



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 11, 2018

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Susan Philipp – Chair
Robert Orgill - Vice Chair
John Williams
Bart Donovan
Jon Wardlaw

Secretary: Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison: Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes November 27, 2018 (For possible action)
- IV. Approval of Agenda for December 11, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
 - a. Clark County Water Reclamation District upcoming public hearing information, proposed changes. (for discussion)

VI. Planning & Zoning

1. **UC-18-0903-RUSTLE UP PECOS, LLC:**
USE PERMITS for the following: **1)** increase the height of an existing communication tower; and **2)** reduce the setback of an existing communication tower.
DESIGN REVIEW for a communication tower on 0.7 acres in a C-2 (General Commercial) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the north side of Russell Road, 180 feet east of Pecos Road within Paradise. JG/jor/ja (For possible action) **PC 1/8/19**
2. **UC-18-0912-CRPF II ARVILLE, LLC:**
USE PERMIT to allow a minor training facility (football training academy) within an existing office/warehouse development on a portion of 9.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Arville Street and the south side of Rochelle Avenue within Paradise. SS/rk/ja (For possible action) **PC 1/8/19**

VII. General Business

None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: January 8, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
Clark County Library- 1401 E. Flamingo Rd.
Sunset Park- 2601 E. Sunset Rd.
Fire Station 38- 1755 Silver Hawk Ave.
<https://notice.nv.gov/>

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YOLANDA KING, County Manager

01/08/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

PECOS RD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0903-RUSTLE UP PECOS, LLC:

USE PERMITS for the following: 1) increase the height of an existing communication tower; and 2) reduce the setback of an existing communication tower.

DESIGN REVIEW for a communication tower on 0.7 acres in a C-2 (General Commercial) Zone in the Russell Road Transition Corridor Design Overlay District.

Generally located on the north side of Russell Road, 180 feet east of Pecos Road within Paradise. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:

161-30-401-038

USE PERMITS:

1. Increase the height of an existing communication tower to 95 feet where 80 feet is the standard per Table 30.44-1 (a 19% increase).
2. Reduce the setback of an existing communication tower to an existing residential development to 185 feet where 190 feet is required per Table 30.44-1 (a 3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3440 E. Russell Road
- Site Acreage: 0.7
- Project Type: Communication tower height increase
- Tower Height (feet): 80 (existing) /95 (with new antenna extension)

Site Plan

The site plan depicts an existing communication tower with an overall height of 80 feet, and the applicant is proposing to increase the height to 95 feet. The communication tower compound includes an area of 650 square feet which encompasses ground level equipment. Surrounding the communication tower is a convenience store to the west, an existing office building to the

east, and 2 additional office buildings to the north. The existing tower is located 177 feet north of Russell Road, 180 feet east of Pecos Road.

Landscaping

There is existing landscaping around the subject property. Changes to the landscaping is not a part of this request.

Elevations

The elevation plans depict an existing 80 foot communication tower with a 15 foot tower extension to support a new antenna. All new tower equipment will be painted to match the existing tower. The new antenna will be a T-frame mount with 3 antenna arrays. The communication tower compound is screened by a 6 foot high chain-link fence with a tan colored mesh screen.

Floor Plans

There is existing ground level equipment on the north and south side of the communication tower. The applicant is proposing to install an additional ground level equipment cabinet on the south side of the communication tower.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, increasing the height of the communication tower to 95 feet will accommodate the 3 new antenna arrays. The modification to the existing tower will allow for new collocation for Sprint PCS. All new ground level equipment will match the existing equipment in terms of color.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0372-11	Reduced separation from an existing communication tower to a residential development and increased the tower height from 80 feet to 85 feet, and a design review for the existing communication tower - expired	Approved by PC	October 2011
UC-0893-08	Increased height of an existing communication tower from 80 feet to 85 feet - expired	Approved by PC	October 2008
ADR-1424-05	Increased the height of an existing communication tower from 60 feet to 80 feet	Approved Administratively	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1489-97	Carwash in conjunction with a proposed office/retail complex and design review for office buildings – carwash withdrawn	Approved by BCC	December 1997
ZC-0192-96	Reclassified 3.6 acres from R-E Zoning to C-2 Zoning for a shopping center	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Office building
South	Commercial General & Residential Urban Center (18 to 32 du/ac)	C-1 & R-3	Restaurant & condominiums
West	Commercial General	C-2	Convenience store & gasoline station

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.

The existing tower has served an imperative purpose of wireless communication and the antenna extension will continue to offer the public needed telecommunication services in the surrounding region. Staff does not anticipate any negative impacts of increasing the height of the existing communication tower from 80 feet to 95 feet. Since the applicant is proposing to extend the tower height, the minimum setback to the nearest residential development must be 190 feet per current code standards (Table 30.44-1). Staff finds that the tower is set back 185 feet from the nearest residential development (to the north) and the request to decrease the setback by 5 feet is not an excessive request. Staff is in support of these use permits.

Design Review

The applicant is also proposing to paint the new communication tower antenna extension to match any existing equipment. Staff finds that painting the tower and supplemental equipment to match the surrounding area encourages the reduction of visual impact of the tower's proposed height, new antennas, and upgraded ground equipment. Lastly, the existing ground level

equipment is screened by a fence with mesh to reduce the visual impact to the street and surrounding structures. Staff recommends approval.

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 bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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

- Prior to the issuance of a building permit, applicant shall provide evidence that the existing improvements do not obstruct the private drainage easement.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SPRINT PCS

CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER DRIVE, SUITE 1700, IRVINE, CA 92618

01/08/19 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

ARVILLE ST/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0912-CRPF II ARVILLE, LLC:

USE PERMIT to allow a minor training facility (football training academy) within an existing office/warehouse development on a portion of 9.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the east side of Arville Street and the south side of Rochelle Avenue within Paradise. SS/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-19-601-023 ptn.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 S. Arville Street
- Site Acreage: 9.5 (portion)
- Project Type: Minor training facility (football training academy)
- Number of Stories: 1
- Square Feet: 5,353 (lease space); 166,992 (overall development)
- Parking Required/Provided: 281/367

Site Plans

The request is for a proposed football training program for linemen. Specifically defensive linemen, offensive linemen, and linebackers. The plans depict an existing 166,992 square foot office/warehouse development consisting of multiple buildings with shared access, parking, and drive aisles. The subject suite is located in Building 2 near the center of the site. No change is proposed or required for the existing building, landscape, or parking areas. A total of 367 parking spaces are provided where 281 parking spaces are required (based on current Title 30 parking requirements and existing uses within the development). Access to the site is taken from two driveways on Arville Street.

Landscaping

The plans depict existing landscape areas adjacent to the streets. No additional landscaping is proposed or required with this application.

Elevations

The buildings are 1 story with a flat roof behind parapet walls. The exterior of the buildings are concrete block painted in earth tone colors. No changes are proposed to the exterior of the building which will contain the training facility.

Floor Plans

The lease space has an area of approximately 5,353 square feet and will consist of a reception area, offices, restroom, turf area, and weight room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that Five Star Linemen Academy is a position specific football training program that has proven to be highly effective in its coaching techniques. They specialize in defensive linemen, offensive linemen, and linebacker development. Other services include coach's clinics and education, video analysis/film breakdown, and on-line football tutorial courses. Five Star Linemen Academy is a private and semi-private sports training facility. On average the sessions consist of 7 athletes. The development offers ample parking and a large interior open space to accommodate clients and their needs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0487-14	Place of worship and a waiver for reduced parking (based on prior Title 30 parking requirements and uses within the development at that time)	Approved by PC	July 2014
UC-0374-10	Reduced separation to residential uses for an auto paint and body shop	Approved by PC	October 2010
WS-0896-05	Reduced setbacks with a design review for building additions	Approved by PC	July 2005

Various other land use applications have been approved for this site related to building additions and waivers of technical studies.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	R-4	Multiple family residential (apartments)
South	Commercial Tourist	M-1	Industrial and office/warehouse developments

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Facility	M-1	Clark County School District bus depot & mini-warehouse complex

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.

Minor training facilities in other parts of Clark County have shown to be appropriate and compatible with office/warehouse developments. Therefore, since the site has additional parking available for all tenants, staff does not anticipate any adverse impacts from this major training facility and finds that the use is compatible with the existing development in the surrounding area. Furthermore, the use conforms to Urban Land Use Policy 2 that states infill development should be consistent with existing adjacent development. 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.

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: ARPEDGE ROLLE

CONTACT: ARPEDGE ROLLE, FIVE STAR LINEMEN, 4452 STONEYHAVEN WAY,
SAN JOSE, CA 95111

DRAFT