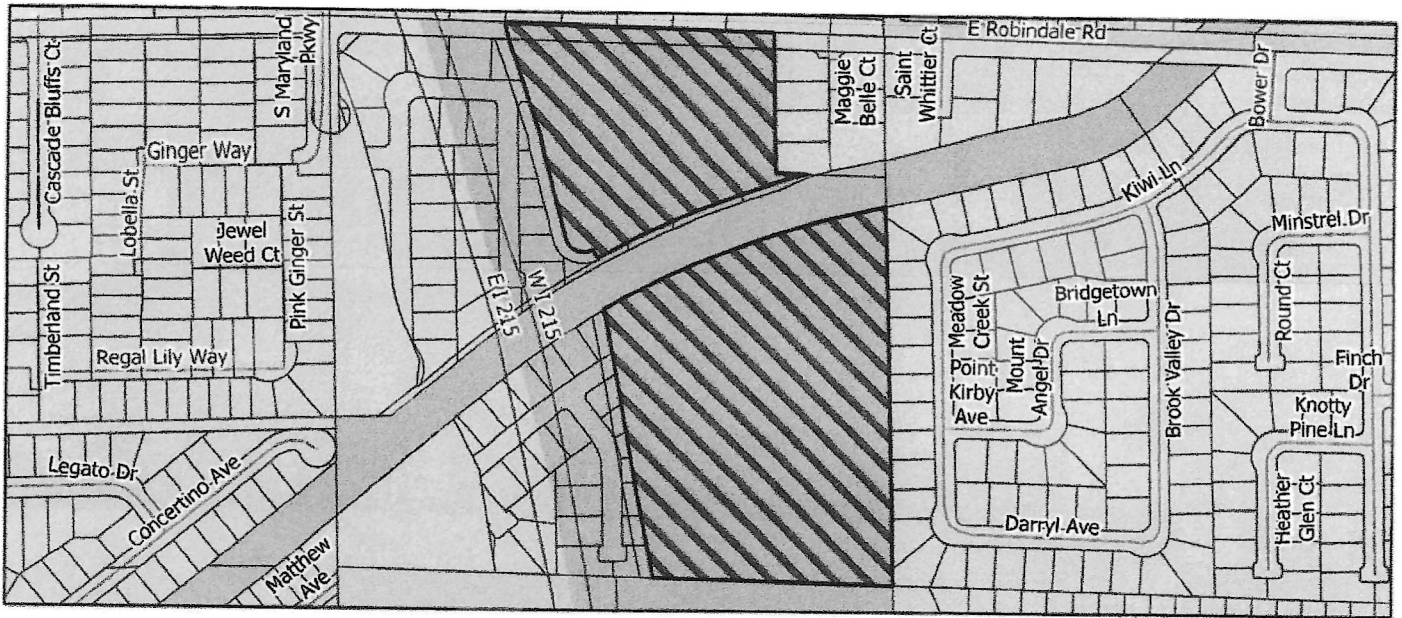
PROTEST:

APPLICANT: JANET GOYER

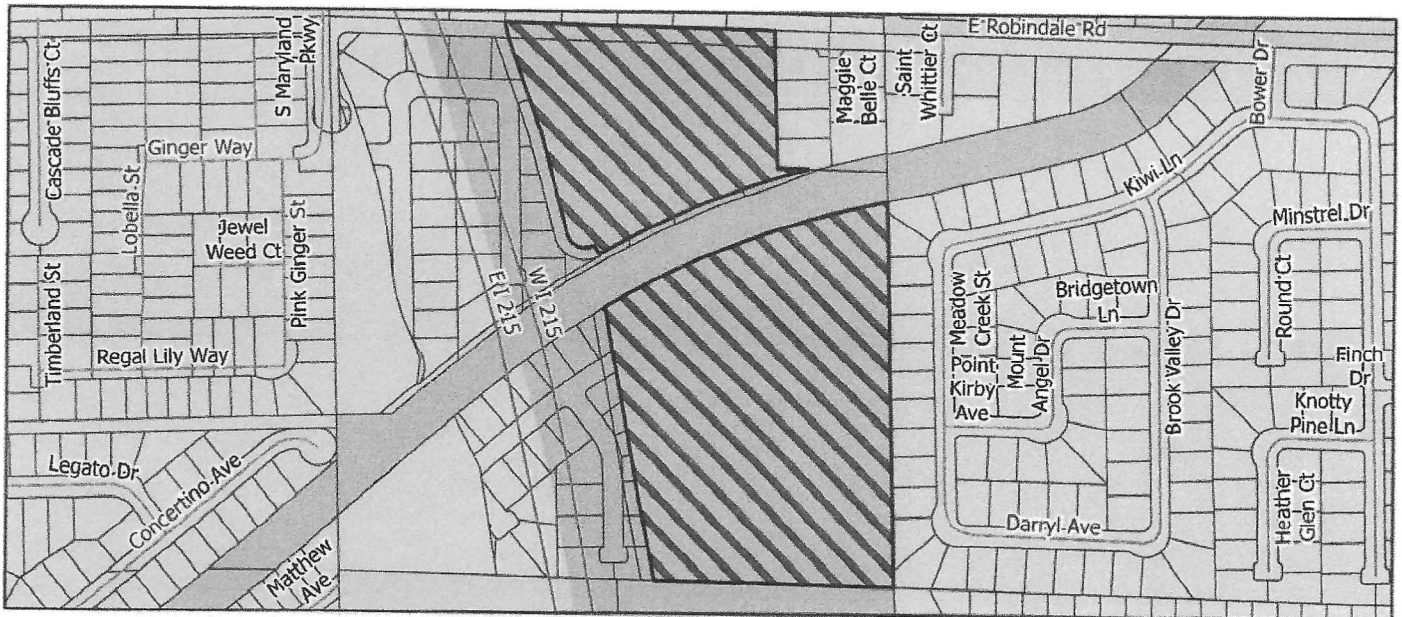
CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700029

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

Winchester Paradise Clark County, Nevada

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

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):

ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 177-11-301-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.35
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that RM18 zoning is appropriate for the site since it provides a transition from Interstate 215 to the existing single-family residential developments to the east. Furthermore, the request complies with Policy 1.3.2 of the Master Plan which encourages a mixture of housing options within larger neighborhoods.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment to redesignate the site from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
UC-25-0512	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.
VS-25-0511	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RM18 zoning is compatible with the surrounding area. RM18 zoning will allow for a buffer and transition between Interstate 215 to the west and the existing RS5.2 zoned single-family residential developments to the east. The site is also located on a collector street (Robindale Road) which will be able to accommodate the increased density on the site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RM18 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

May 7, 2025

VIA UPLOAD

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

**Re: Justification Letter – Zone Change
Ovation Contracting – Robindale Road/215
APNs: 177-11-310-001 thru 005, 038 thru 059 and 177-11-313-016 thru 057,
068 thru 085; and 177-11-399-001 &
005**

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 17.35 acres and is generally located on the east side of the 215 and south of Robindale Road. The property is more particularly described as APNs: 177-11-310-001 thru 005, 038 thru 059 and 177-11-313-016 thru 057, 068 thru 085; and 177-11-399-001 & 005 (collectively the “Site”). The Applicant is requesting a zone change from Single-Family 5.2 (RS5.2) to Residential Medium 18 (RM18). Also, submitted separately and concurrent with the zone change request, the Applicant is requesting a master plan amendment from Public Use to Compact Neighborhood (CN) and a design review for a senior multi-family development project.

A zone change from RS5.2 to RM18 is appropriate for the following reasons:

- The Site is adjacent to the 215, a busy highway.
- The Site is accessible from Robindale Road, an 80-foot right-of-way.
- The RM18 zoning district provides for the ideal transition between the 215 and the existing residential.
- The proposed zone change to RM18 meets the Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:
 - Policy 1.3.2 encourages a mixture of housing options within larger neighborhoods. Here, the Applicant is proposing a senior multi-family development.
 - Policy 1.4.4 encourages infill development. The Applicant will develop the infill property.

KAEMPFER

CROWELL

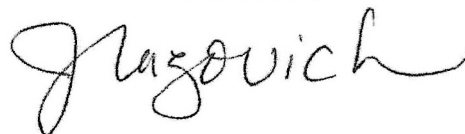
- The zone change also meets the more specific Winchester/Paradise Goals and Policies including the following policies:
 - Policy WP – 1.5 encourages residential infill and transitions in density and intensity along shared edges where infill development is adjacent to established developments. Here, the Site is an infill property providing for an appropriate transition between the 215 and the existing residential development.

Therefore, a zone change to RM18 is appropriate as the Applicant has satisfied the standard for approval.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

AJC/jmd

09/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court within Paradise (description on file). MN/r/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 117-11-301-005

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans also show the vacation and abandonment of a portion of right-of-way being Robindale Road. This is needed for the development of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential development, place of worship, & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment to redesignate the site from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0510	A zone change to reclassify the site from RS5.2 to RM18 is a companion item on this agenda.
UC-25-0512	A use permit, waivers of development standards, and design review for an affordable senior housing development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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 comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development for senior housing on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/r/kh
(For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 177-11-301-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall along Duck Creek Channel to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2. Eliminate EV-capable parking spaces where 91 EV-capable spaces are required per Section 30.04.05H (a 100% decrease).
3. Reduce the throat depth to 22.9 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 84.7% decrease).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.35
- Project Type: Multi-family residential (affordable senior housing)
- Number of Units: 363
- Density (du/ac): 21
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 98,509 (Building 1)/136,604 (Building 2)/127,458 (Building 3)/362,271 (Total)
- Open Space Required/Provided: 72,600/149,254
- Parking Required/Provided: 363/413

- Sustainability Required/Provided: 5/5.5

Site Plans

The plans depict a proposed multi-family residential development with 363 dwelling units located on a 17.35 acre site south of Robindale Road. The site is comprised of 2 parcels located north and south of Duck Creek Channel, a 118 foot wide concrete flood control channel which bisects the site. The plans propose three, 2 story buildings. The property is proposed for affordable senior housing. In addition, a use permit is requested to allow the density of the senior housing to be increased from 18 dwelling units per acre to 21 dwelling units per acre.

Building 1 with 94 units is located on the northern parcel (APN 177-11-301-003) along Robindale Road. This building is set back 97 feet from the north property line along Robindale Road, 64 feet from the west property line along Interstate 215, 134 feet from the east property line, and 55 feet from the south property line along Duck Creek Channel.

Building 2 with 139 units and Building 3 with 130 units are both located in the southern parcel (APN 177-11-301-005) south of Duck Creek Channel. Building 2 is set back 94 feet from the north property line along Duck Creek Channel, 73 feet from the west property line along Interstate 215, and 93 feet from the east property line. Building 3 is south of Building 2 and is set back 71 feet from the west property line along Interstate 215, 85 feet from the east property line, and 70 feet from the south property line.

One driveway, comprised of two, 20 foot wide lanes with a 6 foot wide median, will access the site from Robindale Road. The throat depth at this driveway is 22.9 feet which is the subject of a waiver request. A 25 foot wide emergency access driveway with a crash gate is also provided along Robindale Road at the northeast corner of the site. The main driveway connects parking areas surrounding the northern, western, and eastern sides of Building 1, and a 24 foot wide driveway and fire lane around the south side of the building. Pedestrian connections to the public sidewalk are provided to Building 1, including a concrete pedestrian crossing in the parking lot. Two vehicular and pedestrian bridges are proposed across Duck Creek Channel. This access will connect the parking areas located around Buildings 2 and 3 and provide pedestrian walkways to the buildings. Most of the parking spaces around all buildings are covered by carports. There are 14 accessible parking spaces and 40 bicycle parking spaces dispersed at locations around each of the buildings.

The project provides 11 EV-installed spaces, and zero EV-capable spaces, thus requiring a waiver of development standards. An 8 foot tall decorative buffer wall is proposed along the east, west, and south property lines. A 2 foot high wall with 4 feet of wrought iron on top is proposed to be set back a minimum of 10 feet from Robindale Road. A similar wall is also proposed along both sides of Duck Creek Channel. On the south side of the channel is a 6 foot high retaining wall which is the subject of a waiver request. Several trash enclosures are provided throughout the site. Open space provided includes a courtyard and pool with Building 1, and courtyards with sitting and barbeque areas for Buildings 2 and 3.

Landscaping

An alternative landscape plan is proposed for the street landscape along Robindale Road. The street landscaping consists of two, 5 foot wide landscape strips located on each side of a 5 foot wide detached sidewalk. However, there are existing easements and utility facilities along the street which prevent the planting of trees and shrubs in certain places and also requires portions of the existing attached sidewalk to remain in place. The street landscape consists of 22 medium trees, including Desert Oak, Weeping Acacia, and African Sumac spaced 20 feet on center and generally staggered on each side of the sidewalk, except where the site visibility zone or utility easements and facilities prevent their planting. Street landscape areas also include 3 species of 5 gallon shrubs, with 3 shrubs provided per tree.

Along the east property line, a 30 foot landscape buffer is provided. While a 20 foot wide buffer along the west property line, and a 15 foot wide buffer along the south property line is also provided. Three species of medium, evergreen trees, 7 feet tall and planted in double rows, are proposed within the landscape buffers. Parking lot landscaping consists of 3 species of medium trees planted in landscape islands and at the end of parking rows. Landscaping, including medium trees, is also provided on both sides of Duck Creek Channel. Additional trees are also indicated around each of the buildings.

Elevations

The plans depict three, 2 story buildings with a maximum height of 33 feet at the top of the highest tower. The buildings are multi-sided and consist of varying rooflines with parapets, enhanced articulation, decorative metal rails, decorative metal awnings, and balconies with metal rails. The exteriors of the buildings all feature 7 different colors of painted stucco, pop outs, and vinyl windows. Rooftop equipment will be screened by parapet walls from public view and from the street.

Floor Plans

The plans depict a total of 363 units with 218, one-bedroom and 145, two bedroom units proposed for the entire site. One bedroom units range from 676 to 764 square feet while the two bedroom units range from 901 to 968 square feet. The 764 square foot 1 bedroom units will feature a balcony. All units will be accessed from interior hallways. Common areas and amenities in each of the buildings include great rooms, warming kitchens, and laundry rooms. Also, some buildings include a mail center, storage lockers, food pantry, fitness center, yoga studio/spin room, wellness room, computer room, library/lounge, salon, crafts room, and movie room. Building 1 also includes a leasing office and manager offices for coordination, case management, and educational services.

Applicant's Justification

The applicant is requesting a special use permit to increase the density of a proposed 363 unit senior multi-family residential development to 21 units per acre. The increase in density is appropriate as more senior housing is needed, the density does not negatively affect the area, and the site is near Interstate 215. 11 EV-installed parking spaces will be provided, however, since the site is for affordable senior housing, additional EV-capable spaces are not needed. An increase in the height of the retaining wall along Duck Creek Channel is necessary due to the slope in the terrain adjacent to the channel. The design of the driveway entrance allows adequate

space for future residents and guests to maneuver, and the development is not gated. Therefore, there is less likelihood of traffic stacking and queuing onto Robindale Road. The proposed buildings will be enhanced by a spectrum of colors and enhanced articulation to break up a monolithic look. All buildings, outdoor amenities, and parking are all located over 75 feet away from the residential areas to the east. The landscape buffer to the east will also be 30 feet wide. The applicant will construct a detached sidewalk where it does not interfere with or disrupt existing utilities. An alternative landscape plan is also requested due to the presence of utility easements along portions of Robindale Road which prevent the planting of trees in the easements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship, & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment to redesignate the site from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0510	A zone change to reclassify the site from RS5.2 to RM18 is a companion item on this agenda.
VS-25-0511	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Title 30 allows a use permit in the RM18 zone to increase the density of senior housing in conjunction with a multi-family residential development from 18 units per acre up to 22 units per acre. This request is to allow 21 units per acre for a proposed affordable senior housing project on the subject site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. This request also complies with Goal 1.2 of the Master Plan which seeks to expand the number of long-term affordable housing units available in Clark County. The development of the site will allow for a buffer and transition between Interstate 215 to the west and the existing RS5.2 zoned single-family residential developments to the east. The site is also located on a collector street (Robindale Road) which will be able to accommodate the increased density on the site. Since the proposal is for affordable senior housing, traffic generation is likely to be less than for a similarly dense standard multi-family development. For these reasons, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standard #1

The request is to allow a retaining wall located along the south side of Duck Creek Channel north of Building 2 to be up to 6 feet in height. A 2 foot high decorative wall with 4 feet of wrought iron is proposed to be located on top of this retaining wall. The increase in the retaining wall height is due to the slope and the increased elevation south of the channel. This retaining wall is interior to the project and only abuts the flood control channel. For these reasons, staff can support this request.

Waiver of Development Standard #2

This waiver of development standards request is to waive the requirement for 91 EV-capable parking spaces. The applicant is proposing to provide 11 EV-installed parking spaces, which is the required number per code, and will be dispersed throughout the site. However, because the resident population are seniors, the demand for 91 future EV-capable parking spaces may not be necessary. Staff finds that this proposed community may have minimal driving needs and may rely more on shared transportation services offered by private companies or the Regional Transportation Commission (RTC) of Southern Nevada. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 overall design of the buildings incorporates the 4 sided architectural standards. In accordance with Title 30, at least 1 main building entrance shall face an adjacent street. In this case, Building 1 provides a direct entrance which faces Robindale Road. Pedestrian access from the public sidewalk is provided and leads to multiple building entrances of Building 1. Pedestrian access is also provided on both bridges crossing Duck Creek Channel leading to multiple entrances for Buildings 2 and 3. Concrete pedestrian crossings within the parking areas are provided. Several trash enclosures are provided throughout the site and are within 200 feet of each residential building and are more than 50 feet away from the adjacent RS5.2 area to the east.

Two through-access drives are proposed internally to the site as required for multi-family projects greater than 5 acres. Although there is only 1 driveway to Robindale Road with a second driveway for emergency access only, from a safety perspective, the provision of one main driveway and an emergency access driveway is probably adequate given 363 units are proposed with a resident population of seniors. It is likely that this community may have fewer vehicles compared to other similar sized multi-family developments. Approximately 10% of the surface parking, or 42 spaces, is located between the street frontage on Robindale Road and Building 1, however, the rest of the parking areas are located to the sides of the building or are farther south around Buildings 2 and 3 where it will not be visible from the street.

An alternative landscape plan has been provided due to several utility easements and existing facilities along Robindale Road. Within these areas no street trees are provided where 6 medium trees would be required. However, the applicant is providing extra medium trees on site including along Duck Creek Channel and the perimeter of the parking areas. Therefore, a fee-in-lieu will not be a requirement of this application.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The design of the site considers the existing single-family residential area to the east by providing an increase in the width of the landscape buffer from 15 feet to 30 feet, placing all parking on the west side of the drive aisle away from the residential area, and limiting the height of the buildings to less than 35 feet. It appears the scale and intensity of the project is compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide some necessary housing options for specific populations within the 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 throat depth for the commercial driveway on Robindale Road provided that no community gates are installed in the future.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 8, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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;
- No community gates are to be installed;
- Coordinate with Public Works - Development Review Division for the bridges over the Duck Creek Channel;
- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:

WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh
(For possible action)

RELATED INFORMATION:

APN:

162-36-801-013

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3010 E. Sunset Road
- Site Acreage: 1.06
- Project Type: Office/warehouse and retail (original)/warehouse (proposed)
- Number of Stories: 2 (original)/2 (proposed)
- Building Height (feet): 42 (original)/40 (proposed)
- Square Feet: 41,000 (original)/24,353 (proposed)

History & Request

The site was previously approved for a zone change and use permit for an office/warehouse building and retail building in July 2001 via ZC-0769-01. The zone change was from R-E to M-D, which is now IP, and the notice of final action included a condition of approval requiring the recording of reciprocal, perpetual cross access, ingress/egress, and parking agreements. The approved project was never constructed. The applicant is now requesting a design review and waivers of developments standards via WS-25-0509, which is a companion item on this agenda for a proposed office/warehouse development. The applicant is requesting to waive the condition of approval requiring the recording of reciprocal, perpetual cross access, ingress/egress, and parking agreements since the adjacent properties are now developed and do not provide cross access to the subject site.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0769-01:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements; traffic study and compliance; Nevada Department of Transportation approval; with Public Works approval, this project may qualify for an exception to the traffic analysis as allowed in Title 30.52; full off-site improvements; incorporating an exterior to interior noise level reduction of 25 decibels into the building construction as required by Table 30.48 of the Clark County Unified Development Code; and all applicable standard conditions for this application type. Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Applicant's Justification

The applicant states the properties to the west, north, and east of the subject site are already constructed. The existing properties do not provide cross access to the subject site, so the provision of cross access is no longer applicable.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0769-01	Reclassified from R-E (AE-70) to M-D (AE-70) zoning for an office/warehouse building in conjunction with a proposed retail building and a use permit for an office and retail building	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-65 & AE-70)	Office/warehouse
South	Neighborhood Commercial	CP (AE-65)	Retail & office building
West	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse

Related Applications

Application Number	Request
WS-25-0509	Waivers of development standards and a design review for a warehouse is a related 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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the request to remove the requirement to record reciprocal, perpetual cross access, ingress/egress, and parking agreements is appropriate given that the adjacent parcels are developed and do not provide cross access to the subject parcel. Existing walls and buildings on the adjacent parcels also prevent the provision of cross access between the sites. Staff does not anticipate any adverse effects resulting from the waiver of this condition. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- 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 #0127-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KAYLEE B. CHO

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0509-SUNSET ROAD COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh
(For possible action)

RELATED INFORMATION:

APN:

162-36-801-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the buffer along the west property line where a 15 foot wide landscape area consisting of 2 rows of staggered evergreen trees spaced every 20 feet on center is required per Section 30.04.02C.
- b. Eliminate the 8 foot high decorative screen wall along the west property line where required per Section 30.04.02C.
2. Allow an attached sidewalk along Sunset Road where a detached sidewalk is required per Section 30.04.08C.
3. Reduce driveway throat depth to 11 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2010 E. Sunset Road
- Site Acreage: 1.06
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 24,353
- Parking Required/Provided: 24/24
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed 24,353 square foot warehouse accessed via a driveway from Sunset Road. The building is set back 89.5 feet from the front property line, and 7 feet to 8 feet from the side and rear property lines. A walkway wraps around the perimeter of the building, with pedestrian walkways leading into the site from the proposed sidewalk along Sunset Road, with additional walkways connecting the parking areas to the building entrance. The applicant is proposing an attached sidewalk along Sunset Road where a detached sidewalk is required, requiring a waiver of development standards. Parking is located along the south and southeast sides of the building, while the trash enclosure is located along the east property line. There are 2 loading docks located along the south side of the building, which lead to the roll-up overhead doors. The western loading dock is at grade level while the eastern loading dock is recessed. There is an existing screen wall around the perimeter of the property, measuring 6 feet on the east side, 7 feet on the north side, and 14 feet on the west side.

Landscaping

The plans depict a 22 foot wide street landscape area along Sunset Road, consisting of large trees, shrubs, and groundcover. Parking area landscaping consisting of medium trees, shrubs, and groundcover is provided within landscape islands. While some of the landscape islands do not meet the 6 foot width required, the number of landscape islands and parking area trees comply with Title 30 standards. Title 30 requires buffering and screening along the west property line since the adjacent site to the west features commercial zoning, though the applicant is requesting to waive this requirement with a waiver of development standards.

Elevations

The plans depict a 40 foot high warehouse building featuring concrete panels and a painted finish. The building features a flat roofline constructed with metal. The south elevation features aluminum storefront windows with metal awnings, a single entrance, and 2 roll-up overhead doors. The east elevation features aluminum storefront doors and windows and a metal awning over the main entrance. The building features a jagged shape, however, so the storefront doors shown on the east elevation are on the south side of the building, facing to the east. The north and west elevations feature metal doors and aluminum storefront windows. All 4 sides of the building provide architectural articulations consistent with Title 30 design standards for nonresidential development.

Floor Plans

The plans depict a 2 story warehouse building with a total gross floor area of 24,353 square feet. The first level features a warehouse area of 21,353 square feet and an office area of 1,500 square feet, while the second level has a 1,500 square foot mezzanine.

Applicant's Justification

The applicant states that only a relatively small portion of the sidewalk would be detached once water meters and backflow devices are installed. The properties to the south, east, and west also have attached sidewalks along the street frontage. The throat depth reduction will allow for improved traffic flow within the site. The elimination of buffering and screening is appropriate since the adjacent site features a 14 foot high screen wall with a use that is compatible with industrial zoning districts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0769-01	Zone change from R-E (AE-70) to M-D (AE-70) for an office/warehouse building in conjunction with a proposed retail building and a use permit for an office and retail building	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-65 & AE-70)	Office/warehouse
South	Neighborhood Commercial	CP (AE-65)	Retail & office building
West	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse

Related Applications

Application Number	Request
WC-25-400081 (ZC-0769-01)	A waiver of conditions of a zone change is a related 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

While staff does not typically support the elimination of buffering and screening for industrial zones adjacent to commercial zones, staff finds that the adjacent site to the west features a mini-warehouse storage facility, which is a permitted use in the IP and IL Zones. Additionally, the mini-warehouse facility has an existing 14 foot high screen wall that serves as a buffer between the 2 sites. Staff finds that buffering and screening is unnecessary as the proposed warehouse is compatible with the existing adjacent mini-warehouse facility. Therefore, staff can support this request.

Design Review

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

Staff finds that the site is well designed and serves as a suitable infill development in area that features a variety of industrial uses. The proposed warehouse meets the nonresidential design standards of Title 30, and the overall site exceeds the sustainability requirements of Title 30. The parking area and pedestrian walkways will facilitate safe vehicle and pedestrian navigation of the site. The proposed development is also consistent with Policy WP-3.3 of the Master Plan, which encourages a mix of employment and aviation-related uses in existing employment areas near Sunset Road, Eastern Avenue, and west of Interstate 15 to ensure compatibility of airport operations, preserve the viability of warehousing and manufacturing uses, and protect public health, safety, and welfare. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install an attached sidewalk in place of a detached sidewalk along Sunset Road. The site is new construction; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Staff has no objection to the reduction in the throat depth for the commercial driveway along Sunset Road. The reduction will not impact vehicles in the right-of-way as it is along the egress side of the commercial driveway. Furthermore, the throat depth on the ingress side of the commercial driveway exceeds the minimum requirement mitigating any possibility of vehicles stacking in the right-of-way.

Department of Aviation

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

Staff Recommendation

Approval of waivers of development standards #1 and #3 and the design review; denial of waiver of development standards #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:

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0127-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAYLEE BCHO

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052