



Paradise Town Advisory Board

September 11, 2018

MINUTES

| | | |
|----------------|--|---|
| Board Members: | Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT | Bart Donovan – PRESENT Jon Wardlaw – PRESENT |
| Secretary: | Maureen Helm 702-606-0747 mhelmtab@gmail.com | |
| Town Liaison: | Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov | |

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Maria Kaseko; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment:
None

III. Approval of August 28 , 2018 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0

Approval of Agenda for July, 2018

Moved by: Orgill
Action: Approve with changes
Vote: 5-0 Unanimous

- IV. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **AR-18-400189 (UC-0489-17)-SUNSET VENTURE PARTNERS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a day spa within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/tk/ja (For possible action) **PC 10/2/18**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Donovan abstained, received notification card

2. **UC-18-0615-ROHANI PARVEZ, ET AL:**
USE PERMIT for a day care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative freeway landscaping.
DESIGN REVIEWS for the following: 1) day care; and 2) alternative parking lot landscaping on a portion of 1.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Spencer Street and Pebble Road within Paradise. SS/gc/ja (For possible action) **PC 10/2/18**

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-18-0637-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:**
USE PERMIT for a proposed hookah lounge.
DESIGN REVIEW for a proposed outside dining area in conjunction with an existing restaurant within a shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 310 feet east of Maryland Parkway, 1,300 feet north of Katie Avenue within Paradise. CG/rk/ja (For possible action) **PC 10/2/18**

No show, return to the September 25, 2018 TAB

4. **UC-18-0651-SANDS ARENA LANDLORD, LLC:**
USE PERMITS for the following: 1) passenger terminal/station, platforms, columns, and equipment rooms; 2) other accessory and incidental barriers, structures, and equipment as shown per plans on file; and 3) deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative street landscaping; and 2) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way (Sands Avenue).
DESIGN REVIEWS for the following: 1) a passenger terminal/station and associated accessory structures; and 2) modifications to street landscaping and sidewalk along a portion of Sands Avenue in conjunction with an existing private monorail system, an approved recreational facility (MSG Sphere), and existing resort hotels (Palazzo and Venetian) on a portion of 18.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located within and on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/gc/ja (For possible action) **PC 10/2/18**

MOVED BY- Philipp

Added condition-Portion of sidewalk requested at 8 feet 6 inches to be 10 feet wide

APPROVE- Subject to all other IF approved staff conditions

VOTE: 5-0 Unanimous

5. **WC-18-400194 (UC-17-1096)-SANDS ARENA LANDLORD, LLC:**
WAIVER OF CONDITIONS of a use permit requiring maintaining a minimum 15 foot wide sidewalk/pedestrian access with an appropriate shy distance along the Sands Avenue street frontage limiting the encroachment of any structures to the pedestrian access sidewalk in conjunction with an approved recreational facility (MSG Sphere) and existing resort hotels (Palazzo and Venetian) on 18.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/gc/ja (For possible action) **BCC 11/7/18**

MOVED BY- Philipp

Added condition-Portion of sidewalk requested at 8 feet 6 inches to be 10 feet wide

APPROVE- Subject to all other IF approved staff conditions

VOTE: 5-0 Unanimous

6. **UC-18-0665-CHETAK DEVELOPMENT INC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing retail center on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/pb/ml (For possible action) **PC 10/2/18**

Hold and renotify per applicant Return to the September 25, 2018 TAB meeting

7. **VS-18-0664-MAH PEBBLE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and Paradise Road, and between Shady Meadows Avenue and Pebble Road, and a portion of a right-of-way being Pebble Road located between Maryland Parkway and Paradise Road within Paradise (description on file). SS/tk/ja (For possible action) **PC 10/2/18**
MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

8. **WS-18-0613-ALVARADO ALICIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced side setback; and **2)** reduced roof pitch for a partially constructed room addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane, 110 feet north of Buckboard Lane within Paradise. SS/rk/ja (For possible action)
PC 10/2/18

MOVED BY- Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

9. **DR-18-0610-CAESARS LINQ, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (Harrah's, LINQ, LINQ Promenade); and **2)** increase wall sign area on a portion of 8.9 acres in conjunction with a resort hotel (Harrah's) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. CG/pb/ja (For possible action)
BCC 10/3/18

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

10. **UC-18-0611-CAESARS LINQ, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access from the exterior of the resort; **2)** allow outside dining and drinking areas with on-premises consumption of alcohol without a protective barrier between the outside dining area and any sidewalk; and **3)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: **1)** modifications to existing resort hotel (LINQ, LINQ Promenade); **2)** modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); **3)** increase wall sign area; and **4)** increase animated sign area on a portion of 14 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. CG/pb/ja (For possible action)
BCC 10/3/18

MOVED BY- Wardlaw
APPROVE- Design reviews # 2,3,4
DENY- Use permit, Deviations, Waivers and DR #1
VOTE: 4-1 Philipp opposed

11. **DR-18-0622-TUSCANY LAND, LLC:**
DESIGN REVIEW for increased animation area for a proposed freestanding sign in conjunction with an existing resort hotel (Tuscany Suites & Casino) on 24.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road, 1,350 feet east of Koval Lane within Paradise. JG/rk/ja (For possible action)
BCC 10/3/18

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

12. **DR-18-0632-CPLV PROPERTY OWNER, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; **2)** increase the number of wall signs; **3)** increase the wall sign area; and **4)** increase animated sign area in conjunction with an existing resort hotel (Caesars Palace and Forum Shops) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/pb/ja (For possible action) **BCC 10/3/18**

MOVED BY- Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

13. **DR-18-0646-BELLAGIO, LLC, ET AL:**
DESIGN REVIEW for façade changes to an existing outdoor sales structure/booth in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/gc/ja (For possible action) **BCC 10/3/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

14. **WC-18-400191 (UC-0284-17)-BELLAGIO, LLC, ET AL:**
WAIVER OF CONDITIONS of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/gc/ja (For possible action) **BCC 10/3/18**

MOVED BY- Donovan
Added condition- No handouts on the property
APPROVE- Subject to IF approved staff conditions
VOTE: 4-1 Orgill opposed

15. **DR-18-0647-MGP LESSOR, LLC:**
DESIGN REVIEW for façade changes to an existing outdoor sales structure/booth in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. CG/gc/ja (For possible action) **BCC 10/3/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

16. **WC-18-400192 (UC-0283-17)-MGP LESSOR, LLC:**
WAIVER OF CONDITIONS of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. CG/gc/ja (For possible action)

BCC 10/3/18

MOVED BY- Donovan

Added condition- No handouts on the property

APPROVE- Subject to IF approved staff conditions

VOTE: 4-1 Orgill opposed

17. **DR-18-0649-MGM GRAND HOTEL, LLC:**
DESIGN REVIEW for façade changes to an existing outdoor sales structure/booth in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/gc/ja (For possible action)

BCC 10/3/18

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

18. **WC-18-400193 (UC-0285-17)-MGM GRAND HOTEL, LLC:**
WAIVER OF CONDITIONS of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/gc/ja (For possible action)

BCC 10/3/18

MOVED BY- Donovan

Added condition- No handouts on the property

APPROVE- Subject to IF approved staff conditions

VOTE: 4-1 Orgill opposed

19. **ET-18-400179 (WS-0456-14)-HEIVA HOLDINGS USA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to commence the waiver of the requirement for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/bk/ja (For possible action)

BCC 10/3/18

MOVED BY- Philipp

DENY

VOTE: 5-0 Unanimous

20. **TM-18-500149-HEIVA HOLDINGS USA, LLC:**
TENTATIVE MAP consisting of 24 single family residential lots on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/lm/ja (For possible action) **BCC 10/3/18**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

21. **WS-18-0654-HEIVA HOLDINGS USA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS of full off-sites (curb, gutter, sidewalks, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residences; and **2)** increase finish grade for a residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/lm/ja (For possible action) **BCC 10/3/18**

MOVED BY- Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

22. **ET-18-400180 (WS-0762-07)-BRE/HC LAS VEGAS PROPERTY HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME to commence the reduction of parking for an office complex.
DESIGN REVIEW for an office building with a parking structure in conjunction with an existing office/retail complex on a portion of 3.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. CG/bk/ja (For possible action) **BCC 10/3/18**

MOVED BY- Orgill
APPROVE- Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

23. **UC-18-0631-3883 FLAMINGO CENTER, LLC:**
USE PERMIT for lodging, long/short term in an H-1 zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a lodging facility to be predominately used for long-term lodging in conjunction with an approved multiple family residential development on a 3.3 acre portion of an 8.6 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Hugh Hefner Drive and Nevso Drive within Paradise. SS/pb/ja (For possible action) **BCC 10/3/18**

MOVED BY- Donovan
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

24. **WC-18-400197 (ZC-0900-14)-KEFALAS, KENNETH A. & DEBBIE A.:**
WAIVER OF CONDITIONS requiring dedication of right-of-way to include 30 feet for Post Road and a portion of the knuckle at the west property line in conjunction with a proposed office warehouse on 3.6 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Post Road and the east side of Arville Street alignment within Paradise. SS/lm/ja (For possible action) **BCC 10/3/18**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

25. **ZC-18-0666-KEFALAS, KENNETH A. & DEBBIE A.:**
ZONE CHANGE to reclassify a 0.46 acre portion of 2.5 acres from R-E (Rural Estates Residential) Zone and M-1 (Light Manufacturing) Zone to M-1 (Light Manufacturing) Zone.
USE PERMIT to allow an office as a principal use in an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** for a proposed office warehouse building on 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Post Road and the east and west sides of Arville Street alignment within Paradise (description on file). SS/lm/ja (For possible action) **BCC 10/3/18**

MOVED BY- Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business
- a. Motion made by Philipp to appoint Radha Ageeff as Representative, Vickey Jersey as alternate to serve on the 2018/2019 CDAC Committee Vote: 5-0 Unanimous
 - b. TAB to review FY 2017/2018 budget request(s) and take public input regarding suggestions for FY 2019/2020 budget request(s) (For possible action)
- Request made for Public Works to provide the following:**
- **Pave Sandhill between Flamingo and Desert Inn**
 - **Traffic light at Twain and Sandhill**

(For possible action)

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be September 25, 2018

- IX. Adjournment
The meeting was adjourned at 9:25 pm

DRAFT

10/02/18 PC AGENDA SHEET

OUTSIDE DINING/HOOKAH LOUNGE
(TITLE 30)

MARYLAND PKWY/KATIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0637-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:

USE PERMIT for a proposed hookah lounge.

DESIGN REVIEW for a proposed outside dining area in conjunction with an existing restaurant within a shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts.

Generally located 310 feet east of Maryland Parkway, 1,300 feet north of Katie Avenue within Paradise. CG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-14-213-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3528 Maryland Parkway #100
- Site Acreage: 43.1 (portion)
- Project Type: Hookah lounge and outside dining
- Number of Stories: 1 and 2
- Square Feet: 6,620 (tenant space)
- Parking Required/Provided: 4,952/5,308 (overall shopping center)

Site Plan

This request is to add the use of a hookah lounge and outside dining to newly opened restaurant within a portion of an existing shopping center (Boulevard Mall). The shopping center consists of 8 buildings which includes the main building, 3 parking garages, and 5 outer buildings. The restaurant is located on the west side of the mall, near one of the parking garages. There is an outside dining area with a protective barrier located just north of the outside entrance to the restaurant. The primary access to the outside dining patio will be from inside the existing building. Hookah activities will take place indoors and outside on the patio. Access to the site is shown from multiple curb cuts along Maryland Parkway.

Elevations

The plans depict an existing shopping center with a flat roof behind a parapet wall. The exterior of the existing building is stucco finish painted in earth tone colors. The plans also show a 3 foot high wrought iron fence that separates the outside dining patio from the sidewalk. No changes to the exterior of the building are required or proposed with this request.

Floor Plans

The plans depict a proposed hookah lounge that will be located indoors and outside on the patio. The 960 square foot indoor hookah lounge will be in conjunction with the remaining 5,660 square feet of restaurant use. The hookah lounge contains a seating area for guests and will be separate from the restaurant. The outside patio is shown at 850 square feet and will include dining, drinking, and hookah.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this suite was occupied by a previous restaurant owner and the new restaurant tenant would like to add the use of hookah for their patrons. They have installed the extra ventilation system to make sure the smoke from the hookah pipes do not bother the patrons eating. They believe these additions to the restaurant will make the business more viable and attract additional customers.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|---------------------------|----------------|
| ADR-18-900481 | Exterior building (façade) modifications in conjunction with an existing mall | Approved Administratively | August 2018 |
| ADR-0618-17 | An addition located along the rear (east) side of the shopping center for the theater | Approved Administratively | June 2017 |
| ZC-1078-00 | Clark County initiated zone boundary amendment from C-C to C-2 zoning | Approved by BCC | September 2000 |
| VC-535-90 | Request to revise plans on a previously approved shopping center expansion including increase building heights to an existing shopping center | Approved by PC | September 1990 |
| AC-095-89 | Architectural supervision for an expansion (department stores, retail stores, and parking structures) | Approved on appeal by BCC | June 1989 |
| VC-133-64 | To reduce parking | Approved by BCC | July 1964 |
| ZC-56-63 | For a retail shopping center and accessory uses | Approved by BCC | April 1963 |

Since the 1960's there have been numerous land use applications for various temporary and permanent uses, as well as expansions to the shopping center, within all or portions of the overall site for the Boulevard Mall.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|----------------------------------|------------------------|--|
| North, South, & East | Commercial General | C-2 | Retail & commercial uses within other portions of the Boulevard Mall |
| West | Commercial General | H-1 and C-2 | Commercial development |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Hookah lounges require the approval of a use permit in order to determine if the use could have any negative impacts on adjacent developments. This proposed use is not immediately adjacent to any existing residential developments. Staff does not anticipate any negative impacts to the existing shopping center in terms of inadequate parking or a change in the character of the complex by adding the proposed hookah lounge.

Design Review

The outside dining area will not block or impede public pedestrian access to any other businesses within the shopping center. The outside dining area is surrounded by a decorative fence with pedestrian clearance around the perimeter and meets all code requirements. As a result, staff can support the design 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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:

APPROVALS:

PROTESTS:

APPLICANT: LUCY STEWART

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

10/02/18 PC AGENDA SHEET

TAVERN & SERVICE BAR
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0665-CHE TAK DEVELOPMENT INC:

AMENDED USE PERMIT to allow on-premises consumption of alcohol (tavern (previously not notified) and service bar) in conjunction with an existing restaurant within an existing retail center on 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/pb/ml (For possible action)

RELATED INFORMATION:

APN:

162-28-301-024

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3999 Las Vegas Boulevard South, Suite C
- Site Acreage: 0.9
- Project Type: Tavern & service bar
- Number of Stories: 1
- Square Feet: 1,214
- Parking Required/Provided: 137/177 (total retail center)

Site Plans

The plans show an existing 1,214 square foot restaurant with a proposed tavern and service bar located within an existing retail center. The lease area is located in the southern portion of an existing retail building which is located near the western portion of the property. Building records indicate that the retail center was constructed in 1998. One hundred and thirty seven parking spaces are required for the site, and 177 spaces are provided. The retail center has access from both Las Vegas Boulevard South and Four Seasons Drive. No changes are proposed to the building, drive aisles, or parking areas.

Landscaping

The existing landscaping adjacent to Las Vegas Boulevard South and Four Seasons Drive will remain. No changes to the landscaping are proposed or required with this application.

Elevations

Pictures, submitted with the application, show a single story building with a flat roof and parapet walls, stucco siding, and aluminum store front window treatments. No changes are proposed to the exterior of the building.

Floor Plans

The plans depict a dining area and kitchen separated by a service counter. No changes are proposed to the interior of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there is an existing Indian restaurant operating in the suite and the request is to serve alcohol. A tavern was approved for this suite in 2010. The applicant indicates that this is a similar request that is compatible with the existing uses in the building.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-------------------|----------------|
| DR-0513-13 | Redesigned the site for a shopping center, recreational facility, and nightclub - expired | Approved by BCC | October 2013 |
| WS-0290-11 | Redesign of drive thru (McDonald's) and alternative landscaping and sign package | Approved by PC | August 2011 |
| UC-0085-11 | Night club and recreational facility (tightrope walking) - expunged | Approved by BCC | April 2011 |
| RS-0018-11 | Record of Survey for Las Vegas Boulevard South right-of-way | Accepted by Staff | February 2011 |
| UC-0472-10 | A museum, freestanding sign, and design review for a revolving sign | Approved by BCC | November 2010 |
| UC-0341-10 | On-premises consumption of alcohol establishment (tavern) - expired | Approved by PC | September 2010 |
| UC-0601-08 | Automobile rental facility | Approved by PC | July 2008 |
| UC-0115-05 | Outside dining area and alternative building materials for a restaurant (Panda Express) | Approved by PC | March 2005 |
| UC-0443-01 | Recording studio (radio station) | Approved by PC | May 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|---|
| North | Commercial Tourist | H-1 | Portion of the existing shopping center |
| South | Commercial Tourist | H-1 | Convenience store & undeveloped |
| East | Commercial Tourist | H-1 | Undeveloped |
| West | Commercial Tourist | H-1 | Mandalay Bay Resort Hotel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any negative impacts on the existing development in terms of parking or a change in the character of the complex by adding a tavern and service bar to the existing restaurant. The existing retail center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property. Staff finds that similar uses have been previously approved at this location, with no known adverse impacts on the immediate area.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of an adult use, a liquor or gaming license or any other County issued permit, license or approval; 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

- 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:

APPROVALS:

PROTESTS:

APPLICANT: MIRCHI RESTAURANTS, LLC

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BOULEVARD
#102 PMB-348, LAS VEGAS, NV 89117

DRAFT

PARKING LOTS
(TITLE 30)

FLAMINGO RD/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0577-EASTSIDE CONVENTION CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following. 1) alternative landscaping; and 2) alternative parking lot design and layout.

DESIGN REVIEW for minor site design changes to existing parking lots with access gates at various locations in conjunction with existing resort hotels, shopping center, and convention center (Harrah's, Flamingo, Linq, Linq Promenade, Hilton Grand Vacation, and FORUM meeting center) on 15.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located north of Flamingo Road and the west side of Koval Lane within Paradise (description on file). CG/dg/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-401-007; 162-16-410-033 through 162-16-410-038; 162-16-410-042 through 162-16-410-048; 162-16-410-085 through 162-16-410-091

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Chapter 30.60.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 120 E. Flamingo Road & various
- Site Acreage: 15.7
- Project Type: Redesign parking lots
- Parking Required/Provided: 8,053/8,026

Site Plans

The plans depict the minor redesign of existing surface parking lots with gated access for the Harrah's, Flamingo, Linq, Linq Promenade, Hilton Grand Vacation, and the recently approved

FORUM meeting center properties. Access to the site is provided from Koval Lane, Albert Avenue (alignment) which has been vacated, and from Winnick Avenue (private street). Additional access is provided from 2 driveways onto Linq Lane that access Flamingo Road. All on-site and off-site improvements currently exist and are in compliance with ZC-0578-17 which originally approved the parking lots and current layout and design. The scope of this request is to remove existing parking lot landscaping and other minor parking space striping.

Landscaping

All landscaping that was proposed and subsequently installed per ZC-0578-17 along Koval Lane, Linq Lane, Albert Avenue (alignment), and Winnick Avenue will remain. The only revision/redesign is the elimination of various landscape islands in parking lot areas. A decorative fence has been installed along Koval Lane to match the decorative fence along Koval Lane and north of Winnick Avenue. No other revisions to landscaping or new landscaping is proposed or required with this request.

Applicant's Justification

The applicant indicates the parking lots have been dramatically improved in the past year with paving, striping, and installation of the decorative wrought iron fencing along portions of Koval Lane. Additionally, new landscaping has been installed along portions of Koval Lane and the recently vacated Albert Avenue. The request to eliminate parking lot landscaping and not provide pedestrian walkways as recently adopted in Title 30 is consistent with other parcels in the area and will not detract from the aesthetics, safety, and flow of the parking lots. The reduction will promote flexibility when hosting events by maximizing the areas that can be utilized.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| TM-18-500085 | One lot commercial subdivision for an existing resort hotel parking lot and entertainment venue (The LINQ, Harrah's, and Flamingo) | Approved by PC | July 2018 |
| UC-18-0323 | Convention and recreational facility (events center); fairgrounds and accessory buildings and structures | Approved by BCC | June 2018 |
| ZC-0578-17 | Reclassified 1.5 acres to H-1 zoning with a use permit and design review for parking lots in conjunction with existing resort hotels and LINQ Promenade | Approved by BCC | September 2017 |
| UC-0203-15 (AR-0016-17) | Second application for review for the temporary outdoor commercial events in conjunction with the LINQ Promenade | Approved by BCC | March 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|---------------|
| UC-0203-15 (AR-0026-16) | First application for review for the temporary outdoor commercial events in conjunction with the LINQ Promenade | Approved by BCC | May 2016 |
| UC-0203-15 | Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas | Approved by BCC | May 2015 |
| UC-0958-14 | Extended the time limit for a temporary outdoor commercial event (winter holiday events/sledding and tubing hill) longer than 10 days | Approved by BCC | February 2015 |
| UC-0584-14 | Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice | Withdrawn at BC | January 2015 |
| UC-0234-12 | Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 & 162-16-410-042) | Approved by BCC | July 2012 |
| UC-0281-11 | Allowed commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project) | Approved by BCC | August 2011 |
| DR-0135-11 | Revisions and additions to a previously approved comprehensive sign package for a resort hotel (Flamingo) | Approved by BCC | May 2011 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|--|
| North | Commercial Tourist | H-1 | Recently approved Forum meeting and convention center |
| East | Commercial Tourist | H-1 | The Meridian & Summer Bay Resorts, Hilton Grand Vacation Hotel properties |
| South | Commercial Tourist | H-1 | Westin Resort Hotel, Bally's & parking for Caesars corporate users |
| West | Commercial Tourist | H-1 | Flamingo Resort Hotel, The LINQ Resort Hotel, & retail uses (LINQ Promenade) |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards & Design Review

Staff can support this request since the parking lots exist, are substantial in size, and the lack of parking lot landscaping will not detract or minimize the aesthetics from the area since the street landscaping will obscure most of the parking lots. The existing parking lots with current layout and design also present constraints for the installation of parking lot islands. While the pedestrian walkways may not comply with a recently adopted provision in Title 30, the proposed design provides a practical layout of pedestrian paths, drive aisles, landscaping, and on-site circulation with no known issues with pedestrian and vehicular traffic. With the existing street landscaping and new decorative fence, the request complies with Urban Specific Policy 89 of the Comprehensive Master Plan which encourages, in part, the screening of off-street parking with the use of enhanced landscaping and fencing; therefore, staff can support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Drainage study and compliance;
- Right-of-way dedication to include 10 feet for Koval Lane and associated easements.
- Applicant is advised that landscaping and structures shall not encroach into sight-visibility zones.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius, and turnarounds; submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; show fire hydrant locations on-site and within 750 feet; operational permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EASTSIDE CONVENTION CENTER, LLC

CONTACT: SONIA VERMEYS, BROWNSTEIN HYATT, ET AL, 100 N. CITY PARKWAY, SUITE1600, LAS VEGAS, NV 89106

DRAFT

10/16/18 PC AGENDA SHEET

RECREATIONAL FACILITY (VOLLEYBALL COURT)
(TITLE 30)

SUNSET RD/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-18-0689-COUNTY OF CLARK (PK & COMMUNITY SERVICES):

DESIGN REVIEW for improvements to the Sunset volleyball complex including all accessory structures within the Sunset Regional Park on a portion of 148.6 acres in a P-F (Public Facility) (AE-60, AE-65 & AE-70) Zone.

Generally located on the southeast corner of Sunset Road and McLeod Drive within Paradise. JG/mk/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-201-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 2601 E. Sunset Road
- Site Acreage: 148.6 (portion)
- Project Type: Improvements to the volleyball court complex and accessory structures
- Accessory Structure Height: 11 feet to 20 feet
- Square Feet: 240 (storage building)

Site Plan

The request for site improvements around the existing volleyball complex located on the southeast corner of Sunset Road and McLeod Drive on the northern portion of Sunset Regional Park. The new improvements include 10 proposed shade structures located as follows: 4 structures are located on the east side of the courts, 2 on the north side, 2 on the west side, and 2 at the center of the complex; picnic benches, BBQ pits, and a pre-cast storage building with an attached drinking fountain and chilled water dispenser will be located on the west side of the volleyball court close to the court entrance.

Landscaping

The plans show proposed shade trees around the complex and repairs will be made to the existing landscaping and irrigation system. The proposed landscape materials will include but

not limited to 38 inch box Raywood Narrow-Leaved Ash, 36 inch box Pistache and Holly Oak. Additionally, the plans show a 23,304 square foot area of turf grass.

Elevations

The plans depict a 1 story storage building approximately 11 feet in height. The building has a pitched roof with a decorative ribbed metal roof texture. The exterior walls are constructed of split-face block. The plans also show 10 proposed shade covers ranging in height from 13 feet to 20 feet high constructed of metal posts and metal standing seam roofs. All proposed accessory structures will match the colors of the existing structures within the park.

Floor Plans

The plans depict a 240 square foot storage and mechanical room accessory building located on the west side of the central volleyball court.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the requested improvements are necessary in order to improve the equipment and provide better amenities to the public. The applicant indicates that the 7 existing volleyball courts will remain in place with no new courts added at this time. There will be no impacts on traffic, parking, and current drainage patterns. Additionally, the applicant states that a public meeting – ADA 504 was held at the Sunset Park Administrative office in August 2018 to gather comments and input from user groups and the public.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|---------------------------|----------------|
| ADR-0993-17 | Replaced an existing restroom facility within Sunset Regional Park | Approved Administratively | September 2017 |
| ADR-0536-09 | Redesign and improvements to an existing park | Approved Administratively | June 2009 |
| ADR-0505-07 | Renovations to an existing park | Approved Administratively | April 2007 |
| VC-0526-97 | Allow a temporary modular building in conjunction with tennis court operations at the park – expired | Approved by PC | May 1997 |
| DR-1864-96 | Offices and other facilities for the Park Rangers (Park Police) | Approved by PC | December 1996 |
| DR-1391-95 | Office building in conjunction with a park | Approved by PC | September 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|--|
| North | Industrial | C-2 & M-1 | Park 2000, retail sales, restaurants, offices, warehouses, manufacturing uses |
| South | Public Facilities | P-F | Additional park area |
| East | Public Facilities, Office Professional, Commercial Neighborhood, & Residential High (8 to 18 du/ac) | P-F, C-P, C-1, & R-3 | Additional park area, offices, retail sales, & multiple family residential development |

Related Applications

| Application Number | Request |
|---------------------------|--|
| DR-18-0677 | A design review for a building addition to expand the existing fitness room at the Hollywood Recreational facility is a related item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed improvements comply with the requirements of Title 30 and will enhance the volleyball complex and provide state of the art facilities for the public. Staff finds that the proposed designs of the structures are consistent with other structures within Sunset Regional Park and finds the improvements to be positive for the community. Therefore, staff can support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Building Department - Fire Prevention

- 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 #0412-2017 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT

CONTACT: LAGE DESIGN INC, 2560 ANTHEM VILLAGE DR, STE 150, HENDERSON, NV 89052

DRAFT

10/16/18 PC AGENDA SHEET

WAREHOUSE BUILDING
(TITLE 30)

CAMERON ST/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0704-BUSINESS INVESTMENT, LLC:

DESIGN REVIEW for a proposed warehouse building in conjunction with an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:

162-30-301-013; 162-30-301-019 through 162-30-301-020

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5321 and 5365 Cameron Street
- Site Acreage: 1.2
- Project Type: Warehouse building
- Number of Stories: 1
- Building Height: 29 feet
- Square Feet: 1,800 (proposed warehouse); 41,252 (existing warehouse); 7,778 (banquet facility); 3,480 (existing offices)
- Parking Required/Provided: 112/113 for the complex

Site Plans

The plans show a proposed warehouse building located within the southeastern portion of an existing office/warehouse complex. There are 3 existing buildings (Building A, B & C). The proposed building (Building D) will be located on the east side of Building B and west side of Building C. Access to the complex is from both Cameron Street and Hacienda Avenue. The building will be used to store equipment, tools, building materials such as wood, drywall, metal, and fencing materials.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans show a 1 story warehouse building with a maximum height of approximately 25 feet. The building will be constructed of CMU and a stucco finish, aluminum coping, and will be painted in earth tone colors with a flat roof behind parapet walls to match the existing buildings within the complex. The building will have 2 roll-up doors located on the north side of the structure.

Floor Plans

The proposed 1,800 square foot warehouse will be used for storage.

Applicant's Justification

The applicant states that the proposed warehouse building will be used to store project related merchandise for MGM properties to have them available during the time of construction. The construction of the facility will protect the equipment and materials from the sun, heat, rain, and wind.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------------|---------------|
| UC-18-0151 | Banquet facility; and live entertainment; and design review for exterior modifications to an existing office/warehouse building within an existing office/warehouse | Approved by PC | April 2018 |
| UC-0785-17 | A banquet facility with outside uses, supper club and live entertainment with a waiver to reduce parking – withdrawn without prejudice | Withdrawn by Applicant | January 2018 |
| DR-1690-98 | Building addition to the southeastern office building within the complex | Approved by PC | November 1998 |
| DR-0867-97 | Western and northeastern office/warehouse building within the complex | Approved by PC | June 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------|---------------------------|-----------------|--|
| North & South | Industrial | M-1 | Office/warehouse uses |
| East | Industrial | M-1 | Office/warehouse & retail uses |
| West | Industrial | M-1 | Commercial vehicle (Penske) maintenance facility |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed warehouse building will be constructed with similar materials and painted with similar colors to match existing buildings within the complex. The proposed roll-up doors will be buffered with existing landscaping and Buildings A and C; therefore, the doors will not be seen from any public right-of-way. The complex has adequate parking and staff finds that the building addition to the existing complex will not adversely impact the surrounding properties. Therefore, staff can support the design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHRISTOPHER MADSEN

CONTACT: CHRISTOPHER MADSEN, ALL AMERICAN BUILDER, 5365 CAMERON STREET, LAS VEGAS, NV 89118

DRAFT

SENIOR HOUSING
(TITLE 30)

TOPAZ ST/TROPICANA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400199 (UC-0717-16)-T & T VENTURE PARTNERS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a proposed senior housing complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking lot landscaping.

DESIGN REVIEWS for the following: 1) a proposed multi-family residential building; and 2) redesign of an existing multi-family residential complex on 2.4 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the east side of Topaz Street, 300 feet south of Tropicana Avenue within Paradise. JG/lm/ja (For possible action)

RELATED INFORMATION:

APN:
162-25-102-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 36 feet 1 inch where a maximum of 35 feet is permitted (a 3% increase).
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4990 Topaz Street
- Site Acreage: 2.4
- Number of Units: 84
- Density (du/ac): 35.7
- Project Type: Senior housing
- Number of Stories: Up to 3
- Building Height: Up to 36 feet 1 inch
- Parking Required/Provided: 84/86

Site Plans

The approved plans show an existing multi-family residential complex being redesigned into a senior housing complex. The existing pool area and building will be demolished to make room for the proposed multi-family residential building. The proposed building will be located approximately 7 feet from the north property line, and will consist of 24 multi-family residential units, increasing the total number of units on-site to 84 units for an overall density of 35.7 dwelling units per acre. Up to 39 dwelling units per acre are permitted with a special use permit for senior housing in an R-4 zone. A new spa and pool deck will be located immediately northwest of the existing clubhouse. Access to the site will remain from Topaz Street. A total of 86 parking spaces will be provided where 84 spaces are required. Ten of the parking spaces will be located outside of a new gated entrance to the complex. The new sliding gate is located 64 feet, 3 inches from the west (front) property line. The existing 5 foot high decorative metal fence along the front property line will be extended to the gate location in order to fully enclose the complex. New carports are also shown along the east property line. A total of 15,600 square feet of open space is provided where a minimum of 8,400 square feet is required.

Landscaping

No changes were proposed to the existing landscaping, except for the trees to be removed for the construction of the proposed building. A waiver to reduce parking lot landscaping was approved for the trees along the east property line, adjacent to the parking lot, which were removed a number of years ago.

Elevations

The existing multi-family residential buildings are 2 stories and constructed of stucco finish, metal guardrails, and pitched concrete tile roofing. The approved multi-family residential building will be 3 stories, 36 feet, 1 inch high, and constructed of stucco finish, metal guardrails, and pitched concrete tile roofing to match the existing complex. Stucco pop-outs are also integrated into the building design. The carports are 8 feet, 4 inches high and constructed of painted metal.

Floor Plans

The approved multi-family residential building has 3 identical floors with a total of 24 units (12 studio apartments and 12, one bedroom apartments).

Previous Conditions of Approval

Listed below are the approved conditions for UC-0717-16:

Current Planning

- Additional amenities shall be provided along the walkways between the buildings and/or within the complex, such as, but not limited to, benches, exercise stations, etc.;
- 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.

Public Works – Development Review

- Traffic study and compliance;
- Commercial pan driveway per Clark County Standard 224.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has completed a Point of Connection (POC) request for this project; and to contact CCWRD at sewerlocation@cleanwaterteam.com and reference POC tracking #000575-2016 for this request.

Applicant's Justification

The applicant indicates that the owner of the property is still working on the development timing. They are requesting this extension to provide the design team additional time.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|---------------|
| WS-0989-17 | Security gate geometrics for a senior housing complex | Approved by PC | January 2018 |
| UC-0717-16 | Proposed senior housing complex with waivers for increased building height and reduced parking lot landscaping | Approved by PC | December 2016 |
| AC-200-82 | Architectural supervision for an apartment complex | Approved by PC | February 1983 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|------------------------|
| North | Commercial General | C-2 | Commercial center |
| South | Residential Urban Center (18 to 32 du/ac) | R-3 | Senior housing complex |
| East | Residential Urban Center (18 to 32 du/ac) | R-4 | Apartment complex |
| West | Residential Urban Center (18 to 32 du/ac) | C-2 | Shopping center |

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. Since the original approval in 2016, the owner has been working with the design team for the development process. Staff can support a 2 year extension.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 6, 2020 to commence;
- 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; 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.

Building Department - Fire Prevention

- Applicant is advised that fire emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0520-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEN TEMPLETON

CONTACT: ROBERT MESSIANA, 107 E. CHARLESTON BLVD, STE 250, LAS VEGAS, NV 89104

10/16/18 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

MARYLAND PKWY/KATIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0674-C J SANG & SONS, LLC:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.4 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the west side of Maryland Parkway, 700 feet south of Katie Avenue within Paradise. CG/dg/ja (For possible action)

RELATED INFORMATION:

APN:
162-15-702-007; 162-15-804-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 3901 S. Maryland Parkway
- Site Acreage: 1.4
- Project Type: Service bar
- Square Feet: 4,500 (restaurant)
- Parking Required/Provided: 45/59

Site Plans & Project Scope

The plans depict an existing standalone restaurant on 2 parcels that function as a cohesive site with 2 vehicular access points from Maryland Parkway. The overall site is partially developed and split zoned with the restaurant and all required parking entirely on the developed portion and within the C-1 zoning. No changes are proposed to the site or site design. The request is to allow a service bar in conjunction with an existing restaurant with no outside dining.

Landscaping

All on-site landscaping exists and no new landscaping is proposed or required.

Elevations

The restaurant building exists and no new changes are proposed to the building elevations.

Floor Plans

The plans depict a 4,500 square foot restaurant with waiting area, dining area, restrooms, office, kitchen, and food preparation areas.

Signage

Signage is not a part of this request and no changes are proposed for the existing signage.

Applicant's Justification

The applicant indicates the business is an existing restaurant and intends to operate a service bar. There is no proposed outside dining and the current hours of operation are 7:00 a.m. to 11:00 p.m.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|--|
| North | Commercial Neighborhood | C-1 | Office building (Clark County Social Services) |
| East | Commercial General | C-2 | Shopping center |
| South | Commercial Neighborhood | C-1 | Office building |
| West | Public Facilities | P-F | Cambridge Community Center |

The immediate area is within the MUD-2 Overlay District.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the building will still be a restaurant. The service bar will be an ancillary use to the restaurant and no waivers of separation are being requested with the service bar in the C-1 zone. An approval for a service bar indicates that alcohol can only be served with meals. Similar requests have been approved in conjunction with restaurants throughout Clark County with no known adverse impacts.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; 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

- 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.

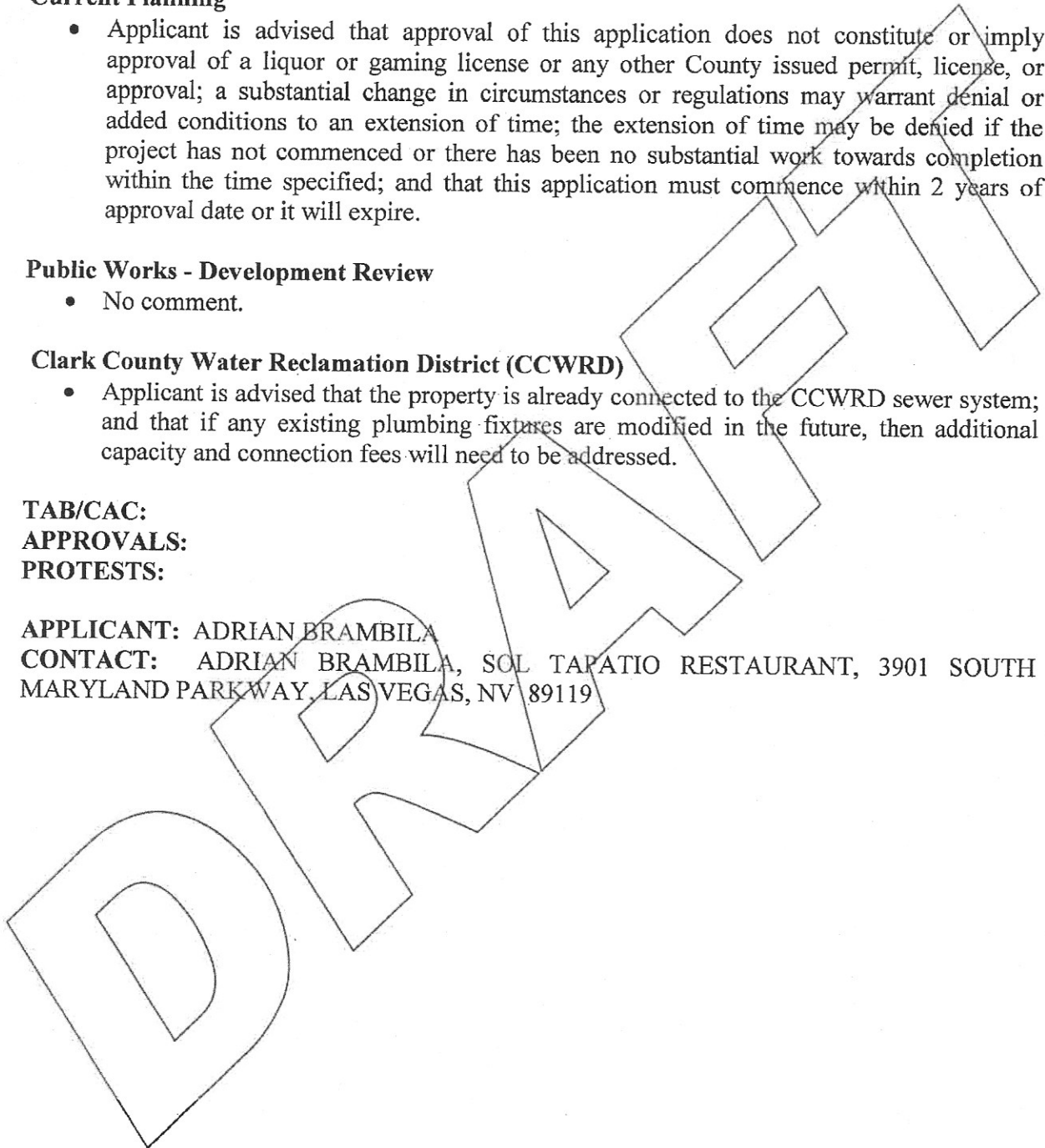
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADRIAN BRAMBILA

CONTACT: ADRIAN BRAMBILA, SOL TAPATIO RESTAURANT, 3901 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89119



10/16/18 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

TROPICANA AVE/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0675-RENAISSANCE DRIVE NV, LLC, ET AL:

USE PERMIT for a major training facility (Nevada Department of Public Safety) in conjunction with an existing office/retail complex on a portion of 10.2 acres in a C-1 (Local Business) Zone in the MUD-4 and MUD-3 Overlay Districts.

Generally located on the north side of Tropicana Avenue, 800 feet west of Eastern Avenue within Paradise. CG/dg/ja (For possible action)

RELATED INFORMATION:

APN:

162-23-812-003 & 004

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 2295 Renaissance Drive
- Site Acreage: 10.2 (portion)
- Project Type: Major training facility (Nevada Department of Public Safety)
- Square Feet: 7,339 (lease space)
- Parking Required/Provided: 555/643 (overall site)

Site Plans & Project Scope

The plans depict an existing office/retail complex consisting of multiple buildings with access driveways from Tropicana Avenue and a private street (Renaissance Drive). The major training facility will occupy a portion of 2 suites located in the central portion of the complex. No changes are proposed to the site design.

The training facility is for the Nevada Department of Public Safety and may include 30 to 40 cadets with 5 to 6 instructors. This location will be a permanent facility and provide for physical and intellectual skills training for a wide variety of employees and recruits. Firearms and emergency vehicle training will be conducted at a different off-site location.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed.

Floor Plans

The plans depict Units B & C for a total area of 7,339 square feet that consist of offices, classrooms, mat room, restrooms, and a breakroom.

Applicant's Justification

The applicant states that the major training facility will serve all of Southern Nevada and may include personnel from Nevada Highway Patrol, Nevada Division of Parole and Probation, and a number of other State law enforcement and safety provider agencies. This facility is expected to have significant positive impacts on the neighborhood including neighborhood safety perception due to the increased visual presence of law enforcement.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|----------|
| UC-0122-10 | A major training facility (language classes) – expired | Approved by PC | May 2010 |
| UC-0606-95 | A vocational/career school – expired | Approved by PC | May 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---------------------------|-----------------|--|
| North, East, South, & West | Commercial Neighborhood | C-1 & C-2 | Portions of the same office/retail complex |

The immediate area is within the MUD-4 and MUD-3 Overlay Districts.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Urban Specific Policy 1 of the Comprehensive Master Plan encourages, in part, urban/suburban growth patterns that promote employment opportunities/development. A major training facility is appropriate at this location as similar uses have existed within this commercial development with no known adverse impacts. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.

Major training facilities in other parts of Clark County have shown to be appropriate and compatible in office developments or areas. Therefore, staff does not anticipate any adverse impacts from this major training facility and finds the use to be compatible with the existing development in the surrounding area. Finally, this request, in conjunction with the existing development, creates an appropriate shared use of existing facilities and the requested use places no additional demands on the site in terms of required parking, landscaping, or other design features.

Staff finds the parking is more than adequate for the proposed use as reflected on the parking analysis provided by the applicant. Staff finds the request is also compliant with Urban Specific Policy 2 which encourages, in part, where infrastructure is available, maximize the use of infill development.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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:
APPROVALS:
PROTESTS:

APPLICANT: STATE OF NEVADA DEPT. OF PUBLIC SAFETY, TRAINING DIVISION
CONTACT: LT. RUBY BLEDSOE, 215 E. BONANZA RD., LAS VEGAS, NV 89101

DRAFT

10/16/18 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

RUSSELL RD/HEDGEFORD CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0682-ANGOTTI GIOVANNI & BENNISON GENEVA CONAWAY:

USE PERMIT to allow an accessory structure not compatible (materials) with the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory structure (shed) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the southeast corner of Russell Road and Hedgeford Court within Paradise.
JG/mk/ja (For possible action)

RELATED INFORMATION:

APN:

161-31-111-008

USE PERMIT:

Allow an accessory structure (shed) constructed of materials (smart side engineered wood and asphalt shingles) not compatible with the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback from a right-of-way for a proposed accessory structure (storage shed) to 5 feet where 10 feet is the standard per Table 30.40-1 (a 50% reduction).
- b. Reduce the side street (corner) setback from a proposed accessory structure (storage shed) to 5 feet where 10 feet is the standard per Table 30.40-1(a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5720 Hedgeford Court
- Site Acreage: 0.5
- Project Type: Reduced setback for a proposed accessory structure (shed)

- Building Height: 10.5 feet
- Square Feet: 240

Site Plans

The plans show an existing single family residence with a patio opening onto the pool deck and established mature landscaping around the house. The plans show a 10.5 foot high accessory structure being proposed 5 feet from the side property line (north side) along Russell Road. The accessory structure will be constructed of materials such as smart side engineered wood and asphalt shingles which are not compatible with the principal dwelling.

Landscaping

There is existing mature landscaping (Mexican Fan Palm, Pinus Pine, Canary Palm, Yucca Elata and Olive trees) in the front, side, and rear of the property.

Elevations

The 10.5 foot high storage shed will be located on the northeast corner of the property along Russell Road. The storage shed will be constructed of simulated wood and asphalt shingles while the existing principal dwelling is constructed of stucco and concrete tiles. The shed will be painted to match the principal dwelling.

Floor Plans

The plans show a 240 square foot open area storage shed with a door on the south elevation, opening toward the existing residence.

Applicant's Justification

The applicant states that the purpose of selected location for the proposed shed is to allow the applicant to maintain the mature landscape and maximize the usable space in the rear yard. The applicant adds that the structure's visible impact on the front of the house and on their rear neighbor will be minimal as the structure will be masked by the existing landscaping, specifically the Olive and Eucalyptus trees. There is also a retaining wall along the north property line which elevates the property from the right-of-way. The applicant indicates that the structure will not interfere with any of the windows located on the north side of the home.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---|-----------------|------------------------------------|
| North | Rural Neighborhood Preservation (RNP) & | CRT & R-E | Single family residence & office |
| South, East, & West | Rural Neighborhood Preservation (RNP) | R-E | Developed single family residences |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Although the storage shed will be constructed of different materials, the applicant stated that the structure will be painted with similar colors to match the existing residence. Staff finds that this is consistent with similar requests that have been approved in different parts of the Valley; therefore, staff can support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the proposed shed will be located on the side property line (north side) along Russell Road where there is an existing retaining and perimeter wall enclosing the subject site. The property is slightly elevated from Russell Road; therefore, there will be minimal visibility of the shed. Additionally, the applicant indicated that the accessory structure is non-habitable and is located on the north property line adjacent to Russell Road where there is minimal impact to any neighbors. The existing mature landscape around the residence will provide an additional buffer to the structure and minimize any impact to the neighborhood. Staff does not anticipate any negative impacts from the storage shed to the surrounding area; therefore, can support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- 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:

APPROVALS:

PROTESTS:

APPLICANT: GENEVA B. CONAWAY BENNISON

CONTACT: GENEVA B. CONAWAY BENNISON, 5720 HEDGEFORD CT, LAS VEGAS, NV 89120

DRAFT

10/16/18 PC AGENDA SHEET

BANQUET FACILITY/REDUCED PARKING
(TITLE 30)

CAVARETTA CT/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0706-5 STAR DEVELOPMENT 3, LLC:

USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. SS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-20-202-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 19 spaces where 36 spaces are required per Table 30.60-1 (a 47.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3460 Cavaretta Court
- Site Acreage: 0.5
- Project Type: Banquet facility/reduced parking
- Building Height: 20 feet
- Square Feet: 8,909
- Parking Required/Provided: 36/19

Site Plan

This is a request for a banquet facility, nightclub, recreational facility, and live entertainment within an existing office/warehouse building. Access to the subject property is granted from an existing driveway along Cavaretta Court, a private street. The banquet facility will occupy the entire floor area of the building, consisting of 8,909 square feet. Nineteen spaces are provided

for the banquet facility where 36 spaces are required. The applicant has provided copies of three off-site parking agreements to staff. No changes are proposed to the site design.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict an existing 20 foot high building with a flat roof behind a parapet wall. The exterior of the building consists of concrete paneling painted in contrasting gray colors. No changes are proposed to the exterior of the building with this request.

Floor Plans

The plans depict an overall area measuring 8,909 consisting of a main hall, back stage area, dressing rooms, restroom facilities, offices, box office, lobby area, and miscellaneous rooms.

Applicant's Justification

The activities are mostly in the evenings and parking rights will be secured from the other properties within the encompassed commercial subdivision to pick-up the additional 17 spaces. The waiver request is appropriate since the multiple parking agreements with the surrounding neighbors provide an abundance of parking spaces for the facility. In total, over 130 parking spaces are available for use with the agreements. As a back-up plan, a contract for valet parking has been secured with Las Vegas Parking. The facility has been in operation for over 18 months and has not had any issues in regards to parking.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| UC-0673-16 | Banquet facility, nightclub, recreational facility, and live entertainment within an existing office/warehouse building; and waiver of development standards to reduce parking – expired | Approved by PC | December 2016 |
| DR-1276-96 | 3 office/warehouse buildings | Approved by PC | September 1996 |
| ZC-106-81 | R-E to M-1 zoning district for an office/warehouse complex | Approved by BCC | July 1981 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|------------------------------|
| North | Commercial Tourist | M-1 | Office/warehouse building |
| South | Commercial Tourist | M-1 | Office/warehouse building |
| East | Commercial Tourist | H-1 | Industrial buildings |
| West | Commercial Tourist | M-1 | Pet boarding facility/kennel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the uses. The purpose of the M-1 zoning district is to provide an area that is suitable for the development of light manufacturing establishments and to prohibit the development of incompatible uses. Staff finds that the request to allow a banquet facility, nightclub, recreational facility, and live entertainment at this location is inappropriate as the existing building and on-site parking were originally designed to accommodate a warehouse building with incidental office uses. Additionally, the proposed uses are incompatible with the surrounding area that includes a mix of office and warehouse uses. Therefore, staff cannot support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that a 47.3% reduction in parking is excessive, especially for the requested uses. Although the applicant indicates additional parking spaces for the use will be secured off-site, staff is concerned that the need for parking is greater than anticipated by the applicant due to the intensity of the uses requested. Therefore, staff cannot support this request. If the application is approved, staff recommends a condition of 1 year to review the uses and parking as a public hearing.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: MARK SHUNOCK, MONDAYS DARK, 5130 S. FORT APACHE ROAD, LAS VEGAS, NV 89148

DRAFT

BLOCK WALL HEIGHT
(TITLE 30)

PESCARA CT/AVOLA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0678-HAUGLIN, ROBERT & SUZANNE:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pescara Court, 150 feet east of Avola Street within Paradise. SS/dg/ja (For possible action)

RELATED INFORMATION:

APN:
177-23-711-013

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of an existing block wall in the rear yard to 8 feet where a maximum height of 6 feet is permitted per Chapter 30.64 (a 34% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 2175 Pescara Court
- Site Acreage: 0.2
- Project Type: Increased wall height
- Wall Height: 8 feet

Site Plans & Project Scope

The plans depict an existing single family residence that is part of a residential subdivision. Each lot within the subdivision has block walls in the side and rear yards. The applicant extended the block wall in the rear yard, along the rear and side property lines, to a height up to 8 feet with transition stair stepping to the side yard wall which is at a height of 5 feet 4 inches. No other site design changes are proposed with this request.

Elevations & Landscaping

The picture documentation submitted by the applicant depicts an existing 5 feet 4 inches to 6 foot high block wall that was extended to a height of up to 8 feet within the rear yard only with stair

stepping transitions between the various heights. The block wall is standard gray CMU construction with the inside of the wall, facing the rear yard, painted with an outdoor mural.

The pictures depict mature landscaping consisting of trees and large shrubs along major portions of the rear yard adjacent to the increased block wall height.

Applicant's Justification

The applicant states a number of reasons for the increased wall height in the rear yard. First, there is a medical need for the increased height since the applicant has a special needs child with no privacy since the existing wall varied from 5 feet 4 inches to 6 feet in height. According to the applicant, the child is prone to loud screaming and tantrums which requires a rear yard with privacy. Additionally, the child may be prone to unpredictable and aggressive behavior and by increasing the height of the wall, may protect the safety of the adjacent neighbors should something be thrown over the wall.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|----------------|
| VC-1277-96 | Reduced setbacks and rear yards for the existing single family residential subdivision | Approved by PC | September 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|--------------------------------------|-----------------|--|
| North, East, South, & West | Residential Suburban (up to 8 du/ac) | R-2 | Portions of the existing single family residential subdivision |

Clark County Public Response Office (CCPRO)

CE#18-06316 is an active violation for several items including the increase in block wall height without a permit and is pending consideration of this item.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds the increase in portions of the screen wall height to 8 feet will not adversely impact the surrounding properties since the walls will provide additional security and privacy for the

applicant. There is mature landscaping within the rear yard adjacent to the increased block wall height. The increased height matches the existing block wall and has appropriate stair stepping height transitions so that the overall wall appears seamless and cohesive; therefore, providing for an alternative standard that mitigates the impact of the relaxed standard. Finally, staff finds the reasons presented by the applicant may be appropriate justification to merit approval of this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE HAUGLIN

CONTACT: SUZANNE HAUGLIN, 2175 PESCARA COURT, LAS VEGAS, NV 89123

10/16/18 PC AGENDA SHEET

PARKING LOT
(TITLE 30)

HIGHLAND DR/WESTERN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0700-3400 WESTERN AVENUE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive landscaping requirements.
DESIGN REVIEW for a parking lot in conjunction with an existing marijuana establishment (dispensary, retail, production, and cultivation) on 5.4 acres in an M-1 (Light Manufacturing) Zone in an MUD-1 Overlay District.

Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. CG/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-17-503-009

WAIVER OF DEVELOPMENT STANDARDS:
Waive parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 Western Avenue
- Site Acreage: 5.4
- Project Type: Parking lot
- Number of Stories: 2
- Building Height: 43.5 feet
- Square Feet: 161,325
- Parking Required/Provided: 83/256

Site Plans

The site plans show an existing 161,325 square foot industrial building which is currently operating as a marijuana establishment (cultivation, production, dispensary, and retail facility) located on the northern portion of the site. The southern portion of the site consists of a parking area and an unimproved area for future development. Access to the site is provided from Western Avenue. A 7,750 square foot building was approved (DR-0892-17) for the dispensary

and retail store on the unimproved area; however, no building permits or off-site improvement plans have been submitted for this building. The plans indicate the existing parking lot will be removed. This existing parking area and the unimproved portion of the lot will then be graded, paved, and striped for a new parking lot.

Landscaping

The plans depict existing landscape areas along the perimeter of the site and adjacent to public streets. Existing trees located within the parking lot will be removed and there are no plans to replace these trees at this time. Landscape materials include trees, shrubs, and groundcover.

Elevations

The existing building is 2 stories, 43.5 feet in height, and constructed of concrete tilt-up panels, CMU block, ribbed metal panels, and canopies. No changes are proposed to the exterior of the building with this request.

Floor Plans

The existing building has an area of 161,325 square feet and is a marijuana establishment consisting of cultivation, production, dispensary, and retail facilities. No changes are proposed to the interior of the building with this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the intent of this request is to have the unimproved portion of the site paved to mitigate air quality concerns. The landscape areas within the existing parking lot will be removed to allow the southern portion of the property to be graded for drainage. Existing landscaping around the perimeter of the parcel will be maintained. There are approved plans for an additional building (DR-0892-17) for the expansion of the facility within the southern portion of this property. Any landscaping material provided in conjunction with the parking lot may have to be removed to allow for future development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|---------------------------|---------------|
| DR-0892-17 | Proposed building for the expansion to an existing marijuana establishment (retail marijuana store, dispensary, cultivation facility, and production facility) | Approved by BCC | December 2017 |
| ADR-0734-17 | Re-designated a Medical Marijuana Production facility to no longer differentiate between medical and retail uses | Approved administratively | July 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|---------------------------|----------------|
| ADR-0733-17 | Re-designated a Medical Marijuana Cultivation facility to no longer differentiate between medical and retail uses | Approved administratively | July 2017 |
| UC-0384-17 | A retail marijuana store in conjunction with an existing medical marijuana dispensary | Approved by BCC | June 2017 |
| WS-0798-15 | Allow increased wall sign area and painted wall signs | Approved by BCC | January 2016 |
| WS-0670-15 | Waiver of development standards for landscaping and non-standard improvements in the right-of-way | Approved by BCC | November 2015 |
| UC-0513-15 | Subsequent request for a medical marijuana establishment (dispensary) and a waiver of development standards to reduce parking | Approved by BCC | September 2015 |
| WS-0193-15 | Reduced setbacks and increased wall height for a central plant building and associated mechanical equipment for an approved cultivation and production facility | Approved by BCC | May 2015 |
| UC-0332-14 | Initial request for a medical marijuana establishment (dispensary) | Denied by BCC | December 2014 |
| UC-0333-14 | Medical marijuana establishment (cultivation) and reduced parking | Approved by BCC | June 2014 |
| UC-0331-14 | Medical marijuana establishment (production) and reduced parking | Approved by BCC | June 2014 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------------|-----------------------------------|-----------------|--|
| North | Business and Design/Research Park | M-1 | Undeveloped |
| South | Business and Design/Research Park | M-1 | Undeveloped right-of-way & industrial uses |
| East & West | Business and Design/Research Park | M-1 | Industrial uses |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards & Design Review

Per Section 30.64, the purpose of providing landscaping is to improve air quality and the visual image of the property and community. Landscaping helps with the reduction of dust, noise, glare, and heat. Landscape areas also assist with wind control and minimize water runoff. Based on the approved plans for DR-0892-17, the location of the future retail building could be plotted on the site and sufficient area set aside which would prevent the possibility of having to remove landscape areas for future development. Paving this area and not providing landscape areas within the parking lot will create a large heat island on the property. Staff can support alternative landscaping designs for parking lots; however, staff does not support the total elimination of all on-site landscaping within parking areas. Therefore, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that the previous application, DR-0892-17, required a drainage study.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 3400 WESTERN AVENUE, LLC
CONTACT: JOHN HAMILTON, 3945 PEBBLE CREEK AVE, LAS VEGAS, NV 89147

DRAFT

FINANCIAL SERVICES SPECIFIED
(VEHICLE TITLE LOAN)
(TITLE 30)

FLAMINGO RD/EUCALYPTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-18-400200 (UC-0451-15)-NOEL, JOHN R. & LINDA L. REV FAM TRS.

USE PERMIT SECOND APPLICATION FOR REVIEW to reduce the minimum size of a proposed financial services, specified (vehicle title loan) business within an existing shopping center on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Flamingo Road and Eucalyptus Avenue within Paradise. CG/tk/ja (For possible action)

RELATED INFORMATION:

APN:

162-24-102-004

USE PERMIT:

Reduce the size of a proposed financial services, specified (vehicle title loan) business to 1,080 square feet where 1,500 square feet is the minimum required (a 28% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2675 E. Flamingo Road, Suite 8
- Site Acreage: 1.3
- Project Type: Financial services, specified – vehicle title loan
- Number of Stories: 1
- Square Feet: 1,080 (lease area)
- Square Feet: 32,383 (entire shopping center)

Site Plan

The approved plan depicts an existing financial services, specified (vehicle title loans) business located in a suite within an existing shopping center. The shopping center is an in-line office/retail building in an “L” shape along the south and west property lines. The location of the vehicle title loan business is in a suite, in the southwest portion of the shopping center, set back approximately 140 feet from Flamingo Road and 150 feet from Eucalyptus Avenue. Access to

the site is provided by a driveway on Eucalyptus Avenue on the east side of the site and by a driveway on Flamingo Road on the north side of the site. Sixty-five parking spaces are located on the site.

Landscaping

Existing landscaping will remain, and no changes are proposed or required.

Elevations

The shopping center consists of a brick veneer façade with a painted stucco overhang to create an arcade walkway in front of the business entrances. No changes are proposed to the elevations of the subject suite.

Floor Plans

The existing 1,080 square foot suite includes a reception area, a waiting area, several offices, and 2 restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0451-15 (AR-0120-16):

Current Planning

- Until September 2, 2018 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; 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.

Listed below are the approved conditions for UC-0451-15:

Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that 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.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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 states that the business has been operating at the subject location since February 2016 without encountering any space issues with customers or staff. At the present time, the applicant has 32 active customers with an average of 1 to 2 customers per day at this location.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|----------------|
| UC-0451-15 (AR-0120-16) | First application for review on a vehicle title loan establishment | Approved by BCC | October 2016 |
| UC-0451-15 | Vehicle title loan business | Approved by BCC | September 2015 |
| UC-0294-14 | Medical marijuana establishment (dispensary) | Denied by BCC | December 2014 |
| UC-1771-95 | Television station transmission facility (dish antennas) - expired | Approved by PC | November 1995 |
| ZC-001-78 | Reclassified the site from R-1 to C-2 zoning to construct a veterinary clinic, retail stores, and offices | Approved by BCC | February 1978 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|---|
| North | Commercial General | C-1 & C-2 | Mini-storage facility & supper club |
| South | Residential High (8 du/ac to 18 du/ac) | R-2 | Townhouse development |
| East | Public Facilities | P-F | Clark County School District facilities |
| West | Commercial General | C-2 | Bank building |

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 for an application for review 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 since the original approval. In addition, there have been no public response complaints filed for the use since approval of the application. Staff can support this application and removal of the time limit.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- 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.

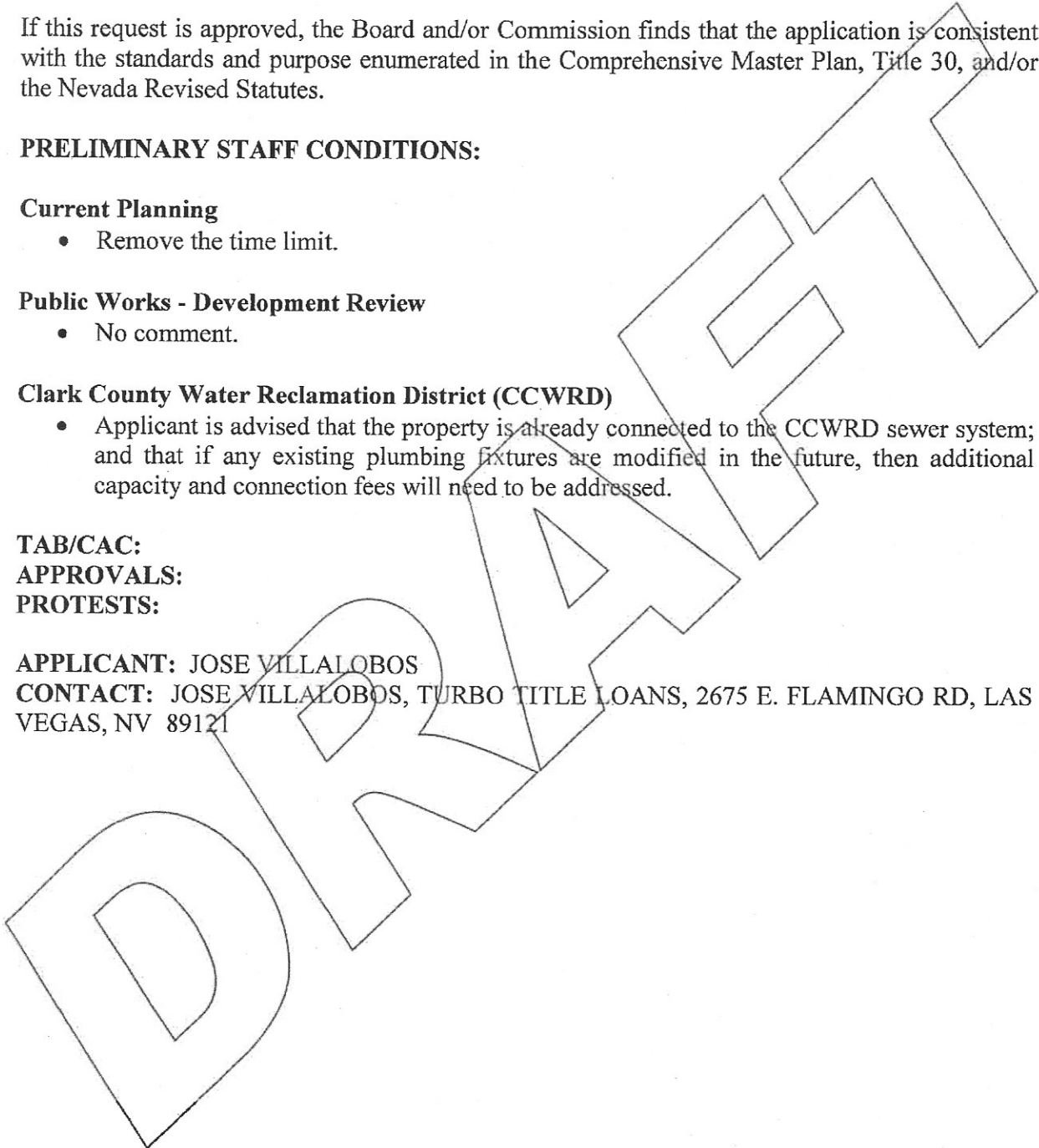
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSE VILLALOBOS

CONTACT: JOSE VILLALOBOS, TURBO TITLE LOANS, 2675 E. FLAMINGO RD, LAS VEGAS, NV 89121



RESTAURANT
(TITLE 30)

FLAMINGO RD/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0707-3883 FLAMINGO CENTER, LLC:

DESIGN REVIEW for a restaurant in conjunction with an approved shopping center on a 4.4 acre portion of an 8.6 acre parcel in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the south side of Flamingo Road, 250 feet west of Valley View Boulevard within Paradise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-19-502-002 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3883 W. Flamingo Road
- Site Acreage: 4.4 acre portion of an 8.6 acre parcel
- Project Type: Restaurant in conjunction with an approved shopping center
- Number of Stories: 1
- Building Height: 22 feet
- Square Feet: 4,379
- Parking Required/Provided: 145/165 for shopping center

History & Request

UC-0703-16 was approved by the Board of County Commissioners (BCC) in January 2017 for 3 separate developments on the property; a shopping center, a hotel, and a multiple family residential development. Subsequent land use applications have been submitted and approved for modifications to the hotel and the multiple family residential development. The shopping center consisted of 4 buildings and a pad site for future development. The hotel was approved for 260 rooms with a height of 186 feet and the residential development was approved for 285 units at a density of 86.3 dwelling units per acre. This request is for a restaurant on the pad site within the shopping center.

Site Plans

This 8.6 acre site has been approved for development as a shopping center, a hotel, and a multiple family residential development. The shopping center, which is the subject of this request, is on the northern 4.4 acres of the property. The multiple family residential development and the hotel are located on the southern 4.2 acre portion of the parcel and are not a part of this request. Future plans are for the parcel to be subdivided into 3 lots so that each component will be located on its own lot. The property has frontage along Flamingo Road (north), Nevso Drive (south), Valley View Boulevard (east), and Hugh Hefner Drive (west), and the plans depict access from each of these streets with shared access between the developments.

The shopping center consists of 4 buildings and a pad site for future development. The request is for a Chick-fil-A restaurant on the pad site. The buildings within the shopping center consist of 3 restaurants (Wahoo's, Denny's, and Del Taco), 1 with a drive-thru service (Del Taco), and a Walgreens. The proposed restaurant is set back 58 feet from Flamingo Road and will be located between the Del Taco and Walgreens buildings approximately 250 feet west of Valley View Boulevard. The plans indicate that the proposed restaurant will have drive-thru service. The menu boards for the drive-thru service are located on the east side of the building. Vehicles will travel around the north side of the building to the pick-up window on the west side of the building. Parking, which was approved by a previous land use application, is located to the south of the building.

Landscaping

Landscaping for the site was approved by previous land use applications and no changes are proposed or required with this request. Landscaping is depicted adjacent to the streets, the parking areas, and the buildings.

Elevations

The building is 1 story with a height of 22 feet, with a flat roof behind parapet walls. The exterior of the building is a combination of brick and stucco, painted in earth tone colors. Similar architectural features are depicted on all sides of the structure to enhance the appearance of the building.

Floor Plans

The plans depict a restaurant with an area of 4,379 square feet with seating for 82 customers. The southern portion of the building is the dining area. The northern portion of the building consists of the customer service area, kitchen, food prep area, storage areas, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed restaurant is consistent and compatible with other uses within the shopping center, and with other developments on the abutting properties. The proposed restaurant will increase the local tax base, provide additional employment opportunities

for the area, and provide an additional dining option for residents and employees of the abutting developments.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------------|----------------|
| UC-18-0631 | Lodging, long/short term in conjunction with a multiple family residential development on a portion of the parcel | Approved/denied by BCC | October 2018 |
| WS-18-0261 | Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design | Approved by BCC | May 2018 |
| WS-18-0112 | Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center | Approved by BCC | April 2018 |
| TM-0009-17 | A map consisting of a commercial lot and a residential lot with 290 multi-family residential units | Approved by PC | March 2017 |
| VS-0054-17 | Vacated a 5 foot wide portion of right-of-way being Valley View Boulevard | Approved by PC | March 2017 |
| UC-0703-16 | Increased density and building height with waivers of development standards to reduce setback from an arterial street and reduce parking for a multi-family residential development and design reviews for a multi-family residential development, hotel, and shopping center | Approved by BCC | January 2017 |
| UC-0314-08 | Resort hotel and expansion of the Gaming Enterprise District – expired | Approved by BCC | August 2008 |
| UC-1253-05 | Shopping center – expired | Approved by BCC | October 2005 |
| UC-0884-04 | Planned unit development consisting of 542 residential units – expired | Approved by BCC | August 2004 |
| ZC-1404-94 | Reclassified the subject site to H-1 zoning | Approved by BCC | September 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Commercial Tourist | H-1 | Gold Coast Resort Hotel |
| South | Commercial Tourist | M-1 | Parking lot & warehouse facilities |
| East | Commercial Tourist & Public Facilities | M-1 | Undeveloped parcels & an electrical substation |
| West | Commercial Tourist | H-1 | Palms Resort Hotel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The site is located in an area with existing resort hotels, apartment complexes, and other commercial uses. The design of the building is consistent and compatible with these existing developments and with the buildings previously approved for the shopping center. The building design complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- 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 #0522-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVE SCHWARTZ

CONTACT: ESTEFANIA MARGARITO, 4-G, PO BOX 270571, SAN DIEGO, CA 92198

10/17/18 BCC AGENDA SHEET

AMMON DEVELOPMENT GROUP LLC
(TITLE 30)

POST RD/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500159-AMMON DEVELOPMENT GROUP, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 12.8 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-036; 162-31-401-006

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8
- Number of Lots: 1
- Project Type: Commercial vehicle (semi-trucks) and trailer rental facility

The plans depict a proposed 1 lot commercial subdivision that will be utilized for a proposed commercial vehicle (semi-trucks) and trailer rental facility and future development. Access to the project site is granted via a single commercial driveway proposed along Rogers Street.

Landscaping

The plans depict a proposed 10 foot wide landscape area located behind a 5 foot wide attached sidewalk adjacent to Post Road and Rogers Street. The landscape area features a combination of 24 inch box trees, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed among the required parking spaces.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|----------------|
| UC-0396-17 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at PC | September 2017 |
| UC-0711-14 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at BCC | December 2014 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| North | Industrial | P-F | Detention basin |
| South | Industrial | M-1 | Landscape storage yard |
| East | Industrial | M-1, M-D, & R-E | Union Pacific Railroad, office/warehouse building & undeveloped |
| West | Industrial | M-1 | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-18-0350 | A zone change to reclassify 4.8 acres from R-E and M-1 zoning to M-1 zone with waivers of development standards and design reviews is a companion item on this agenda. |
| VS-18-0683 | A request to vacate government patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required on Post Road west of the Union Pacific Railroad (UPRR) and on Rogers Street, as shown on the plans;
- Full off-site improvements on Post Road east of the UPRR and Arville Street shall be required unless the project approved by ZC-18-0666, or alternate approved project, does not commence prior to the submittal of the drainage study for the project on the west side of the UPRR;
- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac, knuckle, or curve at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street; and on the east side of the UPRR to include 30 feet for Post Road, 40 feet for Arville Street, and a curve at the intersection with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the owner of APN 162-31-301-022, or, if said owner does not agree to an easement, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to Clark County Department of Aviation, owner of APN 162-31-301-035, or obtain a signed and notarized letter from the Director of Aviation or her designee indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Demonstrate legal access;
- Provide paved legal access.
- Applicant is advised that a waiver of off-site improvements is only temporary and full off-site improvements may be required with any future land use application; that the proposed street improvements for the Post Road and Rogers Street intersection do not meet standards and must be redesigned; that the northernmost driveway creates a conflict with eastbound traffic on Post Road, which must be approved by the Traffic Engineer or redesigned; that additional north/south and/or east/west roadways may be necessary to prevent land locking parcels.

Current Planning Division - Addressing

- No comment.

Building Department - Geotechnical

- Applicant advised that a fault has been previously mapped onsite; new foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10; if, through exploration, the fault location is defined, historically approximated, or if the geotechnical report imposes a no-build zone, then the fault and the minimum setback shall be clearly shown on the grading plan, plot plan and final map; and that no portion of the foundation system shall be constructed within that zone. SNBCA Section 1808.10.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0461-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: AMMON DEVELOPMENT GROUP, LLC

CONTACT: ACG DESIGN, 4310 CAMERON ST, SUITE 12A, LAS VEGAS, NV 89103

EASEMENTS
(TITLE 30)

HINSON ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0683-AMMON DEVELOPMENT GROUP, LLC, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Hinson Street (alignment), and between Patrick Lane (alignment) and Sunset Road within Paradise (description on file). SS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-035; 162-31-301-036; 162-31-301-037; 162-31-401-006

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on the subject property for a proposed and future commercial/industrial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements internal to the project site and along the north, south, east, and west sides of the site. The applicant indicates the vacation of the easements are needed to develop the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|------------------|----------------|
| UC-0396-17 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at PC | September 2017 |
| UC-0711-14 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at BCC | December 2014 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|------------------------|
| North | Industrial | P-F | Detention basin |
| South | Industrial | M-1 | Landscape storage yard |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|----------------------------------|------------------------|---|
| East | Industrial | M-1, M-D, & R-E | Union Pacific Railroad, office/warehouse building & undeveloped |
| West | Industrial | M-1 | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-18-0350 | A zone change to reclassify 4.8 acres from R-E and M-1 zoning to M-1 zone with waivers of development standards and design reviews is a companion item on this agenda. |
| TM-18-500159 | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac, knuckle, or curve at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street; and on the east side of the UPRR to include 30 feet

for Post Road, 40 feet for Arville Street, and a curve at the intersection with the radius to be as large as possible to be approved by Public Works - Development Review;

- Grant an access easement to the owner of APN 162-31-301-022, or, if said owner does not agree to an easement, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to Clark County Department of Aviation, owner of APN 162-31-301-035, or obtain a signed and notarized letter from the Director of Aviation or her designee indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that additional north/south and/or east/west roadways may be necessary to prevent land locking parcels.

Clark County Water Reclamation District (CCWRD)

- No objection.

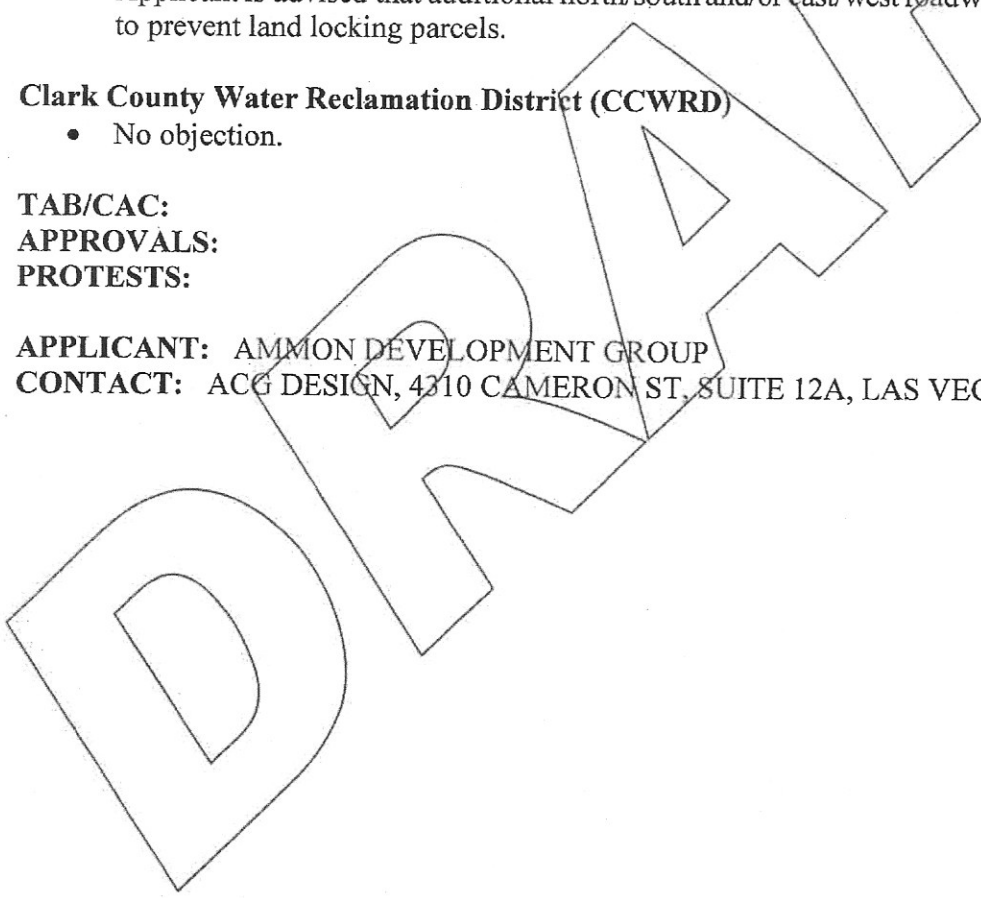
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMMON DEVELOPMENT GROUP

CONTACT: ACG DESIGN, 4310 CAMERON ST, SUITE 12A, LAS VEGAS, NV 89103



COMMERCIAL VEHICLE AND TRAILER
RENTAL FACILITY
(TITLE 30)

UPDATE
POST RD/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0350-AMMON PROPERTIES, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 4.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and M-1 (Light Manufacturing) (AE-65) to an M-1 (Light Manufacturing) (AE-65) Zone (previously not notified).

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** cross access; **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) (previously not notified).

DESIGN REVIEWS for the following: **1)** proposed office/warehouse complex (no longer needed); **2)** increase finished grade (no longer needed); **3)** proposed commercial vehicle (semi-trucks) and trailer rental facility (previously not notified); and **4)** proposed modular office structure on an 11 acre portion of a 12.8 acre site in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. SS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-036 (previously not notified); 162-31-301-021; 162-31-301-029 through 162-31-301-030; 162-31-401-006 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the requirement for cross access and shared parking where required per Table 30.56-
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Post Road east of the Union Pacific Railroad and Arville Street where required per Chapter 30.52 (previously not notified).

DESIGN REVIEWS:

1. Proposed office/warehouse complex (no longer needed).
2. Increase the finished grade for a proposed warehouse/office complex to 42 inches (3.5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase) (no longer needed).
3. Proposed commercial vehicle (semi-trucks) and trailer rental facility (previously not notified).
4. Proposed modular office structure (previously not notified).

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11 (project site)/12.8 (overall site)
- Project Type: Commercial vehicle (semi-trucks) and trailer rental facility
- Number of Stories: 1
- Building Height: 13 feet (modular office structure)
- Square Feet: 1,931
- Parking Required/Provided: 18/18

Site Plans

The plans previously depicted a proposed warehouse complex with incidental office uses consisting of 2 buildings measuring 122,982 square feet located on 7.8 acre portion of a 10 acre site. The applicant is now requesting a conforming zone change from R-E and M-1 Zones to an M-1 Zone for a 4.8 acre portion of the overall 12.8 acre site. A 1.8 acre portion of the conforming zone change area, located to the east of the Union Pacific Railroad, is not a part of the project site and will be developed at a future date. The revised plans depict a proposed commercial vehicle (semi-trucks) and trailer rental facility accessed by a single commercial driveway located along Rogers Street. Access gates are set back 18 feet from the property line along Rogers Street and will remain open during business hours. An attached 5 foot wide sidewalk is proposed along Rogers Street and a portion of Post Road. The perimeter of the project site is secured by a 6 foot high chain link fence with mesh screening. Approximately 272 parking spaces are designated for the rental of commercial vehicle and trailer rental. Eighteen parking spaces are required where 18 parking spaces are provided.

Landscaping

The plans previously depicted a proposed 10 foot wide landscape area is proposed along Rogers Street and a portion of Post Road. The revised plans depict a proposed 10 foot wide landscape area located behind a 5 foot wide attached sidewalk adjacent to Post Road and Rogers Street. The street landscape area features a combination of 24 inch box trees, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed among the required parking spaces.

Elevations

The previous plans for building 1 depict a maximum height of 40 feet to the top of the parapet wall, and plans for building 2 depict a maximum height of 34 feet to the top of the parapet wall. The revised plans depict a proposed modular structure with an overall height of 13 feet. The exterior of the structure consists of wooden fascia with contrasting neutral, earth tone colors between the roof, siding and skirting. The side mounted mechanical equipment will be screened. The roof of the building consists of a wooden fascia.

Floor Plans

The **previous** plans for building 1 depict a proposed warehouse building consisting of 92,762 square feet with incidental office uses. The plans for building 2 depict a proposed warehouse building consisting of 30,220 square feet with incidental office uses.

The revised plans depict a floor area measuring 1,931 square feet featuring multiple offices, restroom facilities, employee breakroom, and a storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states a waiver is requested for cross access between the project site and the parcels immediately to the east and south. Access to the parcels in questions can only be done by the cul-de-sac proposed at the south end of Rogers Street. A waiver is also requested for full off-site improvements along Arville Street and Post Road. The design review is strictly for the area to the west of the railroad tracks. There is currently no planned development for the area to the east of the railroad tracks, near Post Road and Arville Street. Off-site improvements should be conditioned upon the development of the area to the east of the railroad tracks at the time of future land use submittal.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------------------|------------------------|
| ZC-18-0666 | Reclassify a portion of APN 162-31-301-036 east of the Union Pacific Railroad to an M-1 zone for a parking lot | Pending BCC decision | October 3, 2018 |
| UC-0396-17 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at PC | September 2017 |
| UC-0711-14 | Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use | Withdrawn at BCC | December 2014 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| North | Industrial | P-F | Detention basin |
| South | Industrial | M-1 | Landscape storage yard |
| East | Industrial | M-1, M-D, & R-E | Union Pacific Railroad, office/warehouse building & undeveloped |
| West | Industrial | M-1 | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-18-0683 | A request to vacate government patent easements is a companion item on this agenda. |
| TM-18-5000159 | A tentative map for a one lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and surrounding area. The Industrial land use category applies to areas for new and existing industrial development in proximity to major transportation facilities. The areas of the zone change are immediately adjacent to Union Pacific Railroad tracks. Industrial Policy 100 of the Comprehensive Master Plan states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes, and proximity to single family residential uses. Staff finds the proposed commercial vehicle (semi-trucks) and trailer rental facility is located in close proximity to I-15. Furthermore, the surrounding properties to the south, east, and west are zoned M-1 and/or planned for Industrial uses. The parcels to the north of the project site are being developed as a detention basin and will not be negatively impacted. The proposed zone change request should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The intent of the cross access requirement is to provide connectivity between similar types of non-residential uses, promote efficient on-site circulation, and reduce the number of non-residential driveways along rights-of-way. While the adjacent parcel to the south of the proposed development is planned for industrial uses, it is currently being utilized as a landscape storage yard. The parcels immediately to the east and west are currently undeveloped with a planned land use of Industrial. Staff finds it would be impractical to share parking among these varied commercial and undeveloped industrial parcels. The elimination of the cross access will not have a negative or an adverse impact on the adjacent surrounding land uses or area. Therefore, staff can support this request.

Design Review #1
No longer needed.

Design Review #3

The proposed design is compatible with the existing uses and development within the surrounding area. The surrounding properties to the south, east, and west are zoned M-1 and/or planned for Industrial uses. The parcels to the north are being developed as a detention basin and will not be negatively impacted. The proposed design of the commercial vehicle and trailer rental facility complies with Industrial Policy 100 of the Comprehensive Master Plan that states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes, proximity to single family residential uses, transitional land uses, and proper siting and storage of hazardous materials. A 6 foot high chain link fence with mesh screening will be installed around the perimeter of the site; however, staff recommends a condition requiring the construction of a 6 foot high decorative block wall along Rogers Street and a 6 foot high block wall around the perimeter of the project site to improve screening and security for the site.

Design Review #4

Similar modular office structures for vehicle and commercial trailer rental and sales facilities have previously been approved within unincorporated Clark County. Staff does not have an objection to the location and design of the modular office structure as it should not have an adverse or negative impact on the surrounding land uses and properties. Therefore, staff recommends approval.

Public Works - Development Review

Design Review #2

No longer needed.

Public Works - Development Review

Waiver of Development Standards #2

The applicant's justification for the waiver of off-site improvements for a small portion of the intersection of Arville Street and Post Road is based on the fact that the design review for the project is limited to the west side of the Union Pacific Railroad (UPRR). However, the requested zone change and tentative map apply to all portions of the parcels on both the west and east sides of the UPRR. With a commercial subdivision map, off-site improvements are a standard requirement that should not be waived as the burden of installation of off-sites will be left with a future property owner. To further justify why the off-site improvements waiver should not be approved, the applicant has simultaneously submitted a separate zone change and design review (ZC-18-0666) on the portion of the site east of the UPRR and with that application off-site improvements are proposed to be installed, thereby creating a conflict between the 2 applications.

Based on the above analysis, staff cannot support this request. However, if the request is approved, conditions of approval should be imposed to clarify that the off-site waiver is only applicable if the project approved by ZC-18-0666 does not commence with the technical studies prior to this proposed project.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change, waiver of development standards #1, **and design reviews #3 and #4; and denial of waiver of development standards #2.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Design review as a public hearing for future development on the portion of APNs 162-31-301-030 & 036 east of the Union Pacific Railroad;**
- **Provide a 6 high decorative block wall along Rogers Street;**
- **Provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility;**
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- **Full off-site improvements shall be required on Post Road west of the Union Pacific Railroad (UPRR) and on Rogers Street, as shown on the plans;**
- **Full off-site improvements on Post Road east of the UPRR and Arville Street shall be required unless the project approved by ZC-18-0666, or alternate approved**

project, does not commence prior to the submittal of the drainage study for the project on the west side of the UPRR;

- **Right-of-way dedication on the west side of the UPRR** to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac, knuckle, or curve at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street; **and on the east side of the UPRR to include 30 feet for Post Road, 40 feet for Arville Street, and a curve at the intersection with the radius to be as large as possible to be approved by Public Works - Development Review;**
- Grant an access easement to the owner of APN 162-31-301-022, or, if said owner does not agree to an easement, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to Clark County Department of Aviation, owner of APN 162-31-301-035, or obtain a signed and notarized letter from the Director of Aviation or her designee indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Demonstrate legal access;
- Provide paved legal access.
- Applicant is advised **that a waiver of off-site improvements is only temporary and full off-site improvements may be required with any future land use application;** that the proposed street improvements for the Post Road and Rogers Street intersection do not meet standards and must be redesigned; that the northernmost driveway creates a conflict with eastbound traffic on Post Road, which must be approved by the Traffic Engineer or redesigned; that additional north/south and/or east/west roadways may be necessary to prevent land locking parcels.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0268-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTEST:**

COUNTY COMMISSION ACTION: June 20, 2018 – HELD – To 07/03/18 – per the applicant.

COUNTY COMMISSION ACTION: July 3, 2018 – HELD – To 08/08/18 – per the applicant.

COUNTY COMMISSION ACTION: August 8, 2018 – HELD – No Date – per the applicant.

APPLICANT: JASON KUCKLER

CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 7115 BERMUDA ROAD,
LAS VEGAS, NV 89119

PATIO AREA & SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0705-PHW LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign where not permitted.

DESIGN REVIEWS for the following: 1) modifications to an existing patio area/outside dining and drinking area; 2) modifications to an approved comprehensive sign package; and 3) increased animated sign area in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-210-000; 162-21-210-003 through 162-21-210-005; 162-21-210-007; 162-21-210-009;
162-21-210-010; 162-21-210-012 through 162-21-210-013

DESIGN REVIEWS:

1. Modifications to an existing patio area/outside dining and drinking area for a restaurant (Chick-fil-A) in conjunction with the Planet Hollywood Resort Hotel.
2. Modifications to an approved comprehensive sign package including wall signs, hanging signs, and roof signs in conjunction with an existing resort hotel (Planet Hollywood).
3. Increase animated sign area to 92,508 square feet where 92,442 square feet was previously approved and a maximum of 450 square feet is permitted per Table 30.72-1 (a 20,457% increase)

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3663 & 3667 Las Vegas Boulevard South
- Site Acreage: 37.4 (portion)
- Project Type: Modifications to an existing patio area and comprehensive sign package
- Structure Height: 13 feet (patio cover)
- Square Feet: 1,560 square feet (patio area)

- Parking Required/Provided: 5,403/5,513 (resort hotel)

Site Plans

The plans show an existing resort hotel (Planet Hollywood) located on a 37.4 acre property. Access to the site is from Las Vegas Boulevard South, Harmon Avenue, and Audrie Street. The request is to modify an existing patio area that was used for outside dining and drinking in conjunction with Pinks Restaurant. This space is being taken over by Chick-fil-A and the plans indicate the existing patio area is being increased from 930 square feet to 1,560 square feet. The patio area is located on the west side of the Planet Hollywood Resort Hotel and is set back approximately 52 feet from Las Vegas Boulevard South; 50 feet from the bottom of the escalators from the pedestrian bridge between the Harmon Corner Shopping Center and the Cosmopolitan Resort Hotel; and is set back approximately 13 feet from the sidewalk/pedestrian access easement located along the west side of the Plant Hollywood Resort Hotel.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

A portion of the area is covered by an approximately 1,023 square foot patio cover that is approximately 13 feet in height. The roof of the patio cover is supported by a combination of posts and wall panels.

Signage

The request includes new signage in conjunction with the Chick-fil-A restaurant. The plans indicate that 2 existing hanging signs and 4 wall signs that were for the previous restaurant (Pinks) are being removed and replaced as part of the amended sign package. The majority of the proposed signage is connected to the patio cover and located on the west and south sides of the structure. The roof signs are located on the west side of and extend above the roof line of the patio cover. The plans indicate 2 of the proposed signs will be animated, which will include a video message unit and a sign with chase lights.

The following table is a summary for signage:

| Type of sign | Existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | Percent increase | # of existing signs | # of proposed signs | Total # of signs |
|---------------|------------------|------------------|---------------|------------------------------|------------------|---------------------|---------------------|------------------|
| *Freestanding | 14,020 | 0 | 14,020 | 18,445 | N/A | 5 | 0 | 5 |
| *Wall^ | 119,618 | 162 net increase | 119,780 | 35,360 | 239 | 130 | 4 | 134 |
| *Roof Sign | 1,796 | 38 | 1,834 | 0 | N/A | 6 | 2 | 8 |
| *Projecting | 1,339 | 0 | 1,339 | **32 | N/A | 8 | 0 | 8 |
| Hanging^ | 36 | -9 net decrease | 27 | **32 | N/A | 2 | 0 | 2 |
| Directional | 610 | 0 | 610 | 256 | 138 | 8 | 0 | 8 |
| Overall Total | 137,419 | 191 | 137,610 | 54,125 | N/A | 159 | 6 | 165 |

*The freestanding, wall, roof, and projecting signs also contain animation.

**Per tenant

^This includes replacing existing signs for Pinks – 2 hanging signs for 30 square feet/4 wall signs for 384 square feet.

The details for animated signs are listed below:

| Type of sign | Existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | Percent increase | # of existing signs | # of proposed signs | Total # of signs |
|--------------|------------------|------------------|---------------|------------------------------|------------------|---------------------|---------------------|------------------|
| Animated | 92,442 | 66 | 92,508 | ***450 | 20,443 | 35 | 2 | 37 |

***150 square feet permitted per street frontage.

Applicant's Justification

The applicant states that the proposed sign changes are complimentary to the existing resort hotel and Miracle Mile Shops while being harmonious and compatible with neighboring resort hotel properties. The changes to the patio area will allow for a new restaurant within the Resort Corridor.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| VS-18-0128 | Vacated a pedestrian access easement | Approved by PC | April 2018 |
| UC-0544-17 | Facade changes, outside dining and drinking areas, and modification to an approved comprehensive sign plan for a restaurant within a shopping center (Miracle Mile Shops) | Approved by BCC | August 2017 |
| UC-0348-16 | Amended an approved comprehensive sign plan to include wall signs, a projecting sign, and animated signs for a restaurant within a shopping center (Miracle Mile Shops) | Approved by BCC | July 2016 |
| UC-0342-16 | Amended an approved comprehensive sign plan to include additional wall signs, roof signs, and animated signs (video units) for a restaurant within an existing shopping center (Miracle Mile Shops) | Approved by BCC | July 2016 |
| UC-0209-16 | Facade remodel and additions to a portion of an existing shopping center (Miracle Mile Shops) for a proposed restaurant with an outside dining and drinking area | Approved by BCC | May 2016 |
| DR-0676-15 | Amended comprehensive sign package for an existing resort hotel (Planet Hollywood) | Approved by BCC | November 2015 |
| UC-0985-14 | Amended comprehensive sign package for a restaurant in a shopping center (Miracle Mile Shops) in conjunction with the Planet Hollywood Resort Hotel | Approved by BCC | February 2015 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| UC-0359-11 | Escalator attachments to an existing pedestrian bridge and modifications of a shopping center in conjunction with an existing resort hotel (Planet Hollywood) | Approved by BCC | September 2011 |
| UC-0402-10 | Comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) | Approved by BCC | October 2010 |
| VS-0394-10 | Modify existing pedestrian access easements | Approved by BCC | October 2010 |
| UC-0370-10 | Exterior façade change, outside sales/display (retail enclosure), allow access not from the interior of the resort, and outside dining and drinking | Approved by BCC | September 2010 |
| UC-0340-10 | Additional signs in conjunction with an approved restaurant (PBR Rock Bar) | Approved by BCC | September 2010 |
| UC-0192-10 | Permit primary access to the outside dining area from an existing secondary access, and modify a portion of the building façade to accommodate a restaurant (PBR Rock Bar) | Approved by BCC | June 2010 |
| UC-1613-05 | Façade remodel and comprehensive signage including roof signs | Approved by BCC | December 2005 |
| UC-1115-05 | Remodel to the frontage of the resort with deviations for setbacks and signage | Approved by BCC | August 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|--|
| North | Commercial Tourist | H-1 | Paris Resort Hotel |
| South | Commercial Tourist | H-1 | Shopping center (Harmon Corner), commercial buildings, & Chateau Hotel timeshare |
| East | Commercial Tourist | H-1 | Parking lot |
| West | Commercial Tourist | H-1 | Shopping center (Crystals), Cosmopolitan Resort Hotel, & Bellagio Resort Hotel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards & Design Reviews #2 & #3

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Additionally, similar requests to increase animated sign area and to allow roof signs for other developments along Las Vegas Boulevard South have been approved.

Design Review #1

The patio area complies in part with Urban Specific Policy 18 of the Comprehensive Master Plan which encourages outdoor use areas along public walkways. The patio area also complies with Urban Specific Policy 86, which encourages usable and functional pedestrian friendly developments. The patio area is located approximately 13 feet from the sidewalk/pedestrian access easement and would not have an impact on pedestrian traffic through this area. Therefore, staff can support the design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVE SCHWARTZ

CONTACT: ESTEFANIA MARGARITO, 4-G, P.O. BOX 270571, SAN DIEGO, CA 92198

DRAFT

10/17/18 BCC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

TOPAZ ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0680-WARM SPRINGS ROAD REAL ESTATE, LLC:

ZONE CHANGE to reclassify 1.6 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.

DESIGN REVIEW for a proposed office complex.

Generally located on the south side of Warm Springs Road, and 760 feet east of Topaz Street within Paradise (description on file). JG/md/ja (For possible action)

RELATED INFORMATION:

APN:

177-12-103-001

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2905 E. Warm Springs Road
- Site Acreage: 1.6
- Project Type: Office complex
- Number of Stories: 1
- Building Height: 17.5 feet
- Square Feet: 4,000 (Buildings A through C)/3,800 (Building D)
- Parking Required/Provided: 64/64

Site Plans

This is a conforming zone change request from R-E Zone to C-P Zone for a proposed medical office complex on 1.6 acres. The plans depict a proposed office complex consisting of 4 pad sites featuring Buildings A through C, each measuring 4,000 square feet, and Building D, measuring 3,800 square feet. Building A is proposed with the initial phase of the development while Buildings B through D will be developed at a future date. Access to the site is granted via 2 proposed commercial driveways along Warm Springs Road. Five foot wide pedestrian pathways connect from the existing 5 foot wide attached sidewalk along Warm Springs Road to the 4 pad sites within the proposed development. The pad sites are interconnected through a

series of 5 foot wide internal pedestrian walkways. The required 4 bicycle spaces are located to the west of Building D and the required trash enclosure is located at the southeast corner of the site. A pedestrian plaza with benches is located immediately to the west of Building A. The proposed development requires 64 parking spaces where 64 spaces are provided.

Landscaping

A proposed 15 foot wide landscape area is located behind an existing 5 foot wide attached sidewalk adjacent to Warm Springs Road. The landscape area along Warm Springs Road features a mixture of large and medium 24 inch box trees, including shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the site, consisting of large and medium trees. A landscape area ranging between 5 feet to 7.5 feet is located along the south and east property lines of the proposed development.

Elevations

The plans depict a single story office building with a varying roof line measuring between 10 feet to 17.5 feet in height. The roof consists of a 3:12 pitch with concrete tiles. The exterior of the building features a stone veneer base with a stucco exterior. Windows are located on the north, east, and west elevations of the building.

Floor Plans

The plans depict an open floor plan consisting of 4,000 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The intended use of the site will be 4 separate structures to include dental and medical offices, similar to the adjacent property to the east. The style of proposed buildings will be complimentary to the residential style of architecture within the surrounding area.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------|--|------------------------|---------------------------------------|
| North | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residential development |
| South* | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residential development |
| East | Office Professional | C-P | Office complex |
| West* | Office Professional | R-E | Undeveloped |

*Directly to the south and west is a 100 foot wide easement containing railroad tracks.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and the surrounding area. The Office Professional land use category applies to areas where commercial development consists of low intensity businesses and professional services. Typical uses include offices where medical, legal, financial, day care services and other business/professional services are performed. Union Pacific Railroad tracks separate the project site from the R-E zoned single-family residences to the south. Staff does not anticipate any negative impacts from the requested C-P zoning district on the single family residences to the south. The zone change request will have minimal to no impact on the surrounding residential and commercial land uses; therefore, staff recommends approval.

Design Review

Commercial Policy 67 of the Comprehensive Master Plan states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. An existing C-P zoned office complex is located immediately to the east of the project site. Staff finds appropriate design criteria has been incorporated into the proposed office building and overall project site to mitigate any potential impact to the surrounding residential uses to the north and south. Urban Specific Policy 10 encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The proposed single story building consists of varying rooflines with a pitched concrete tile roof, a stucco exterior and a stone veneer base, which is compatible with and complimentary to the existing office development to the east. Urban Specific Policy 19 encourages the careful consideration of scale-relationships between buildings and adjacent developments. The design of the proposed office building complies with this policy by closely matching the height and architectural materials of the surrounding residential and non-residential developments. The office complex to the east consists of single story buildings with varying roof lines and a stucco exterior. The single family residential developments to the north and south consist of one and two story homes featuring concrete tile roofs and stucco exteriors. The project site features a pedestrian courtyard with benches, located to the west of building A, complying with Commercial Policy 70 that encourages site amenities such as plazas and site furnishings. The proposed development complies with multiple policies from the Comprehensive Master Plan; therefore, staff recommends approval with a condition for a design review as a public hearing for the future buildings.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future buildings;
- 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 the design review must commence within 2 years of approval date or it will expire, unless an extension of time is approved by the Board of County Commissioners.

Public Works - Development Review

- Commercial curb return driveways per Uniform Standard Drawings 222.1 and 225, with a minimum driveway width of 36 feet as measured from the lip of the gutter to the lip of the gutter.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet; fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0524-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: PLUM WARM SPRINGS, LLC

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074