

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0149-BR OVATION LIMITED PARTNERSHIP:**

**USE PERMIT** for senior housing.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate EV-capable parking spaces.

**DESIGN REVIEW** for a proposed multi-family residential development on a 3.46 acre portion of a 14.57 acre site in a CC (Commercial Core) Zone.

Generally located south of Arby Avenue and west of Gagnier Boulevard within Spring Valley.  
MN/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-412-002 through 176-04-412-004; 176-04-412-010

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate EV-capable parking spaces where 38 EV-capable spaces are required per Section 30.04.05H.

**PROPOSED LAND USE PLAN:**

SPRING VALLEY - ENTERTAINMENT MIXED-USE (ALLOWS 18 OR MORE DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.46 acre portion of a 14.57 total acre site
- Project Type: Multi-family residential (senior housing)
- Number of Units: 151
- Density (du/ac): 44
- Number of Stories: 4
- Building Height (feet): 55
- Square Feet: 47,020
- Open Space Required/Provided: 15,100/21,000
- Parking Required/Provided: 151/166
- Sustainability Required/Provided: 5/5

Site Plans

The proposed plans depict Phase 2 of the overall 3 phase development. Phase 2 is for a senior multi-family residential development located on approximately 3.46 acres (14.57 acres for all

phases) at the northwest corner of the site, north of Phase 1 (UC-26-0135) which is a companion item to this application.

The plan features a 4 story, “E” shaped multi-family residential which connects to the existing internal north–south drive aisle shared with Phase 1. In addition, parking areas are distributed along all sides of the building.

Similar to the Phase 1 design, Phase 2 includes amenities such as a dog park, pool area, outdoor seating areas, BBQ stations, trellised seating areas, and vegetable garden planters. These amenities are also centrally located within the open space areas of the development. The plan also depicts 151 parking spaces are required where 166 parking spaces are provided. No EV-capable parking spaces are provided, thus necessitating a waiver of development standards.

### Landscaping

The landscape plan for Phase 2 includes landscape finger islands where required and in between the covered parking areas, as well as trees and shrubs surrounding the open spaces within the outdoor amenity areas.

Along the western property line, the plan incorporates an 8 foot wide landscape buffer with medium trees spaced 20 feet on center, arranged in a double-row offset pattern, thereby improving screening and providing continuity with Phase 1’s perimeter design. As depicted in Phase 1, street landscaping with a detached sidewalk is provided along the north property line adjacent to Arby Avenue. 6 trees will be provided within the landscape strip along the east property line, adjacent to the private drive aisle connecting to Arby Avenue.

### Elevations

The Phase 2 elevations depict a four-story senior residential building with a consistent architectural expression on all sides. The proposed building has an overall height of 55 feet. The elevations show regularly spaced windows, articulated parapets, and tower forms that provide rhythm and break down overall building mass. A multitone exterior color palette is applied across the façades to create contrast and enhance visual interest. The north, south, east, and west elevations consistently reflect this design approach, with balanced fenestration patterns and horizontal banding that reinforces scale and compatibility with adjacent phases. Overall, the Phase 2 elevations maintain continuity with Phase 1 while providing an attractive, contemporary architectural character appropriate for a senior residential community.

### Floor Plans

Phase 2 features studio, 1 bedroom, and 2 bedroom units. Levels are organized around double-loaded corridors, with two elevators and multiple stairwells providing accessible vertical circulation throughout the building.

The studio unit is 607 square feet, the 1 bedroom unit varies from 715 square feet to 776 square feet, and the 2 bedroom unit features 1,072 square feet to 1,848 square feet.

Level 1 integrates key shared amenities such as a great room, fitness area, and package/delivery spaces while upper floors are dedicated primarily to residential units with strategically placed quiet area amenity areas.

Applicant’s Justification

The applicant states that Phase 2 features a 4 story senior residential building, aligns with the approved mixed-use framework and complements the surrounding commercial and residential context. The project delivers 151 thoughtfully designed senior housing units supported by interior and exterior amenities, including a great room, fitness and wellness spaces, activity rooms, landscaped courtyards, and outdoor gathering areas. The site plan provides efficient circulation, accessible pedestrian connections, and well-distributed parking areas, while the landscape program enhances streetscapes, buffers, and internal open spaces to ensure compatibility and visual continuity with Phase 1. The building’s architectural expression, massing, and cohesive color palette reinforce a high-quality, resident-focused environment tailored to senior living. For these reasons, the applicant respectfully submits that the Phase 2 design is appropriate, compatible, and consistent with County goals for well-planned, mixed-use redevelopment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-25-400015 (UC-22-0698)	First extension of time for a high impact project and mixed-use development	Approved by BCC	April 2025
VS-23-0282	Vacated and abandoned a portion of Butler Street - APN: 176-04-412-010 (only) - recorded	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023
ZC-20-0094	Zone change from C-2 to U-V zoning (now CC zoning) - use permits and design review for a mixed-use development - expired	Approved by BCC	June 2020
SC-18-0899	Street name change to name an unnamed private street to Advanced Way	Approved by PC	January 2019
TM-0174-07	Tentative map for a 1 lot commercial subdivision	Approved by PC	July 2007
ZC-0402-05	Zone change from R-E to C-2 zoning for a 20.9 acre medical complex including a hospital and medical office buildings	Approved by BCC	April 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	CG & IP	Shopping center & distribution center
South	Business Employment	CG & IP	Office complex & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
PA-26-700009	A plan amendment from Business Entertainment to Entertainment Mixed-Use is a companion item on this agenda.
UC-26-0135	A use permit, waivers of development standards, and design review for a senior affordable housing multi-family development is a companion item on this agenda.
WS-26-0150	A waiver of development standards and design review for a mixed-use project 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.

In the CC zone, Title 30 allows a use permit to establish the density of senior housing in conjunction with a multi-family residential development per approved plans. This request is to allow 44 dwelling units per acre for a proposed 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. Since the proposal is for senior housing, and is similar to Phase 1, staff can 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.

This waiver of development standards request is to waive the requirement for 38 EV-capable parking spaces. The applicant is proposing to provide 5 EV-installed parking spaces, which is the required number per code, with spaces being dispersed throughout the site. Staff finds that this proposed community may have reduced 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 others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed senior multi-family development in Phase 2 continues the cohesive architectural and site design established in the first phase and remains compatible with surrounding development within the Commercial Core district. The 4 story building incorporates a refined massing strategy with articulated parapets, tower elements, and consistent window groupings that provide visual interest on all elevations. The building form accommodates a broad range of senior-oriented unit types, including enhanced 2 bedroom and mezzanine options, while integrating interior amenity spaces at the ground level and throughout the upper floors. Site circulation is efficiently organized with direct pedestrian connections, logical building entries, and well-distributed parking areas that promote accessibility and reduce vehicle-pedestrian conflicts. Landscape improvements along the perimeter and internal open-space areas soften building edges, reinforce site character, and ensure continuity with Phase 1. Overall, the Phase 2 design reflects thoughtful architectural expression, amenity placement, and site planning intended to create a functional, attractive, and resident-focused environment tailored to senior living. For these reasons, staff can support this design review.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** April 21, 2026 – APPROVED – Vote: Unanimous  
**Comprehensive Planning**

- Expunge UC-22-0698 and ET-25-400015 (UC-22-0698);
- A subdivision map removing the subject site from the recorded commercial final map must be recorded prior to the issuance of building permits;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Applicant is advised that off-site improvement permits may be required.

**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](mailto: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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0454-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Spring Valley - approval.**

**APPROVALS:**

**PROTESTS: 9 cards**

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