

10/03/23 PC AGENDA SHEET

DAYCARE
(TITLE 30)

EASTERN AVE/RAWHIDE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:

USE PERMIT FIRST EXTENSION OF TIME for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-310-037

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5426 S. Eastern Avenue
- Site Acreage: 1.9
- Project Type: Daycare
- Square Feet: 3,663
- Parking Required/Provided: 9 (daycare use)/24/63 (entire site)

Site Plans

The approved plans depict an existing office complex with 2, one story buildings. The approved daycare facility is located within the southern building with a future play area extending from the southeast corner of the building. Parking for the 2 buildings is located on the perimeter of the site on the north, west, and south sides. The site is accessed from Eastern Avenue from a divided commercial driveway.

Landscaping

The landscaping is existing and is located along Eastern Avenue. No changes to landscaping are required or proposed.

Elevations

The approved plans show an existing 1 story office building with a desert toned stucco exterior and tile roof. The front of the building has a covered entryway as a decorative feature.

Floor Plans

The approved plans show the daycare facility has an area of 3,663 square feet. The building is divided into 5 classrooms, kitchen, offices, restrooms, and storage areas. The plans indicate that the classrooms are based on the ages of the children.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0344:

Current Planning

- Applicant is advised that 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Coordinate with Public Works - Development Review to grant a new curb return driveway easement for the existing driveway.

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

Per the justification letter, the applicant applied for a new building permit (BD-22-07646) since the previous building permit was withdrawn (BD-21-17487). The applicant has experienced delays with construction due to numerous concerns from the Building Department regarding the applicant's plans. Issues include mechanical and architectural. The applicant hired a third-party supervisor to aid with building permit revision requests. Applicant is requesting an extension of time, so they can continue to work diligently with the Building Department to receive an approved building permit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0344	Daycare facility in conjunction with an existing office complex	Approved by PC	October 2020
UC-0458-08	Communications tower	Withdrawn	October 2008
ZC-0803-98	Reclassified 1.9 acres from R-E to C-P zoning for an office complex	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-P	Professional offices
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Neighborhood Commercial	C-P, CRT, & R-1	Single family residential & converted residential offices

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has 2 active building permits. One is for an interior remodel (BD-22-07646) and another for a new shade structure (BD-23-08759). Staff finds that the existing building was built in 1964, which can cause issues with receiving building permits, due to the present construction requirements and regulations. Staff can support this first extension of time request due to the effort the applicant has made with addressing the Building Departments concerns and revisions before starting construction.

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**

- Until August 28, 2025 to commence.
- Applicant is advised that 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 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: WENDY PURHAM

CONTACT: WENDY PURHAM, 5426 S. EASTERN AVE., SUITES A & B, HENDERSON, NV 89119