

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0393-GRIMM NORTON 4, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision map on 6.05 acres in a CR (Commercial Resort) Zone.

Generally located west of University Center Drive and north of Royal Crest Circle within Paradise. TS/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-15-203-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate drainage study where required per Section 30.04.08B.
2.
  - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along University Center Drive where required per Section 30.04.08C.
  - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Royal Crest Circle where required per Section 30.04.08C.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05
- Project Type: Minor subdivision map

**Request**

This request is to waive the drainage study requirement and the requirement for off-site improvements on University Center Drive and Royal Crest Circle associated with the minor subdivision map (MSM-25-600018). UC-25-0218 was approved May 7, 2025 for a multi-family development on this site.

**Applicant's Justification**

The applicant states the requested waivers are related to the comments from a minor subdivision map (MSM-25-600018) requiring full off-site improvements and a drainage study. The applicant states they are not attempting to avoid these requirements but rather defer to the time of development of each parcel.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0218	Use permit, waiver of development standards, and design review for a multi-family residential development	Approved by BCC	May 2025
VS-25-0136	Vacated easements and rights-of-way	Approved by BCC	May 2025
UC-25-0135	Use permit, waivers of development standards, and a design review for a proposed hotel and modifications to an existing parking garage	Approved by BCC	May 2025
ZC-25-0134	Reclassified 60.5 acres from RM50 to CR zoning	Approved by BCC	May 2025
UC-24-0231	Monorail (Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development - expired	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017
ADET-900180-10 (DR-0501-07)	Administrative extension of time for a design review for a mixed-use development - expired	Approved by ZA	March 2010
ADET-900181-10 (ZC-1192-06)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	November 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
East	Entertainment Mixed-Use	CR (MPO) & (AE-65)	Multi-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West & South	Entertainment Mixed-Use	RM50	Multi-family residential

**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****Public Works**Waivers 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.

**Public Works - Development Review**Waiver of Development Standards #1

Staff has no objection to eliminating the drainage study requirement for the parcel map, as the drainage study is required with approved application UC-25-0218 and UC-25-0135 on this parcel.

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on University Center and Royal Crest Drive for the parcel map. The applicant is required to install full off-sites with approved applications UC-25-0218 and UC-25-0135.

**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.

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**

- Drainage study and compliance with UC-25-0218 and UC-25-0135;
- Full off-site improvements with UC-25-0218 and UC-25-0135.

### **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.

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

- Applicants are advised that Point of Connection (POC) requests have been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0075-2025 and #0115-2025 to obtain your POC exhibits; and that flow contributions exceeding CCWRD estimates may require another POC analysis. POC #0075-2025 is for the hotel and POC #0115-2025 is for the multi-family project.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GRIMM NORTON 4, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135