

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0300-MARYLAND FORD SPE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.

DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multi-family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located south of Ford Avenue and east of Maryland Parkway within Paradise. MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-401-001; 177-14-410-010; 177-14-410-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for accessory structure (fire pump enclosure) to 12 feet where a minimum of 20 feet is required per Section 30.02.11B (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1275 E. Ford Avenue
- Site Acreage: 4.82
- Project Type: Accessory structure
- Building Height (feet): 10.5
- Square Feet: 340

Site Plan

The plans depict a gated multiple family project consisting of 2 buildings and clubhouse currently under construction. The site design shows Ford Avenue separating the northern half of the development from the southern half of the development. There will be 2 driveways to the northern half of the development from Ford Avenue and 1 access point and a crash gate on the southern half of the development from Ford Avenue. The proposed fire pump enclosure will be located on the southern half of the development within a landscape planter along Ford Avenue. The structure is set back a little over 12 feet from the north property line along Ford Avenue.

Elevations

The plan depicts the enclosure will be 10.5 feet in height. It will have a stucco finish and will be constructed of similar materials and colors as the multi-family apartment buildings.

Floor Plans

The plan depicts the enclosure will be 340 square feet with one door facing interior to the site.

Applicant's Justification

The applicant states after the approval of the zone change application and diligently working through the development process, the location of the required fire booster pump was identified. The builder went on to apply for permits to build the enclosure but was required to go through the waiver process because the south enclosure is within 20 feet of the north property line. According to the applicant, this is the location where the fire booster pump must be located. The enclosure will have minimal to no adverse impact on the surrounding area. The enclosure is not within the sight visibility zones of the driveway along Ford Avenue and traffic will not be impacted with the approval of this request.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-26-900343	Revision to add a fire pump enclosure on the north side of Ford Avenue	Approved by ZA	May 2026
PA-23-700024	Plan amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN)	Approved by BCC	November 2023
ZC-23-0538	Zone change from R-3 to R-5 zoning (now RM50) for a multi-family development	Approved by BCC	November 2023
VS-23-0539	Vacate patent easements and right-of-way	Approved by BCC	November 2023
ZC-17-1114	Zone change from R-E, CP and C-1 for a portion of the overall site to R-3 zoning for a multi-family residential development	Approved by BCC	February 2018
ZC-0780-14	Zone change from R-E for a portion of the overall site to R-3 zoning for a multi-family complex	Approved by BCC	November 2014
ZC-0583-03	Zone change from C-P to C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Zone change from R-E to C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac) & Urban Neighborhood (greater than 18 du/ac)	CG, RM18 & RM50	Multi-family residential developments
South	Neighborhood Commercial	CG & CP	Commercial development
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM3.3	Single-family subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds by allowing construction of the fire pump enclosure at this location will provide a needed life safety service for the multi-family development. Public safety is of vital importance to every citizen within Clark County and the key factor is the ability to quickly deliver sufficient fire suppression during an emergency. Therefore, staff can support the waiver of development standards 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 architectural elevation of the fire pump enclosure incorporates stucco finishes and recessed lines which provides a consistent design theme with the apartment buildings. Staff finds adding an accent color to the recessed lines will break up the façade that is near the street. While the landscaping is modified in front of the structure, there should not be an impact to the surrounding area, which includes the multi-family dwellings across the street that are part of the same

development, since ample landscaping was provided throughout the site with the amount of passive and active open space exceeding code requirements by 26,408 square feet. Therefore, for these reasons, staff can support the design review as proposed.

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

- Incorporate at least one accent color on the elevation to be compatible with the multi-family dwellings.
- 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

- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue.

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 #0262-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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