

04/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400013 (ZC-1461-97)-LAS VEGAS DIVERSIFIED PROPERTIES, LLC:

WAIVER OF CONDITIONS of a zone change requiring the CP portion of the property to be used for professional offices only in conjunction with an existing commercial center on 1.92 acres in a CP (Commercial Professional) Zone.

Generally located north of Flamingo Road and west of Lindell Road within Spring Valley.
JJ/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

163-13-403-009; 163-13-403-010; 163-13-403-011

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5580 W. Flamingo Road
- Site Acreage: 1.92 (subject site)/3.92 (overall development)

History & Request

The site was previously reclassified to C-P and C-2 zoning to construct an office building and a restaurant/lounge. A condition of approval limits the C-P portion of the site to professional office use only. The applicant is now requesting to waive this condition so that a pharmacy can be added to an existing medical office.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1461-97:

- Subject to agreement with the neighborhood;
- The south 200 feet of the property shall be zoned C-2; the remainder of the property shall be zoned C-P;
- The C-2 portion of the property shall be used for a restaurant;
- The C-P portion of the property shall be used for professional offices only;
- All buildings on the property shall be single story construction only;
- The professional office buildings shall be set back from the north, west and east property lines a minimum of 60 feet;

- There shall be a 10 foot perimeter landscape buffer consisting of groundcover with 24'box pines spaced no greater than 20 feet on centers;
- The landscape buffer on the north property line (adjacent to Saddle Avenue) shall consist of the ground cover and trees described in paragraph 6 above but shall additionally have a wall, no more than 6 feet in height, consisting of a combination of decorative block and wrought iron. The sidewalk to be constructed on Saddle Avenue adjacent to the property may be incorporated into the landscape buffer if approved by Clark County. The landscape buffer in such case shall be increased to 15 feet;
- All trash enclosures will be located to the east property line away from existing residences to the west and north;
- The restaurant on the property shall be placed as far to the south and east as practical subject to compliance with the Clark County Code;
- There shall be no 24-hour operations on the property;
- All ingress and egress to the property shall be from Flamingo Road only;
- Developer shall put speed bumps on Saddle Avenue adjacent to property if and to extent approved by the County;
- All lighting on the property shall be directed so as not to shine on neighboring properties;
- All mechanical equipment on the buildings are to be screened from view of surrounding neighbors;
- Developer will use its best efforts to coordinate construction of the C-2 and C-P portions of the property at the same time;
- The landscape buffer to the north (adjacent to Saddle Avenue) is to be constructed in conjunction with the construction of the first building on the property and shall be completed prior to the occupancy of such first building;
- There shall be a design review as a public hearing on the final design plans pertaining to both the buildings and landscaping on the property;
- Also subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Architectural design consistent with the area;
- A-3 landscaping buffer along the west property line of the north parcel adjacent to residentially zoned property and along the north property line adjacent to Saddle Avenue;
- C-1 landscaping buffer along the east property line and along the west property line adjacent to commercially zoned property;
- B-2 landscaping buffer along the south property line adjacent to Flamingo;
- No lighting to shine on neighboring properties;
- Monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet);
- Screen any roof-mounted mechanical equipment;
- Second story windows that face onto existing residences shall be of an opaque or obscure nature: right-of-way dedication;
- Drainage study and compliance; Nevada Dept. of Transportation approval;
- Full off-sites to include curb return driveways on Flamingo;

- Design review to address amenities such as public plaza, enhanced paving at entrances and pedestrian walkways, increased landscaping, comprehensive sign program, and enhanced architecture.
- The applicant is advised a use permit is required for outside eating areas in conjunction with a restaurant.

Applicant’s Justification

The proposed pharmacy will provide immediate care to patients of the existing NEMS clinic. This pharmacy will only be utilized by the existing clinic and is not intended to create a retail environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0635	Zone change from C-P to C-1 with waiver of development standards, and design reviews for a commercial building on the west portion of the complex	Approved by BCC	November 2023
UC-0167-10	Special use permit for a recreational facility	Approved by PC	June 2010
DR-1460-99	Design review for an office building	Approved by PC	November 1999
DR-0904-98	Design review for an office building	Approved by PC	July 1998
ZC-1461-97	Zone change from R-E to C-P and C-2 with a waiver for a commercial center	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Neighborhood Commercial	CP	Commercial complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2 & CP	Single-family residential & office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the request to be compatible with the surrounding area. The proposed pharmacy will be in an existing commercial building and used by an existing medical office. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: IAN BDONA

CONTACT: BECKY KILIAN, NORTH EAST MEDICAL SERVICES, 2171 JUNIPERO SERRA BOULEVARD, DALY CITY, CA 94014