

05/18/22 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY  
(TITLE 30)

SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce side setback; and **2)** reduce height setback.

**DESIGN REVIEW** for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-27-510-010 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side setback to 14 feet 6 inches where 15 feet is required per Table 30.40-4 (a 3.3% reduction).
2. Allow a reduction to the height/setback ratio to 14 feet 6 inches where 34 feet 3 inches is required adjacent to a less intense use per Section 30.56.070 (a 57.6% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4969 Shirley Street
- Site Acreage: 0.2 (portion)
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height: 17 feet, 5 inches
- Square Feet: 4,260 (proposed)
- Parking Required/Provided: 36/20

### Site Plans

The approved plans depict an existing residence with an approved addition on the west side of the existing building. The approved addition is set back 14.5 feet from the north property line (where 15 foot side setback and 34 feet 3 inches is required for height/setback ratio), 15 feet from the west property line (where 21 feet was previously approved for height/setback ratio), and 1 foot from the south property line (where 1 inch was previously approved). There are 14 on-site parking spaces provided for the use, with 12 parking spaces on APN 162-27-510-099, and 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, with 6 on-street parking spaces for a total of 20 parking spaces provided. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. A bicycle parking rack for 4 parking spaces is located adjacent to the north property line.

### Landscaping

The approved plans depict site landscaping was previously approved and there are no proposed changes.

### Elevations

The previously approved design of the building and expansion include design elements of the existing building such as brick veneer and roof pitch. The approved exterior design of the building is essentially the same as previously approved (per a separate land use application), with the overall height, 17 feet 5 inches. The changed portion of the elevation is the type of and overall height of the screening material around the mechanical equipment. The easterly (front) half of the westerly addition (approximately 18 foot width) will have an overall height of 17 feet 5 inches. The mechanical equipment screening and the rest of the addition will have an approximate overall height of 16 feet. The existing single story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. Exterior materials include salvaged brick veneer on all elevations, painted stucco, painted "Hardie" board, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

### Floor Plans

The approved plans depict an interior redesign of the existing building and the additional space that includes offices, storage, reception area, meeting rooms, kitchen/breakroom, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0680:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

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

The applicant indicates that over the last several years continuous steps have been taken to complete the project, including submitting construction documents to the Building Department in 2019 while applying for a Community Development Block Grant (CDBG) to cover construction and labor costs. The grant was approved and continuous work toward completion of construction has occurred and permits are pending approval of this request.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400065 (UC-18-0406)	First extension of time for a redesign and expansion of a previously approved quasi-public facility use (APN 162-27-510-010 & 099)	Approved by BCC	August 2020
WS-19-0680	Waiver to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	October 2019
UC-18-0406	Special use for a quasi-public facility (youth referral service) with waivers for landscaping, trash enclosure, reduced height setback, reduced parking and alternative driveway geometrics and design (APN 162-27-510-010)	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waived conditions for a zone change that requires removing turf and establishing desert landscaping (APN 162-27-510-010)	Approved by BCC	July 2018
ZC-0510-10 (ET-0128-13)	First extension of time for a quasi-public facility (youth referral service) (APN 162-27-510-099)	Approved by BCC	February 2014
ZC-0510-10	Original application for a quasi-public facility (youth referral service) with waivers to reduce parking, reduce landscaping, reduce separation for a trash enclosure, increased wall height, and reduced throat depth with design review for an expansion to the existing youth referral service (APN 162-27-510-099)	Approved by BCC	December 2010
UC-0899-08 (ET-0309-09)	First extension of time for the quasi-public facility on the northern portion of the site - expunged by ZC-0510-10 (APN 162-27-510-099)	Approved by BCC	December 2009

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1344-07 (ET-0308-09)	First extension of time for the residential conversion on the northern portion of APN 162-27-510-099	Approved by BCC	December 2009
ZC-0829-06 (ADET-1266-09)	Administrative extension of time for the zone change to C-P zoning for the northern portion of the site (APN 162-27-510-099)	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for the northern portion of the site - expunged by ZC-0510-10 (APN 162-27-510-099)	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site (APN 162-27-510-099)	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site (APN 162-27-510-099)	Approved by BCC	July 2006
ZC-1624-05	Reclassified 0.5 acres from R-1 to C-P zoning with waivers to reduce side setback, reduce parking, permit alternative landscaping, and design review to convert an existing single family residence to an office (APN 162-27-510-010)	Approved by BCC	December 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Neighborhood Commercial	R-1	Single family residential
South	Neighborhood Commercial	C-P	Youth referral service
East	Neighborhood Commercial	R-1	Single family residential & historic property (Liberace Mansion)

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current 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.

The applicant has made significant progress including submitting construction documents to the Building Department. The proposed extension of time will continue to be consistent with the original approval and no significant changes have occurred that would support denial. Staff supports the proposed extension of time.

### **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:**

#### **Current Planning**

- Until October 16, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 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**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Paradise - approval (until October 16, 2024 to commence).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** NEVADA PARTNERSHIP FOR HOMELESS YOUTH

**CONTACT:** BRAZEN ARCHITECTURE, 1800 INDUSTRIAL ROAD, SUITE 200C, LAS VEGAS, NV 89102