

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0744-EPD SOLUTIONS, LLC:**

**USE PERMIT** for an office.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone.

Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-15-313-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking to 6 parking spaces where 8 parking spaces are required per Section 30.04.04D (a 25% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 522 E. Twain Avenue
- Site Acreage: 0.22
- Project Type: Office
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,758
- Parking Required/Provided: 8/6

History & Site Plan

The subject building was constructed in 2002 and originally occupied by the Lili Clair Vocational Training Center Foundation, which was a minor school approved via UC-0132-01. A use permit for an office with a waiver for reduced parking was approved in April 2014 via UC-0065-14. However, the Notice of Final Action included a condition for the application to be reviewed as a public hearing 1 year after approval to ensure the parking reduction did not adversely affect adjacent properties. The review was never completed, which led to the expiration of the use permit and waiver. The applicant is now requesting reapproval of the use

permit for an office and a waiver for reduced parking. There are no proposed changes to the site associated with this application.

The plans depict an existing 3,758 square foot office building that has vehicular access via an alley east of the site. The building is set back 9 feet from the north property line, 24 feet from the east property line, 22 feet from the south property line, and 6 feet from the west property line. Typically, 9 parking spaces would be required based on the gross floor area of the building. However, the site is located approximately 350 feet from a fixed transit stop to the west, which allows parking to be reduced by 10%. The 6 parking spaces are located on the east side of the building, where 8 parking spaces are required, necessitating a waiver of development standards. A pedestrian gate is located on the southeast side of the building, adjacent to the parking area, with a walkway that leads from the parking area and continues around the building. The trash enclosure is located in the northeast corner of the site.

Landscaping

The photos provided depict existing landscaping along the south and east sides of the site, consisting of trees and shrubs. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided depict an existing 21 foot high building constructed with stucco and featuring grey, black, and beige coloration. The entrance is on the south side of the building. The roofline is flat and variable.

Floor Plans

The plans depict a 3,758 square foot office building featuring several office rooms, a conference room, a great room, storage rooms, restrooms, a kitchen, a lobby, and reception room.

Applicant’s Justification

The applicant states that this application is to reestablish the office that was approved via UC-0065-14 but subsequently expired. There are no proposed changes to the landscaping, fences, building, or any other site features. The applicant adds that the parking provided is sufficient as there are usually 3 or fewer employees working on-site at a given time.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-0154-14	Street name change to rename Twain Avenue to Sands Avenue between the intersection of Maryland Parkway and Paradise Road	Denied by PC	May 2014
UC-0065-14	Use permit for an office and waiver to reduce parking - expired	Approved by PC	April 2014
WS-0071-05	Waiver for increased wall height at a reduced setback	Approved by PC	February 2005
ADET-900420-04 (UC-0132-01)	Second administrative extension of time for a use permit for a minor school	Approved by ZA	April 2004

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AV-900339-04	Minor deviation for increased wall height	Approved by ZA	March 2004
ADET-900314-02 (UC-0132-01)	First administrative extension of time for a use permit for a minor school	Approved by ZA	August 2002
UC-0132-01	Use permit for a minor school	Approved by PC	April 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Entertainment Mixed-Use	CR	Multi-family residential
South	Entertainment Mixed-Use	CR	Retail, restaurant, & salon
East	Entertainment Mixed-Use	CR	Medical office

**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.

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

Use Permit & Waiver of Development Standards

Staff finds that the subject site has consistently featured office uses since UC-0065-14 was approved in April 2014. The reestablishment of an office at this site is consistent with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. The

office building remains compatible with surrounding development and staff does not anticipate any adverse effects resulting from the continued use of the site as an office. Lastly, staff is unaware of any issues that have emerged related to the office use or reduced parking since the previous approval in 2014. Therefore, staff can support both the use permit and the waiver of development standards.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EPD SOLUTIONS, LLC

**CONTACT:** QIANG DING, EPD SOLUTIONS, LLC, 11023 DESERT HEIGHTS AVENUE, LAS VEGAS, NV 89135