



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 8, 2025

7:00pm

Note:

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

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

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

- III. Approval of Minutes for June 24, 2025 (For possible action)
- IV. Approval of the Agenda for July 8, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
 for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**
 - 2. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**
 - 3. **AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action) **BCC 7/16/25**
 - 4. **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**
 - 5. **VS-25-0438-ARISTOCRAT TECHNOLOGIES:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action) **PC 8/5/25**

6. **UC-25-0439-SLH PROCYON, LLC:**
USE PERMIT to allow a cannabis establishment distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action) **BCC 8/6/25**

7. **VS-25-0453-EHARDT, LAWRENCE J. & ANITA:**
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action) **BCC 8/6/25**

8. **WS-25-0452-EHARDT, LAWRENCE J. & ANITA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) increase wall height; 3) waive off-site improvements; and 4) allow 2 driveways in conjunction with single-family residences.
DESIGN REVIEW for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh **BCC 8/6/25**

VII. General Business (For possible action)

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

IX. Next Meeting Date: July 29, 2025.

X. Adjournment.

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



Paradise Town Advisory Board

June 24, 2025

MINUTES

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

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

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

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

Matt Young; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Vice-Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of June 10, 2025 Minutes

Moved by: Sheesley
Action: Approve with correction
Vote: 4-0 Unanimous

Approval of Agenda for June 24, 2025

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

V. Informational Items (For Discussion only)

NONE

VI. Planning & Zoning

1. **AR-25-40059 (WS-23-0499)-SEC 1910, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW
for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**

No show. Return to the July 8, 2025 Paradise TAB meeting

2. **UC-25-0402-HEATON FAMILY PROPERTIES, LLC:**
USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action) **PC 7/15/25**

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

3. **UC-25-0417-ARILEX TROPICANA ASSOC, LLC:**
USE PERMIT to allow vehicle wash.
DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone. Generally located west of Pecos Road and south of Tropicana Avenue within Paradise JG/sd/cv (For possible action) **PC 7/15/25**

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

4. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:**
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**

No show. Return to the July 8, 2025 Paradise TAB meeting

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

WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action) **PC 7/15/25**

MOVED BY-Sheesley

APPROVE- Subject to IF approved staff conditions

ADDED Condition

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VOTE: 4-0 Unanimous

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

WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action) **PC 7/15/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

DESIGN REVIEW THIRD EXTENSION OF TIME for a multi-family residential development and associated accessory structures on 1.66 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos McLeod Interconnect and south of Desert Inn Road within Paradise. TS/mh/cv (For possible action) **BCC 7/16/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **UC-25-0410-K & J PARTNERSHIP:**

USE PERMIT for a communication tower.

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

DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 7/16/25**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED Condition's

- **Block wall not chain link fence**
- **Remove the tree fee**

VOTE: 4-0 Unanimous

9. **WS-25-0393-GRIMM NORTON 4, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone. Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action)

BCC 7/16/25

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 8, 2025
- IX. Adjournment

The meeting was adjourned at 8:10 p.m.

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

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

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

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

RELATED INFORMATION:

APN:

177-02-603-022

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

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

History & Request

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

Site Plans

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

Landscaping

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

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

Elevations

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

Floor Plans

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

Previous Conditions of Approval

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

Comprehensive Planning

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

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

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

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

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

Prior Land Use Requests

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CANDICE CENTAZZO

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

DRAFT

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

Elevations

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

Floor Plans

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

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: GARY COVENEY

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone.

Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise, MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-29-205-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street corner setbacks for an existing chain-link fence to 5 feet where 10 feet is required per Table 30.40-6 (a 50% reduction).
 - b. Reduce the setback from the right-of-way (Dean Martin Drive and Hacienda Avenue) for an existing chain-link fence to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
 - c. Reduce the setback for existing access gates along Dean Martin Drive and Hacienda Avenue to 6 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 66.7% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020 (a 100% increase).
5. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5285 Dean Martin Drive
- Site Acreage: 1.9

- Project Type: Parking lot

History & Request

ADR-20-900225 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900233 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. UC-22-0461 was approved by the Board of County Commissioners (BCC) in November 2022 for a use permit, waivers of development standards, and a design review for an existing parking lot with a condition to file an application for review as a public hearing. The applicant subsequently filed for the corresponding application for review, AR-23-400046 (UC-22-0461), which was approved by the BCC in June 2023 subject to another application for review as a public hearing and payment to the tree fund for street trees that were not being installed. The tree fee was paid on January 18, 2024. This request fulfills the obligation to return the original application to the BCC for review.

Site Plan

The site is north of Allegiant Stadium. The previously approved plans depict an existing paved parking lot consisting of 1.9 acres located at the northwest corner of Dean Martin Drive and Hacienda Avenue. Existing parking spaces are located around the perimeter of the site. Three double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 existing driveways adjacent to Dean Martin Drive, necessitating a waiver of development standards to reduce the setback for the existing access gates. A third access point is granted via an existing driveway adjacent to Hacienda Avenue. A waiver of development standards was also required to reduce the setback for the existing access gate along Hacienda Avenue. A total of 223 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the south and east property lines of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. The chain-link fence has been removed from the west property line of the subject parcel to permit cross access to the adjacent site to the west, APN 162-29-205-005, for a parking lot (WS-22-0458). Attached sidewalks measuring a minimum width of 6 feet are located adjacent to Dean Martin Drive and Hacienda Avenue. No site or landscaping improvements were proposed with the original application.

Landscaping

A small landscape area along Dean Martin Drive measures 5 feet in width and features limited groundcover. The existing landscape area along the southeast corner of the site, adjacent to Hacienda Avenue and Dean Martin Drive, measures 7 feet in width and also contains limited groundcover and 2 palm trees. Aerial photographs also depict 170 linear feet of an improved surface (parking spaces) located immediately behind the existing attached sidewalk along Hacienda Avenue. Due to the very limited landscaping along Dean Martin Drive and Hacienda Avenue, a waiver of development standards was requested to eliminate street landscaping. Landscape finger islands are not provided within the interior of the parking lot and also required a waiver of development standards to eliminate parking lot landscaping. A waiver of development standards was required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Dean Martin Drive and Hacienda Avenue.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400046 (UC-22-0461):

Current Planning:

- Until May 17, 2025 to review as a public hearing;
- Applicant offered and agreed to coordinate with County staff to determine a cost contribution for street landscaping based on the most current Job Order Contract – Construction Task Catalog for the rate and costs for specific tasks related to the installation of what would have been required street landscaping trees.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-22-0461:

Current Planning

- Until May 17, 2023 to review as a public hearing;
- Areas for trash collection to be provided on-site.
- Applicant is advised they are responsible to submit review application in a timely manner; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

An offer was previously made to Clark County to make a financial contribution for street facing landscaping based on the cost model prepared by staff. A contribution was made to the County's tree fund to satisfy the previously imposed condition associated with AR-23-400046 (UC-22-0461).

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400046 (UC-22-0461)	First application for review of a parking lot	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0461	Parking lot with waivers of development standards to eliminate street landscaping, eliminated parking lot landscaping, reduced setbacks, increased fence height, and eliminated trash enclosure with a design review	Approved by BCC	November 2022
ADR-21-900233	Parking lot	Approved by ZA	May 2021
ADR-20-900225	Parking lot - expunged	Approved by ZA	April 2020
VC-0289-93	Freestanding sign	Approved by PC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Motel
South	Entertainment Mixed-Use	CR (AE-60)	Allegiant Stadium
East	Entertainment Mixed-Use	CR (AE-60)	Luxor Resort Hotel
West	Entertainment Mixed-Use	IL (AE-60)	Parking lot

*Immediately to the east is I-15

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for AR-23-400046 (UC-22-0461). The applicant has demonstrated compliance with the previously approved conditions by making a contribution to the County's tree fee-in-lieu fund. Due to the continued temporary nature of the parking lot, staff recommends approval with another review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 2 years to review or the application will expire.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LV STADIUM EVENTS, CO.

CONTACT: DON BURNETTE, 12125 LOS ARROYOS COURT, LAS VEGAS, NV 89138

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-29-205-008

PROPERTY ADDRESS/ CROSS STREETS: Dean Martin Dr. and Hacienda Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Stadium Off-site Parking Lot
SECOND AR FOR REUSEW - UC-22-0461; MNO; 5/22/25

PROPERTY OWNER INFORMATION

NAME: Itai Investments LLC
 ADDRESS: 3142 Pacific Coast Hwy, Suite 209
 CITY: Torrance STATE: CA ZIP CODE: 90505
 TELEPHONE: 310-750-6400 CELL: _____ EMAIL: marcus@almeragroup.net

APPLICANT INFORMATION (must match online record)

NAME: LV Stadium Events Co. LLC
 ADDRESS: 1475 Raiders Way
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
 TELEPHONE: (702) 804-5900 CELL: _____ EMAIL: csotiropulos@raiders.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Don Burnette
 ADDRESS: 12125 Los Arroyos Ct.
 CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # _____
 TELEPHONE: N/A CELL: 702-606-0804 EMAIL: dgburnette6@gmail.com

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

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

[Signature] Property Owner (Signature)* Joseph Tuwn Property Owner (Print) 5-15-2025 Date

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

APPLICATION # (s) AR-25-400063 (UC-22-0461) ACCEPTED BY MNO
 PC MEETING DATE - DATE 5/22/25
 BCC MEETING DATE 7/16/25 @ 9:00 AM FEES \$1,400.00
 TAB/CAC LOCATION PARADISE DATE 6/24/25 @ 7:00 PM

May 19, 2025

Current Planning Division
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

Re: Justification Letter – Application Review for AR-23-400046 (UC-22-0461);

Assessors' Parcel Number: 162-29-205-008

To Whom It May Concern:

On behalf of my client, LV Stadium Events Co, LLC. (Stadco), please accept this justification letter for a second Application Review related to UC-22-0461.

Project Description:

The parking lot is generally located on the northwest corner of remnant Hacienda Ave. and Dean Martin Dr. The parcel dimensions are approximately 291 feet in length from north to south and approximately 260 feet east to west. The site is zoned Commercial Resort (CR) and is surrounded by undeveloped and developed commercial/industrial parcels.

This parcel has been designed as a parking lot and on Stadium event days is used solely for rideshare services in support of the transportation needs of Allegiant Stadium. The lot's close proximity to Allegiant Stadium has provided Stadium attendees arriving by rideshare with convenient access to the Stadium site. Attendees utilizing this lot are able to make the very short walk across Hacienda Ave. to the Stadium site. During Stadium events, there are Stadium attendants stationed at this site augmented by Officers from the Las Vegas Metropolitan Police Department in the area to direct traffic and pedestrian movement on -site and on area roadways.

Under the NOFA issued on November 29, 2022 for UC-22-0461, the Use Permit and Design Review, along with the Waivers of Development Standards, were approved by the Board on November 16, 2022 subject to conditions including the submission of a future Application Review. At that time, Stadco requested additional time to pursue an extension its lease which was set to expire in early 2023.

The Applicant returned to the Board on June 21, 2023 for the subsequent Application Review, AR-23-400046, and informed the Board that Stadco and the property owner reached an Agreement to extend the lease; however, the extension of the Agreement was of a short-term nature. The Board approved the item conditioned on (1) returning to the Board again in 2025, and (2) following through on the Applicant's offer to make a contribution to the County for street facing landscaping based the cost model prepared by staff. The Applicant subsequently made a contribution of \$25,620 to the County's tree fund to satisfy the NOFA condition.

Earlier this year Stadco was able to extend this lease to September 30, 2027.

PLANNER
COPY

I appreciate your consideration of the application. Please call me at 702-606-0804 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald G. Burnette". The signature is fluid and cursive, with the first name "Donald" being the most prominent.

Donald G. Burnette
Burnette Consulting

PLANNER
COPY

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

178-06-201-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a proposed accessory structure to 35 feet where 25 feet is the maximum allowed per Section 30.02.04 (a 40% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 Pama Lane
- Site Acreage: 1.05
- Project Type: Home occupation
- Number of Stories: 2 (proposed primary residence) / 1 (proposed accessory structure)
- Building Height (feet): 25 feet, 7 inches (proposed primary residence) / 35 feet (proposed accessory structure)
- Square Feet: 4,500 (proposed primary residence) / 4,330 (proposed accessory structure)

Site Plan

The plans depict a proposed single-family residence located on the southern half of the parcel, set back 134 feet, 10 inches from the south property line. The property has 2 access points along the south property line adjacent to Pama Lane. Northeast of the primary residence, the applicant is proposing an accessory structure. This structure is attached to the primary residence via a bridge that is connected from the 2nd story of the proposed residence to the mezzanine of the proposed accessory structure.

The proposed accessory structure has a side setback of 10 feet, 7 inches and meets all of the required setback distances. North of the primary residence and west of the proposed accessory structure the site plan depicts a proposed 600 square foot swimming pool.

The applicant is requesting a use permit to allow a home occupation which includes more than 1 student at a time. This request will allow the applicant to conduct private classes for circus arts which include aerial arts, acrobatics, contortion, dance, musicality, and stage presence. The lessons will be conducted within the proposed accessory structure. Furthermore, the applicant is proposing lessons to be held Monday through Sunday from 7:00 a.m. to 10:00 p.m., with a maximum of 10 students per class.

Lastly, the waiver of development standards request is to increase the height of a proposed accessory structure to 35 feet where 25 feet is the maximum allowed per Section 30.02.04.

Landscaping

The plans depict that along the front yard, side yards, and between the residence and accessory structure there will be 24 inch box trees planted which include Mulgia Acacia, Foothill Palo Verde, and Blue Palo Verde trees planted. Also, native plants will be planted which include agaves, blue yuccas, and desert grass plants.

Elevations

The elevations show that the residence and accessory structure will be made from the same exterior materials which include white sand stucco, wood cladding, and concrete.

The elevations show that the primary residence will be 2 stories and the height is 25 feet, 7 inches. From the second floor of the residence there is a bridge that is attached to the accessory structure. The height of the accessory structure will be 35 feet, where 25 feet is the maximum allow thus necessitating a waiver of development standards.

Masonry concrete detailing will be used along the bottom half portion of the house facade and the top will be wood cladding with rectangular aluminum windows and one circle shaped window. The portion of the accessory structure depicts wood cladding panels and floor to ceiling glass with aluminum window trims

Floor Plans

The first floor of the residence includes a kitchen, living room, dining room, and 2 bedrooms. A circular staircase leads to the second floor; which will have 2 additional bedrooms, an office space, family room, and 2 balconies. One of the balconies leads to the bridge that connects the primary residence to the accessory structure.

The plans depicts that the accessory structure will be one floor level with a mezzanine overhang inside, where the exercise equipment is located. There is a staircase that leads to the ground level where a restroom is located.

Applicant's Justification

The applicant is a retired circus performer who wants to have a home occupation on the subject property. The applicant wants to build a new single-family residence and a 35 foot tall accessory structure where the lessons will take place. The lessons will include gymnastics, circus acts, dancing, and music for kids, adults, and children with disabilities. The applicant is applying for a waiver of development standards for the height a use permit to request on-site customers, with a maximum of 10 students.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0100-77	A variance to maintain a mobile home	Approved by BCC	November 1977

Surrounding Land Use

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

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 states that a home occupation shall be clearly accessory and subordinate to the primary residential use and may be permissible subject to specific code standards. Although the applicant is proposing to construct a main residence and an accessory structure for the private lessons, staff finds that this request may lead to negative ramifications to the surrounding residences. Staff finds that allowing a maximum of 10 students per class Monday through Sunday from 7:00 a.m. to 10:00 p.m. is excessive. Although the lessons are held within the accessory structure, allowing a constant roster of students and customers lends the home occupation to longer be subordinate to the primary residence. Staff is concerned with potential noise, increase traffic, and lack of parking related to the proposed home occupation; therefore, staff cannot support this request.

Waiver of Development Standards

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

Staff finds that an accessory structure designed to have acrobatic and gymnastic training may require a taller footprint. The request for a 35 foot high building may be necessary for these activities, however; the request is out of character for the neighborhood. The applicant did not provide measures of mitigation to soften the mass of the proposed accessory structure, therefore, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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 #0234-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

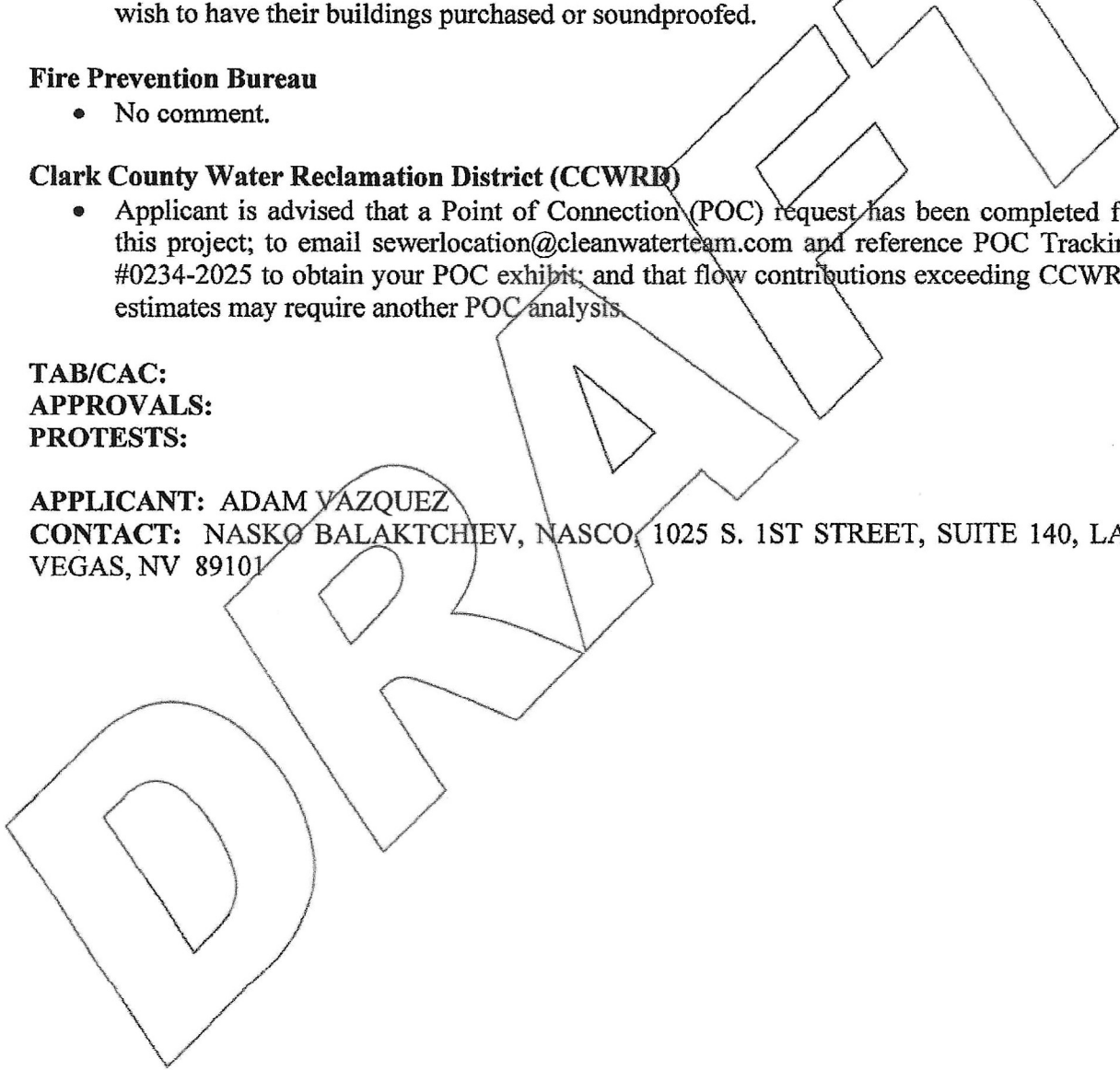
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAM VAZQUEZ

CONTACT: NASKO BALAKTCHIEV, NASCO, 1025 S. 1ST STREET, SUITE 140, LAS VEGAS, NV 89101



08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0438-ARISTOCRAT TECHNOLOGIES:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-310-014

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing pedestrian access easements located on the subject parcel. These easements are no longer necessary for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0810	Waived internal pedestrian walkways, reduced bicycle parking, and reduced driveway throat depth; design reviews for modifications to building elevations and alternative parking lot landscaping in conjunction with a parking lot re-design	Approved by PC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-65 & AE-70)	U.S. Pacific Railroad
South	Business Employment	IL (AE-70)	Vehicle maintenance/repair facilities & office/warehouse complex
East	Business Employment	IL (AE-70)	Office/warehouse complex
West	Business Employment	IL (AE-65 & AE-70)	Industrial complex

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 pedestrian access easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Grant any necessary easements;
- 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: PHILLIP DUNNING

CONTACT: PHILLIP DUNNING, PANATTONI DEVELOPMENT COMPANY, 6795
EDMOND STREET, SUITE 140, LAS VEGAS, NV 89118

DRAFT

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0439-SLH PROCYON, LLC:

USE PERMIT to allow a cannabis establishment distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-211-002 through 162-32-211-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Procyon Street
- Site Acreage: 1.49 (portion)
- Project Type: Cannabis distributor
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,910
- Parking Required/Provided: 28/34

History & Site Plan

The site was approved for an office-warehouse development via ZC-1962-96 in January 1997. Use permits for cannabis cultivation and production were approved via UC-0385-15 and UC-0393-14 in June 2014. The applicant is now requesting a use permit to add cannabis distribution, with all distribution operations occurring within the same building as the existing cannabis uses.

The plans depict an existing office-warehouse complex accessed via 2 commercial driveways from Procyon Street to the east. The subject building is the southernmost of the 3 building complex, and is 7,910 square feet. Parking is located on the east side of the site, with a driveway that wraps around the buildings. Trash enclosures are located in the rear of the site, along the west side of the buildings. There are no proposed modifications to the site associated with this application.

Landscaping

There is existing street landscaping along Procyon Street, as well as parking area landscaping along the east side of the building. The landscaping consists of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 1 story, 24 foot high building with a stucco façade featuring white, grey, and beige paint. The building also features storefront doors and windows and a flat roofline. There are no proposed changes to the exterior of the building or site associated with this application.

Floor Plans

The plans depict an existing building featuring cannabis cultivation and production operations. The applicant is proposing to add cannabis distribution operations, which would occur within a designated distribution room and a secured shipping/receiving area in the rear of the building. The rest of the building currently features a reception area, breakroom, restrooms, employee locker room, boiler rooms, cultivation office, propagation room, dry room, equipment and supply rooms, extracts room, butane extractor room, and product storage vault.

Applicant's Justification

The applicant states the proposed use of the building for cannabis distribution is complementary with the existing cannabis uses in the building. The facility complies with all necessary separations and location requirements, and should not adversely affect the area. The largest shift will have a maximum of 12 employees, with adequate on-site parking provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900788-17	Administrative design review to allow a retail marijuana cultivation facility	Approved by ZA	July 2017
ADR-900789-17	Administrative design review to allow a retail marijuana production facility	Approved by ZA	July 2017
UC-0385-14 (ET-0138-15)	First extension of time for a use permit for a medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14 (ET-0139-15)	First extension of time for a use permit for a medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14	Medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	June 2014
UC-0385-14	Medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	June 2014
SC-0930-97	Street name change from Procyon Street, Procyon Avenue, and Procyon Road to Procyon Street	Approved by BCC	July 1997
TM-0339-96	1 commercial lot subdivision	Approved by PC	January 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1962-96	Reclassified from R-E to M-1 for an office/warehouse complex	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-65)	Medical transportation service
South	Business Employment	IL (AE-65)	Distribution center
East & West	Business Employment	IL (AE-65)	Warehouses & outdoor storage

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.

Based on the plans submitted, staff finds the addition of cannabis distribution at the site will have negligible impacts on the office-warehouse complex and surrounding area. The cannabis distribution use will complement the existing cannabis cultivation and production uses, which have been operational for several years with no apparent complaints regarding these uses on the property. The addition of cannabis distribution will not create a need for additional parking, and the on-site parking meets the requirements of Title 30. Staff also finds the addition of cannabis distribution will be compatible with the uses in the surrounding area, which include warehouses, distribution centers, and outdoor storage. For these reasons, staff can support this request.

Department of Aviation

The property lies within 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.

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

- A valid Clark County business license must be issued for the dispensary within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREEN THERAPEUTICS, LLC

CONTACT: ANGIE LIM, GREEN THERAPEUTICS LLC, 5975 PROCYON STREET, LAS VEGAS, NV 89118

DRAFT

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0453-EHARDT, LAWRENCE J. & ANITA:

VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-801-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of Pebble Road and Burnham Avenue. The vacation and abandonment of the rights-of-way is necessary to accommodate the required detached sidewalks along the 2 streets. The plans also depict the vacation and abandonment of easements within the site.

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CP	Office park
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
WS-25-0452	Waivers of development standards to reduce lot size, increase wall height, and waive off-sites in conjunction with a single-family residential minor subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CONTOUR HOMES
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0452-EHARDT, LAWRENCE J. & ANITA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) increase wall height; 3) waive off-site improvements; and 4) allow 2 driveways in conjunction with single-family residences.

DESIGN REVIEW for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh

RELATED INFORMATION:

APN:

177-14-801-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area for Lot 2 to 19,196 square feet where 20,000 square feet is the minimum per Section 30.02.04B (a 4% reduction).
2. Increase wall height to 8 feet along the north property line of Lot 1 where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
3. Waive off-site improvements (curb, gutter, streetlights, and partial paving) along Burnham Avenue where off-site improvements are required per Section 30.04.08C.
4. Allow 2 residential driveways where a maximum of 1 driveway is permitted per Uniform Standard Drawing 222.1 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.87
- Project Type: Single-family detached residential subdivision
- Number of Lots: 2
- Density (du/ac): 2.3
- Minimum/Maximum Lot Size (square feet): 19,196/20,299 (gross)/16,213/18,072 (net)
- Number of Stories: 1
- Building Height (feet): 21

- Square Feet: 4,171

Site Plans

The plans depict a 2 lot single-family detached residential subdivision on the northwest corner of Burnham Avenue and Pebble Road, with both lots accessed via Burnham Avenue to the east. Both lots will feature circular driveways that are 12 feet in width at each curb cut. The applicant has requested a reduction of gross lot area for the southern parcel (Lot 2) to 19,196 square feet. Lot 2 also has a net minimum area of 16,213 square feet, which is allowed for lots adjacent to an arterial street (Pebble Road). Lot 1 consists of 20,299 square feet gross lot area, and a net lot area of 18,072 square feet. Along the north property line there is an existing 5 foot drainage easement and a 6 foot wide power and telephone easement.

Landscaping

Detached sidewalks are proposed along both Burnham Avenue and Pebble Road street frontages, where there is an existing attached sidewalk along Pebble Road. Street landscaping consisting of large and small trees, shrubs, and groundcover is proposed along Burnham Avenue and Pebble in accordance with Title 30 standards. The plans depict along the north property line of Lot 1 a secondary 8 foot high screen wall that is proposed where a maximum of 6 feet is permitted. There is an existing retaining and 6 foot screen wall along the north property line. The plans also show a 6 foot high decorative block wall with access gates set back 15 feet from the east property line (behind the street landscaping) of both lots.

Elevations

The plans depict a single story, 21 foot high single-family detached residence, which will be mirrored on each lot. The elevations on all 4 sides consist of a concrete tile roof, a stucco exterior with variable rooflines, door and window accents, coach lights, aluminum wall panels, covered patio, stucco popouts, and patterned garage doors. The residences will feature white, grey, black, and brown colors.

Floor Plans

The plans depict a 4,171 square foot single story model with 4 bedrooms, a flex room, living room, kitchen, great room, nook, laundry room, patio, porch, and 4 bathrooms. Each home includes a front and side-loaded garage.

Applicant's Justification

The applicant indicates the reduction to lot size is due to the existing dedicated rights-of-way and is needed to create 2 lots after portions of rights-of-way are vacated. The request for waived off-site improvements are for Burnham Avenue to be compatible with existing pavement to the north and they indicate that full off-site improvements exist along the easterly portion of Burnham Avenue. The 8 foot screen wall along the north property line is requested to provide privacy between the existing residence to the north and the proposed development. The solid 6 foot wall within the front yard is requested to provide privacy for the new homes from the commercial development to the east. Lastly, the applicant indicates that the second driveway is requested to provide a circular driveway concept for the proposed residential design.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CP	Office park
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
VS-25-0453	A vacation and abandonment of easements and portions of rights-of-way being Pebble Road and Burnham Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant is requesting a reduction to the gross lot size of Lot 2 to a minimum of 19,196 square feet (16,213 square feet net minimum) where 20,000 square feet is the minimum size. Both lots will meet the minimum net lot size requirement. The request to subdivide the site into residential lots is consistent with the surrounding development pattern, including the reduction in the gross lot area. Because the density requirements and the minimum net lot areas will be met and the requested reduction is minimal, staff can support this waiver.

Waiver of Development Standards #2

While staff acknowledges the desire to make property private and more secure, staff finds that the applicant could have instead installed landscaping around the interior of the property to accomplish the same effect. Additionally, staff cannot identify any other properties in the immediate area with increased wall heights. Development standards for residences, including maximum wall heights, are established by Title 30 to maintain the character and aesthetics of

neighborhoods, neither of which are accomplished with this request. For these reasons, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required by Code. The landscaping is compatible with the surrounding area. Therefore, staff has no objection to this request and supports the design review.

Public Works - Development Review

Waiver of Development Standards #3

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

Waiver of Development Standards #4

Staff has no objection the request to allow two driveways as it meets current standards for additional driveways and is not within the public right-of-way.

Staff Recommendation

Approval of waivers of development standards #1 and #4 and the design review; denial of waivers of development standards #2 and #3.

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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Lot 2 to have no future access from Pebble Road;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0034-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONTOUR HOMES

CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130

