



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 12, 2019

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: Jon Wardlaw – Chair
Susan Philipp
Raymond Berg

John Williams - Vice Chair
Robert Orgill

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 January 29, 2019 (For possible action)
- IV. Approval of Agenda for February 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **AR-18-400266 (UC-1037-17)-2640 E. TROPICANA, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ma (For possible action) **PC 3/5/19**
2. **WC-19-400012 (UC-1037-17)-2640 E. TROPICANA, LLC:**
WAIVER OF CONDITIONS of a use permit for a taco cart (trailer) limiting the hours of operation to Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m. in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone. Generally located on northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ja (For possible action) **PC 3/5/19**
3. **TM-19-500019-G2-UG, LLC:**
TENTATIVE MAP for a mixed use project consisting of residential, commercial, and open space on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and Midtown Maryland Overlay Districts within Paradise. Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. JG/rk/ja (For possible action) **PC 3/5/19**
4. **UC-19-0024-LANDI, LINDA M.:**
USE PERMITS for the following: 1) allow a proposed accessory building (storage container) not architecturally compatible with the principal building; and 2) allow alternative design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Emerald Avenue and the west side of Evaline Lane within Paradise. JG/sd/ma (For possible action) **PC 3/5/19**
5. **UC-19-0057-N N LV ONE, LLC:**
USE PERMIT to allow existing accessory buildings not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce parking.
DESIGN REVIEW for accessory buildings in conjunction with an existing office/warehouse on 0.5 acres in a M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Desert Point Drive and Business Center Way within Paradise. MN/jor/ja (For possible action) **PC 3/5/19**
6. **WS-19-0021-GREEN LEAF LOTUS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a roof sign in conjunction with a proposed restaurant within an existing commercial building and multiple family residential development on 6.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Valley View Boulevard and the north side of Spring Mountain Road within Paradise. JJ/sd/ma (For possible action) **PC 3/5/19**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

7. **WS-19-0029-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with a retail complex on 3.7 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Flamingo Road, 325 feet east of Tamarus Street within Paradise. TS/rk/ma (For possible action) **PC 3/5/19**
8. **WS-19-0056-FAP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of freestanding signs; 2) reduced separation between freestanding signs; 3) reduce the separation between an animated sign (electronic message unit) and existing residential development; and 4) increase animation area for a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a shopping center on 4.3 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/rk/ma (For possible action) **PC 3/5/19**
9. **AR-19-400004 (UC-0729-06)-R & G HOLDINGS, LLC:**
USE PERMIT NINTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. JJ/jvm/ma (For possible action) **BCC 3/6/19**
10. **DR-19-0070-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
DESIGN REVIEW for additional classroom buildings, administration buildings, gymnasium, signage, athletic courts, and parking in conjunction with an existing high school (Southeast Career and Technical Academy) on a portion of 198.2 acres in a P-F (Public Facility) Zone and a P-F (Public Facility) (AE-60) Zone. Generally located on the west side of Mountain Vista Street and the northeast corner of Mountain Vista Street and Whitney Mesa Drive within Paradise. JG/pb/ma (For possible action) **BCC 3/6/19**
11. **UC-19-0072-BIG DADDY'S OIL, LLC:**
USE PERMIT for a vehicle (automobile) wash.
WAIVER OF DEVELOPMENT STANDARDS to waive the Asian Design Overlay District standards.
DESIGN REVIEW for a proposed automated vehicle (automobile) wash addition to an existing convenience store with gasoline pumps on 0.6 acres in a C-1 (Local Business) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road and the east side of Arville Street within Paradise. JJ/rk/ja (For possible action)
12. **TM-19-500020-MONTERREY VILLAS, LLC:**
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 4.1 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action) **BCC 3/6/19**
13. **VS-19-0069-MONTERREY VILLAS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mojave Road and Pecos Road, and between Viking Road and Saddle Avenue (alignment) and a portion of a right-of-way being Saddle Avenue (alignment) located between Mojave Road and Pecos Road within Paradise (description on file). TS/pb/ja (For possible action) **BCC 3/6/19**

14. **WS-19-0068-MONTERREY VILLAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard private street and cul-de-sac designs.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 4.1 acres in an in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action) **BCC 3/6/19**
15. **WS-19-0041-WHITTLE, THOMAS D. & OLIVIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving); and 2) drainage study on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Aquarena Way and the north side of Eldorado Lane within Paradise. JG/jor/ja (For possible action) **BCC 3/6/19**

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: February 26, 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/>

FOOD CART TRAILER
(TITLE 30)

TROPICANA AVE/ TOPAZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-18-400266 (UC-1037-17)-2640 E. TROPICANA, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone.

Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ma (For possible action)

RELATED INFORMATION:

APN:
162-24-402-011

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Food cart/trailer
- Structure Height (feet): 7
- Square Feet: 24 (food cart/trailer)
- Parking Required/Provided: 14/41

Site Plans

The original plans depict an existing building being used for a proposed tire sales and installation facility. The building is located 10.5 feet from the south (front) property line and 67 feet from the west property line. There are 2 enclosed work bays for the tire sales and installation facility, located on the southern side of the building. The proposed food cart/trailer is located in an existing parking area to the west of the building and will occupy 3 parking spaces. The location of the food cart/trailer is approximately 30 feet from Topaz Street and 78 feet from Tropicana Avenue. Access to the site is from both Tropicana Avenue and Topaz Street. A total of 41 parking spaces are provided for the facility where 14 spaces are required. When the food cart/trailer is not in use on the site it will be removed and stored at another location.

Landscaping

No changes are proposed or required for the existing landscaping with this application.

Elevations

The photos submitted with the previous application show a 7 foot high food cart/trailer, which is mounted on wheels and hauled by a vehicle. The food cart is constructed of metal and aluminum siding with an area of 24 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1037-17:

Current Planning

- 1 year to review;
- Open Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the food cart (trailer) services the community by providing Mexican food. The food cart provides additional dining options for the surrounding neighborhood. The previously approved food cart included taco sales; however, the applicant desires to establish a similar business with a different product that includes grilled chicken. The applicant desires to change the hours of operation for the business to 9:00 a.m. to 9:00 p.m., seven days a week, which will be addressed with a waiver of conditions application on this agenda. The previously approved hours of operation were from 10:00 a.m. to 7:00 p.m., Tuesday, Friday, and Saturday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1023	Use permit for a tire sales and installation facility.	Pending ??	February 19, 2019
UC-1037-17	Allowed a proposed food cart not located within an enclosed building and design review for a food cart in conjunction with an existing tire sales facility.	Approved by PC	January 2018
UC-0047-16 (AR-0109-17)	First application for review for a tire sales and installation facility with waivers of development standards to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues with a design review for a tire sales and installation facility – expired	Approved by PC	October 2017

UC-0692-16	Reduced setback from a non-section line street and reduce separation from an existing residential development, waivers of development standards to reduce setback from a residential development to a proposed trash enclosure, modify parking lot landscape island and modified development standards with design reviews for a convenience store, gasoline pumps, demolition of existing buildings and increase finished grade	Approved by PC	November 2016
UC-0047-16	A tire sales and installation facility with waivers of development standards to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues with a design review for a tire sales and installation facility – expired	Approved by PC	March 2016
UC-0405-14	Medical marijuana establishment (dispensary)	Withdrawn without prejudice	December 2014
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Self-serve car wash
South	Commercial General	C-2	Commercial center
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-2	Commercial center

Related Applications

Application Number	Request
WC-19-400012 (UC-1037-17)	A waiver of conditions to eliminate the condition limiting the food cart (trailer) to be open Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m. 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

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.

The applicant has commenced operations and is in compliance with the previous conditions of approval. There have been no reported problems with this use. However, if the hours of operation are extended, staff believes another review period is appropriate to ensure there are no impacts to on-site circulation, conflicts with driveways or other unforeseen issues.

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 January 18, 2020 to review
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JARETH, LLC., DBA POLLOS CULIACAN #2

CONTACT: CRISTIANA NIETO, JARETH, LLC, 2525 W. CHARLESTON BLVD, SUITE 100, LAS VEGAS, NV 89102

FOOD CART (TRAILER)
(TITLE 30)

TROPICANA AVE/ TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400012 (UC-1037-17)-2640 E. TROPICANA, LLC:

WAIVER OF CONDITIONS of a use permit for a taco cart (trailer) limiting the hours of operation to Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m. in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) zone.

Generally located on northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/sv/ja (For possible action)

RELATED INFORMATION:

APN:

162-24-402-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Food cart/trailer
- Structure Height (feet): 7
- Square Feet: 24 (food cart/trailer)
- Parking Required/Provided: 14/41

Site Plans

The original plans depict an existing building being used for a proposed tire sales and installation facility. The building is located 10.5 feet from the south (front) property line and 67 feet from the west property line. There are 2 enclosed work bays for the tire sales and installation facility, located on the southern side of the building. The proposed food cart/trailer is located in an existing parking area to the west of the building and will occupy 3 parking spaces. The location of the food cart/trailer is approximately 30 feet from Topaz Street and 78 feet from Tropicana Avenue. Access to the site is from both Tropicana Avenue and Topaz Street. A total of 41 parking spaces are provided for the facility where 14 spaces are required. When the food cart/trailer is not in use on the site it will be removed and stored at another location.

Landscaping

No changes are proposed or required for the existing landscaping with this application.

Elevations

The photos submitted with the previous application show a 7 foot high food cart/trailer, which is mounted on wheels and hauled by a vehicle. The food cart is constructed of metal and aluminum siding with an area of 24 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1037-17:

Current Planning

- 1 year to review;
- Open Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states customer demand for the food offered has increased; therefore, they request modified hours of operation from 9:00 a.m. through 9:00 p.m., Monday through Sunday. The previously approved hours of operation were from 10:00 a.m. to 7:00 p.m., Tuesday, Friday, and Saturday. The applicant prepares a variety of foods at this location through the use of a barbeque unit at their current location. The applicant indicated customers visit the food cart early in the morning and later hours during the evening. The requested hours of operation are similar to surrounding businesses. The applicant states the requested hours of operation will accommodate the additional customer demand.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1023	Tire sales and installation facility	Pending PC	2/19/2019
UC-1037-17	Proposed food cart not located within an enclosed building with design review for a food cart in conjunction with an existing tire sales facility	Approved by PC	January 2018
UC-0047-16 (AR-0109-17)	First application for review for a tire sales and installation facility with waivers of development standards to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues with a design review for a tire sales and installation facility – expired	Approved by PC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0692-16	Reduced setback from a non-section line street and reduce separation from an existing residential development with waivers to reduce setback from a residential development to a proposed trash enclosure, modify parking lot landscape island and modified development standards with design reviews for a convenience store, gasoline pumps, demolition of existing buildings and increase finished grade	Approved by PC	November 2016
UC-0047-16	A tire sales and installation facility with waivers of development standards to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues with a design review for a tire sales and installation facility - expired	Approved by PC	March 2016
UC-0405-14	Medical marijuana establishment (dispensary)	Withdrawn without prejudice	December 2014
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – until December 16, 2012 to commence – expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Self-serve car wash
South	Commercial General	C-2	Commercial center
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-2	Commercial center

Related Applications

Application Number	Request
AR-18-400266 (UC-1037-17)	An application for review of a food cart (trailer) in conjunction with a tire sales and installation facility 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

The original applicant's justification for UC 1037-17 included a note that the food cart/ trailer would start opening a limited period per week with additional days to be added as demand increased. Since then, demand increased and no major negative impacts are foreseen on abutting developments especially because they are all commercial uses. Staff can support the applicant's request for the revised hours of operation from 9:00 a.m. to 9:00 p.m., Monday through Sunday; however, an additional time limit for review (as recommended for AR-18-400266 (UC-1037-17)) is appropriate to monitor the on-site circulation, potential driveway conflicts and other unforeseen issues.

Staff Recommendation

Approval. Approval is contingent on approval of AR-18-400266 (UC-1037-17).

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill their intended purpose.

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:

- Hours of operation from 9:00 a.m. to 9:00 p.m., Monday through Sunday.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JARETH, LLC

CONTACT: JARETH, LLC, 2525 W. CHARLESTON BLVD, SUITE 100, LAS VEGAS, NV 89102

UNIVERSITY GATEWAY
(TITLE 30)

MARYLAND PKWY/DOROTHY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500019-G2-UG, LLC:

TENTATIVE MAP for a mixed use project consisting of residential, commercial, and open space on 2.4 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-2 and Midtown Maryland Overlay Districts within Paradise.

Generally located on the northeast corner of Maryland Parkway and Dorothy Avenue within Paradise. JG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-23-419-003

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.4
- Number of Lots: 1 commercial lot
- Project Type: Mixed use development

A mixed use tentative map is required to show the airspace between the commercial and residential components of the development. For this project Floors 1 through 3 will be commercial and Floors 4 through 7 will be residential. More specifically, this site has been approved for a 7 story mixed use development consisting of residential (student housing), commercial, and open space.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0285	Allowed an increase in construction noise levels as permitted by Section 30.68.020 for the construction of a mixed use development	Approved by BCC	June 2018
DR-0956-17	Modifications to an approved mixed use development including the addition of an entire floor consisting of office space	Approved by BCC	December 2017
UC-0700-16	Modifications to an approved mixed use development including increased density	Approved by BCC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0083-14	Mixed use project consisting of 1 commercial lot and common elements	Approved by BCC	July 2014
ZC-0483-14	Reclassified the site to a U-V zone for a mixed use development	Approved by BCC	July 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Restaurant & shopping center
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential development
South	Commercial General	C-2	Restaurant, coffee shop, & shopping center
West	Commercial General & Public Facilities	C-2, C-1, & P-F	Shopping center, restaurant, & UNLV

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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

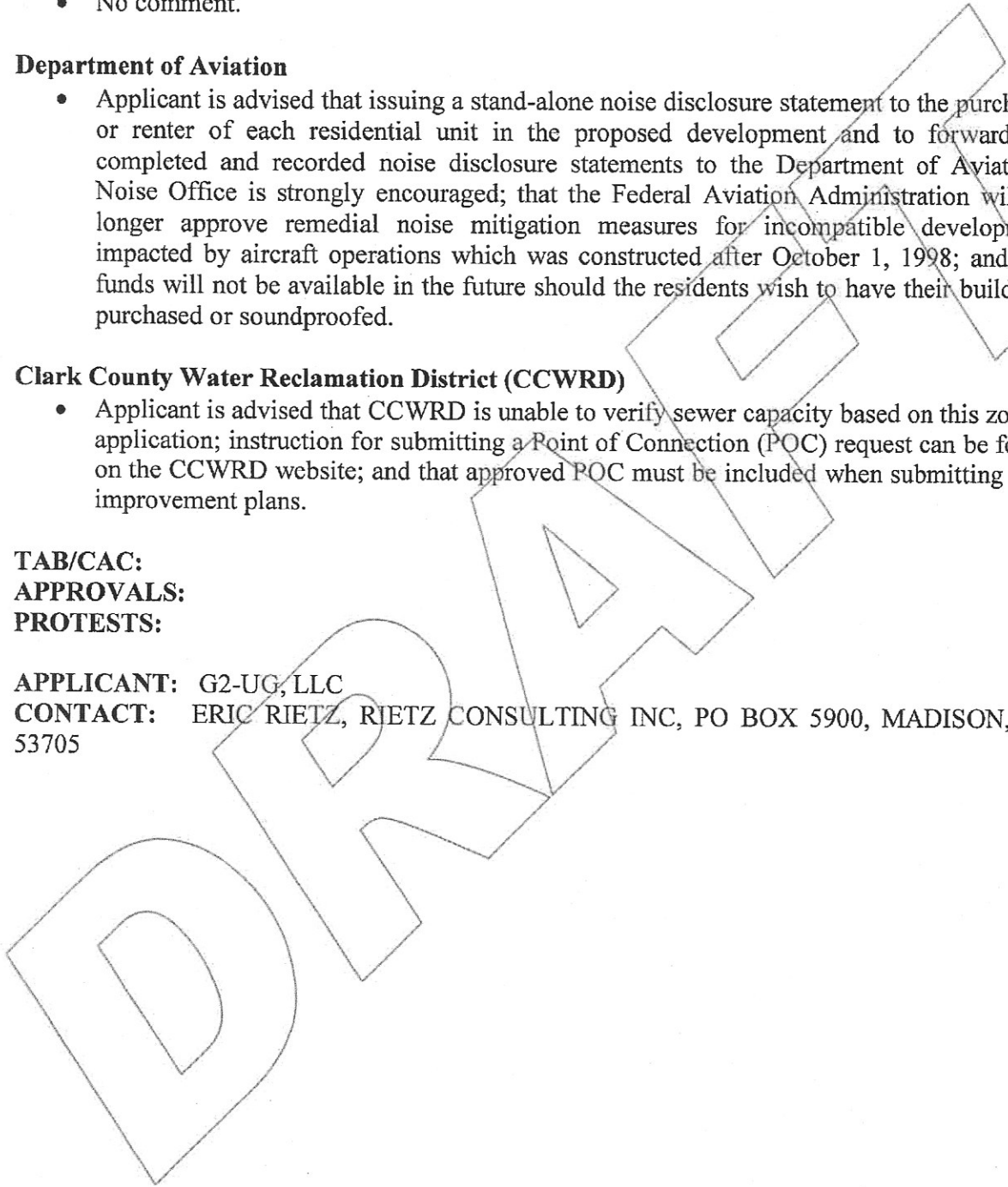
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: G2-UG, LLC

CONTACT: ERIC RIETZ, RIETZ CONSULTING INC, PO BOX 5900, MADISON, WI 53705



03/05/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

EMERALD AVE/EVALINE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0024-LANDI, LINDA M.:

USE PERMITS for the following: **1)** allow a proposed accessory building (storage container) not architecturally compatible with the principal building; and **2)** allow alternative design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (AE-60) Zone.

Generally located on the south side of Emerald Avenue and the west side of Evaline Lane within Paradise. JG/sd/ma (For possible action)

RELATED INFORMATION:

APN:

162-25-410-018

USE PERMITS:

1. Allow an accessory structure (storage container) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative metal siding for an accessory structure (storage container) where not permitted per Table 30.56-2A.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2473 Emerald Avenue
- Site Acreage: 1
- Project Type: Accessory structure (storage container)
- Building Height (feet): 10
- Square Feet: 238

Site Plans

The plans depict an existing single family residence that is located in the center portion of the parcel with an accessory structure (storage container) on-site. The existing storage container is

currently located in the rear yard, adjacent to the north property line, and is partially screened from adjacent properties by an existing 6 foot high perimeter wall. Access to the existing storage container is from a driveway, which extends from the street into the rear yard where the storage container is located.

Landscaping

The property has mature landscaping on the south property line. No changes are proposed or required with this application.

Elevations

The plans depict a 10 foot high metal storage container. There is a roll-up door on the southern elevation.

Floor Plans

The plans depict a 238 square foot (8.5 feet wide by 28 feet long) storage container with an open floor plan.

Applicant's Justification

The applicant is seeking approval to allow for a storage container for extra storage of personal items and tools. The owner was recently cited for a zoning violation related to an unpermitted storage container (CE18-14641). The applicant states that she did not know a permit was required to have it on her property and that this container provides for extra space for storage, as the residence has no garage. In addition, the applicant has stated that several similar storage containers exist on adjacent properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South & West	Office Professional & Commercial Neighborhood	C-P & C-1	Professional Offices

CLARK COUNTY PUBLIC RESPONSE OFFICE (CCPRO):

CE18-14641 is an active Code Enforcement case for a backyard filled with inoperable vehicles and a trailer, front yard filled with debris, and homeless living in an RV Trailer.

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 is

concerned with the lack of compatibility with residential uses and the visibility of the container from adjacent properties. Staff finds the storage container out of character for the area and more compatible with what would be kept on industrial and manufacturing parcels. In addition, the storage container is not architecturally compatible with the principal building. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent land uses. Therefore, staff cannot 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:

- Storage container to be painted to match the principal residence.
- 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: LINDA LANDI

CONTACT: LINDA LANDI, 2473 EMERALD AVE, LAS VEGAS, NV 89120

ACCESSORY BUILDINGS
(TITLE 30)

DESERT POINT DR/BUSINESS CENTER WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0057-N N LV ONE, LLC:

USE PERMIT to allow existing accessory buildings not architecturally compatible with the principal structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce parking.

DESIGN REVIEW for accessory buildings in conjunction with an existing office/warehouse on 0.5 acres in a M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Desert Point Drive and Business Center Way within Paradise. MN/jor/ja (For possible action)

RELATED INFORMATION:

APN:
162-30-310-005

USE PERMIT:
Allow existing accessory buildings (storage buildings and carport) not architecturally compatible with the principal structure where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the street setback of an accessory building (storage building) to 7 feet where 10 feet is required per Table 30.40-5 (a 30% reduction).
 - b. Reduce the front setback of an accessory building (storage building) to 7 feet where 20 feet is required per Table 30.40-5 (a 65% reduction).
 - c. Reduce the street setback of an accessory building (storage building) to 7 feet where 10 feet is required per Chapter 30.56 (a 30% reduction).
2. Reduce the required parking to 9 parking stalls where 17 parking stalls are required per Table 30.60-1 (a 47% reduction).

DESIGN REVIEW:

Review the design of the existing storage buildings and the carport in conjunction with an existing office/warehouse.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5435 Desert Point Drive
- Site Acreage: 0.5
- Project Type: Accessory buildings (storage building & carport)
- Number of Stories: 1 (existing office/warehouse)
- Building Height (feet): 30 (existing office/warehouse)/12 (storage building #1)/18 (stacked storage buildings #2)/16 (stacked storage buildings #3)/18 (carport)
- Square Feet: 8,910 (existing office/warehouse)/2,240 (1 unit at 320 square feet, 2 units at 640 square feet, and 8 units at 1280 square feet)/480 (carport)
- Parking Required/Provided: 17/9 & 2 off-site (not counted)

Site Plan

The overall site is within an existing industrial complex north of Diablo Drive and west of Arville Street. Per the site plan, the subject property is on the northwest corner of Desert Point Drive and Business Center Way. The applicant placed storage buildings adjacent to the north and east property line, and a carport adjacent to the existing office/warehouse building. Access to the subject property is from a driveway adjacent to Desert Point Drive. The applicant installed a pedestrian access gate on the northeast corner of the site through the storage buildings and is set back 19 feet from the east property line. There is an internal gate between the carport and the most southern storage containers. At the closest point, the storage containers along the east property line are set back 7 feet from the property line. The applicant is proposing to utilize 9 parking stalls on-site and 2 off-site parking stalls (not counted in the parking requirements) where 17 parking stalls are required. The storage containers were placed in existing parking stalls which necessitate the waiver of development standards for reduced parking. Four parking stalls are located north of the carport along the eastern wall of the office/warehouse, 2 parking stalls are located under the carport, and 3 stalls are adjacent to the eastern property line along Desert Point Drive.

Landscaping

The existing landscape planter is 3 feet wide and progresses to a maximum of 13 feet. Various palm trees, decorative rock, and grass are located within the landscape planter and are adjacent to an existing NV Energy utility box. The applicant also installed brown colored bricks around the landscape planter.

Elevations

The elevation plans depict the existing 30 foot high, concrete tilt-up office/warehouse building adjacent to the 18 foot high carport and the storage buildings. The metal storage buildings along the east property line are stacked on top of one another which consists of an overall height of 16 feet and are 20 feet wide. Along the north property line of the site includes a set of stacked metal storage buildings that are 40 feet wide with an overall height of 18 feet. The metal storage building directly adjacent to the office/warehouse, along the north property line is 33 feet, 6

inches wide with an overall height of 12 feet. All of the accessory buildings (storage buildings and carport) are white in color to match the existing office/warehouse.

Floor Plans

The storage buildings are utilized for storage only for the existing business and the carport allows the applicant to properly secure their vehicles. The applicants existing business is conducted within the existing warehouse which includes an office and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the existing site does not have any security gates to secure the building and the delivery trucks that are parked on-site. The applicant experienced 2 vandalism incidents to their delivery trucks and 3 robberies after all of the accessory buildings were placed on the subject property. After the 3rd robbery, the applicant installed an additional set of storage buildings on top of the first set in addition to an outdoor security system. If the requested applications are approved, the applicant is willing to add landscaping and paint the decorative block landscape wall to match the accessory buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1055-94	Construct an office/warehouse complex	Approved by PC	August 1994
ZC-138-89	Reclassified the site from R-E zoning to M-1 zoning	Approved by BCC	June 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South & East	Industrial	M-1	Office/warehouse

Clark County Public Response Office (CCPRO)

CE18-14115 is an active zoning violation on the subject property regarding outside storage, no building permits, trash and debris, stacking of storage containers, and structures not meeting setbacks in conjunction with the existing business.

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. Staff finds that the storage buildings and carport are not architecturally compatible with the site. Comprehensive Master Plan Urban Specific Policy 67 encourages commercial developments to be compatible with abutting uses, including the consideration of building materials. Therefore, staff cannot support this request.

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.

Staff finds that large reductions to the setback requirements may result in safety concerns for the applicant, their employees, customers, and neighboring businesses. Setbacks help preserve the appeal and integrity of the overall industrial complex as well as moderate adverse visual and safety impacts. Urban Specific Policy 67 encourages commercial developments to be compatible with abutting uses and appropriate buffers, setbacks, building height, and materials should be considered. The placement and orientation of the accessory buildings in front of the existing office/warehouse has created a visual nuisance to the overall complex and the applicant has created a self-imposed hardship because of the lack of due diligence in researching whether creating an impromptu courtyard is acceptable on this site. The applicant's request to reduce the amount of parking stalls cannot be justified due to the limited amount of customer circulation and due to the placement of the accessory buildings. The applicant has not proposed methods to mitigate the existing site's overall design in order to comply with the required amount of parking stalls, building permits, and visual obstructions. Therefore, staff is not in support of this request.

Design Review

The applicant has the opportunity to reassess their storage and security needs in order to comply with Code standards, and perhaps reorganize the existing site layout to alleviate the amount of accessory buildings and potential hazards on the subject property. Since staff is not in support of the requested waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Design Review

Staff finds that the proposed redesign of the parking spaces adjacent to the driveway will create vehicular conflicts since one parking space is partially located in an area where it blocks incoming traffic. The original design of the site by DR-1055-94 showed a landscape planter creating over 20 feet of throat depth prior to accessing the main drive aisle and the clearly

defined parking spaces. Staff cannot support this request as the on-site changes may result in accidents within the right-of-way.

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:

- Remove any debris and equipment located within the on-site parking stalls;
- No parking stalls adjacent to the north property line;
- Additional trees and shrubs to be planted within the existing landscape planter along the east property line;
- Landscape planter block wall to be painted to match the buildings on-site.
- Applicant is advised that approval of this application does not constitute or imply approval of any County issued permit and substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: APRIL EWING

CONTACT: APRIL EWING, MOTOR MISSION, PO BOX 80322, LAS VEGAS, NV 89180

ROOF SIGN
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0021-GREEN LEAF LOTUS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.

DESIGN REVIEW for a roof sign in conjunction with a proposed restaurant within an existing commercial building and multiple family residential development on 6.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Valley View Boulevard and the north side of Spring Mountain Road within Paradise. JJ/sd/ma (For possible action)

RELATED INFORMATION:

APN:
162-17-101-030

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3463 Procyon Street
- Site Acreage: 6.9
- Project Type: Roof sign
- Sign Area: 20 square feet

Site Plans

The approved plans depict a development with a mix of uses consisting of multiple family residential and commercial uses. The apartment building is located on the northeastern portion of the site and the commercial component is located on the south side of the multiple family residential development facing Spring Mountain Road. This request is for a 20 square foot roof sign for a proposed restaurant within the commercial portion of the development.

Landscaping

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

Signage

The proposed roof sign will be mounted on top of a canopy that extends from the building located above the entrance of the restaurant. The sign will not exceed the current roof line of the 4 story building, due to it being placed on top of a canopy, it is considered a roof sign. The proposed sign is 20 square feet and consists of illuminated reverse pan channel letters at 4 inches and will be internally illuminated, and supported with aluminum contour panels painted satin white with steel tube support panels. The lettering is set as illuminated reverse pan channel letters, with 4 inch deep channel logo painted satin white. The illumination will be 7000K white led illumination. No other sign waivers are part of this application.

Applicant's Justification

The applicant states that while the sign is considered a roof sign. The sign will only be mounted on top of the canopy that extends from the building. The sign itself will not exceed the current roof line. The applicant states that the proposed placement on top of an existing canopy and with the sign having indirect illumination, it will not have any impacts to the surrounding businesses and residents.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0724	Reduced outside dining area from residential uses, waiver of standards for reduced parking, with a design review for outside dining in conjunction with existing commercial building and multiple family residential development	Approved by BCC	November 2018
UC-0488-15	Multiple family residential development, increased height, retail, on-premises consumption of alcohol, restaurants, convenience store, offices, and financial services, waiver of development standards for reduced parking, with a design reviews for a multiple family residential development and retail sales building	Approved by BCC	September 2015
UC-1632-06	Resort hotel with high rise towers – expired	Approved by BCC	February 2007
ZC-0995-06	Reclassified the site to H-1 zoning for a resort condominium development	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Industrial Building & adult entertainment cabaret
South	Commercial Tourist	M-1	Marijuana establishment (cultivation, production, retail marijuana store, & dispensary)
East	Commercial Tourist	M-1	Industrial Building; undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist & Public Facilities	H-1, M-1, C-2 & P-F	Tire sales and installation, industrial buildings, outside storage, undeveloped & fire station.

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.

Staff finds that the proposed roof sign enhances the visual appearance of the restaurant while maintaining aesthetics of a commercial property. The roof sign is not visually obtrusive and is compatible with the theme of the restaurant and will not protrude above the main roof line of the building. The proposed roof sign complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with surrounding development. The proposed request will not adversely impact the surrounding area. Therefore, staff can support this request.

Design Review

This proposal complies with Urban Specific Policy 93 of the Comprehensive Master Plan that encourages all structures including signs on a development site be of compatible architectural design, style, and color. The Code does allow for alternative sign standards for commercial properties if the sign design will result in the sign having a visual character which is compatible with adjacent 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LOTUS APTS.

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

DRAFT

STREET LANDSCAPING
(TITLE 30)

FLAMINGO RD/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0029-DIAMOND CREEK HOLDINGS SERIES 15, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with a retail complex on 3.7 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts.

Generally located on the south side of Flamingo Road, 325 feet east of Tamarus Street within Paradise. TS/rk/ma (For possible action)

RELATED INFORMATION:

APN:

162-23-103-006

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping along Flamingo Road where landscaping per Figures 30.64-17 or 30.64-18 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1555 E. Flamingo Road
- Site Acreage: 3.7
- Project Type: Eliminate street landscaping

Site Plans

The plans show an existing retail and office complex consisting of 4 courtyard buildings on a 3.7 acre site. Parking is shown in the front, rear, and between the row of buildings. The complex was built in 1974 and landscaped at that time. Access to the site is shown from 2 driveways on Flamingo Road to the north.

Landscaping

This request is required due to modifications that were made to existing street landscaping adjacent to an attached sidewalk, along Flamingo Road. The live landscaping was recently

removed and smaller granite rock with intermittent larger rocks were installed. Code requires trees, shrubs, and groundcover within a 15 foot wide landscape area.

Applicant's Justification

The applicant indicates that the installation of the smaller granite rock with intermittent larger rocks provides improved curb appeal of the property and helps save water. According to the applicant the pre-existing condition of live landscaping was in poor condition and sparsely spread apart. They wish to have a favorable recommendation of approval based on the current improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1149-04	Reclassified this site to H-1 zoning for a residential condominium project with retail areas, restaurants, and offices – expired	Approved by BCC	July 2005

Since the mid 1970's there have been numerous land use applications for various uses most of which have expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Retail commercial center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential development
East	Commercial General	C-2	Retail commercial center
West	Commercial General	C-2	Restaurant

Clark County Public Response Office (CCPRO)

ZV-7720-16 is an active complaint filed in October 2018, in regards to removing all live landscaping within the street landscape buffer.

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 that live landscaping should be provided. There are alternatives to designing the landscape areas that will still meet the intent of Title 30 requirements and are drought tolerant.

For example, there is a number of trees, shrubs, and groundcover listed in the Southern Nevada Regional Plant list that takes very little water to survive. The live landscaping is required to improve air quality, improve the visual image of the community, and reduce dust, noise, glare, and heat. Additionally, both developments directly to the east and west of this site provide appropriate landscaping along Flamingo Road; therefore, staff cannot 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:

- Install drought tolerant groundcover to cover 50% of the landscape area/planter;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLEM ZIROLI

CONTACT: CLEM ZIROLI, 2764 LAKE SAHARA DRIVE #115, LAS VEGAS, NV 89135

FREESTANDING SIGN
(TITLE 30)

FLAMINGO RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0056-FAP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of freestanding signs; 2) reduced separation between freestanding signs; 3) reduce the separation between an animated sign (electronic message unit) and existing residential development; and 4) increase animation area for a freestanding sign.

DESIGN REVIEW for a freestanding sign in conjunction with a shopping center on 4.3 acres in a C-2 (Commercial General) Zone.

Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/rk/ma (For possible action)

RELATED INFORMATION:

APN:
162-19-101-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 3 freestanding signs on a street frontage (Flamingo Road) where only 1 freestanding sign is allowed per Table 30.72-1 (a 300% increase).
2. Reduce the separation between 2 freestanding signs to 195 feet where 300 feet is the standard per Table 30.72-1 (a 35% reduction).
3. Reduce the separation between an animated sign (electronic message unit) and existing residential development to 185 feet where 200 feet is required per Table 30.72-1 (an 8% reduction).
4. Increase animated sign area (electronic message unit) to 142 square feet where 100 square feet is the maximum allowed per Table 30.72-1 (a 42% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4455 W. Flamingo Road
- Site Acreage: 4.3
- Project Type: Freestanding sign
- Sign Height (feet): 30

- Square Feet: 142 (electronic message unit); 515 (total sign area)

Site Plans

The plans depict a developed commercial shopping center (Flamingo Arville Plaza) at the southwest corner of Flamingo Road and Arville Street. This request is to replace a previously existing 30 foot high, freestanding sign with an electronic message unit. The original freestanding sign was blown over this summer by a wind storm and the owner of the shopping center would like to replace that sign with the newly designed sign. The sign will be located within a landscaped island at the main entrance of the shopping center and will maintain a 55 foot set back from Flamingo Road. Additionally, there is an existing Einstein Bagels freestanding sign located 195 feet to the east of the subject sign farther back in the parking lot, and a third freestanding sign, Bourbon Street, is located within the same shopping center, approximately 305 feet from the subject sign. Access to the site is provided by 3 driveways on Flamingo Road and 3 driveways on Arville Street.

Signage

The applicant proposes to replace the previous sign with a 30 foot high, double face, 515 square foot freestanding sign that is set on a stone veneer base. The sign also includes tenant panels and 142 square feet of animated display on top of the sign. The freestanding sign faces in an east/west direction with the north elevation of the sign (side elevation facing Flamingo Road) advertising the “Flamingo Arville Plaza”. The waivers associated with the proposed freestanding sign are to allow a third freestanding sign where one is allowed. The sign also includes 142 square feet of animated display on top of the sign which by Code, must maintain a 200 foot separation from the residential development to the north and cannot exceed a maximum area of 100 square feet. The proposed sign has design elements that are compatible with the buildings on-site.

Applicant’s Justification

According to the applicant the existing foundation and setback will remain basically unchanged, and that the proposed sign will complement the existing buildings on-site, and the sign is compatible with existing signs within the complex. The applicant indicates that this sign is necessary for tenant identification and to provide proper visibility for the shopping center. As for the separation of the freestanding signs along Flamingo Road, the application indicates that Einstein Bagels and Bourbon Street signs only advertise their businesses; therefore, in order to provide proper advertisement for the shopping center an additional freestanding sign is necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0345-16	Recreational facility (indoor escape rooms)	Approved by PC	July 2016
UC-0476-10	Roof sign where not permitted in conjunction with an existing shopping center	Approved by PC	November 2010
UC-1490-06 (ET-0326-09)	Second extension of time to review a massage establishment as a principal use	Approved by PC	January 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1490-06 (ET-0376-07)	First extension of time to review a massage establishment as a principal use	Approved by PC	May 2008
UC-1490-06	Massage establishment as a principal use	Approved by PC	December 2006
UC-1533-01	Live entertainment and to reduce the residential separation requirement for an on-premises consumption of alcohol establishment in conjunction with a restaurant	Approved by PC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Single family residential development
South	Commercial Tourist	M-1	Indoor kart racing facility
East	Commercial Tourist	H-1	Palm Resort Hotel & resort condos
West	Commercial Tourist	C-2	Restaurant & commercial uses

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 #1 & #2

Staff finds that the request to allow a third freestanding sign at the main entrance of the shopping center and the reduction in separation between freestanding signs has been an existing situation for 30 years and is necessary for advertisement for the majority of tenants within the shopping center. The original freestanding sign was blown over this summer by a wind storm and the owner of the shopping center would like to replace that sign with the newly designed sign. Einstein Bagels and Bourbon Street freestanding signs only advertises their businesses; therefore, in order to provide proper advertisement for the entire shopping center an additional freestanding sign is necessary. Staff finds that the request to allow a third freestanding sign at the main entrance of the shopping center and the reduction in separation between freestanding signs has

been an existing situation for 30 years and is necessary for advertisement for the majority of tenants within the shopping center. Additionally, all three signs (the subject sign, Einstein Bagels, and Bourbon Street signs) have varying setbacks from Flamingo Road. The sign setbacks range from 55 feet to 100 feet from public right-of-way which reduces the visual clutter of the streetscape.

Waivers of Development Standards #3 & #4

The intent of the separation requirement between an animated sign and residential development is to ensure signs of this nature do not negatively impact existing single family residences. The proposed sign faces in an east/west direction, oriented away from the existing single family residences to the north across Flamingo Road. Staff finds the perimeter wall of the subdivision and the existing landscaping in the residential rear yards, provides adequate screening and buffering from the proposed sign and mitigates any impact the sign may have on the single family residences. However, the proposed amount of animation is not consistent with the previous sign at this location. The previous sign had 65 square feet of animation and the proposed sign will have 142 square feet of animation which exceeds the allowable standard for animation by 42%. Staff does not support waivers without mitigating circumstances. The intent of the sign regulations is to discourage signs which contribute to visual clutter of the streetscape, and ensure that signage enhances the overall development and the immediate area. Therefore, the proposed request for sign animation is excessive and is not compatible with the commercial center.

Design Review

Approval of the design review is contingent upon approval of the waivers of development standards which staff does not fully support. Staff finds that the design of the sign based on the amount of animation does not meet the standards for approval required for a design review because it fails to meet the sign regulations in Title 30. Therefore, staff cannot support the design review.

Staff Recommendation

Approval of waivers of development standards #1, #2, & #3; and denial of waiver of development standards #4 and the design review.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FAP, LLC

CONTACT: RICH HINSHAW, 5115 ARVILLE STREET, LAS VEGAS, NV 89118

DRAFT

MASSAGE
(TITLE 30)

SPRING MOUNTAIN RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400004 (UC-0729-06)-R & G HOLDINGS, LLC:

USE PERMIT NINTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design and MUD-2 Overlay Districts.

Generally located 275 feet north of Spring Mountain Road and 215 feet east of Arville Street within Paradise. JJ/jvm/ma (For possible action)

RELATED INFORMATION:

APN:
162-18-510-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 Spring Mountain Road
- Site Acreage: 0.6
- Project Type: Massage establishment
- Square Feet: 2,193 (lease space)

Site Plans/History

The original plans depict a 2,193 square foot massage therapy establishment located within a lease space in the northwest corner of an existing shopping center (Arville Square). In-line retail buildings are located along the east and north sides of the shopping center, and a larger 22,150 square foot retail building is located on the west side of the shopping center. Several smaller buildings are located on pad sites with cross-access. Vehicular access to the shopping center is provided by driveways on both Spring Mountain Road and Arville Street.

The original use permit for a massage establishment was approved as a 24-hour operation; however, restricted hours of 8:00 a.m. to 9:00 p.m. were added with the second extension of time as a result of confirmed criminal activity at the location reported by the Las Vegas Metropolitan Police Department (LVMPD). Following the second extension of time, a waiver of conditions to allow the business to operate from 11:00 a.m. to 12:00 a.m. was denied at the April 19, 2011

Planning Commission (PC) meeting. The applicant applied for a third extension of time with a request to change the existing 13 hours of operation from 8:00 a.m. to 9:00 p.m. to a later opening and closing time of 10:00 a.m. to 11:00 p.m. The third extension of time was approved by the PC on August 16, 2011 subject to a review period and new hours of operation from 10:00 a.m. to 11:00 p.m. as requested by the applicant. A fourth extension of time was denied by the PC but approved on appeal by the Board of County Commissioners (BCC) in September 2012 with no change to the hours of operation. The fifth extension of time was approved by the BCC in March 2013 with a review period until January 5, 2014. In January 2014, the BCC approved a sixth extension of time with a review date of January 5, 2015. At the same meeting a companion item UC-0729-06 (WC-0120-13) was approved to allow hours of operation from 10:00 a.m. to 1:30 a.m. In February 2015, the BCC approved the seventh extension of time for the massage establishment. At the same meeting a companion item UC-0729-06 (WC-0156-14) was approved to allow hours of operation from 10:00 a.m. to 3:00 a.m. In March 2017, the BCC approved the eighth extension of time for the massage establishment.

Floor Plans

The lobby area is located next to the main entrance to the suite, with an office area adjacent to the lobby. A circular hallway provides access to 7 separate massage rooms and a break room, kitchen, shower room, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions from UC-0729-06 (AR-0004-17):

Current Planning

- Until January 22, 2019 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the 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.

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.

Listed below are the approved conditions from UC-0729-06 (WC-0156-14):

Current Planning

- Hours of operation from 10:00 a.m. to 3:00 a.m.

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.

Listed below are the approved conditions from UC-0729-06 (ET-0155-14):

Current Planning

- Until February 18, 2017 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Listed below are the approved conditions from UC-0729-06 (WC-0120-13):

Current Planning

- Until January 5, 2015 to review;
- Hours of operations from 10:00 a.m. to 1:30 a.m.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Listed below are the approved conditions from UC-0729-06 (ET-0119-13):

Current Planning

- Until January 5, 2015 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions from UC-0729-06 (ET-0002-13):

Current Planning

- Until January 5, 2014 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions from UC-0729-06 (ET-0083-12):

Current Planning

- Until January 5, 2013 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that all non-permitted signage including but not limited to banners must be removed; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions from UC-0729-06 (ET-0057-11):

Current Planning

- Until July 5, 2012 to review;
- Hours of operations from 10:00 a.m. to 11:00 p.m.;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions from UC-0729-06 (ET-0096-10):

Current Planning

- Until July 5, 2011 to review with the Planning Commission retaining the discretion to allow the business to return to 24 hour operation based on information presented at the future hearing;
- Hours of operations shall be limited to 8:00 a.m. to 9:00 p.m.;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions from UC-0729-06 (ET-0159-08):

Current Planning

- Until July 5, 2010 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions from UC-0729-06:

Current Planning

- 2 years for review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that there have been no issues identified since the last review. The use permit allows the establishment to compete with other like businesses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-06 (AR-0004-17)	Eighth application for review of a massage establishment in conjunction with an existing shopping center	Approved by BCC	March 2017
UC-0729-06 (ET-0155-14)	Seventh extension of time to review a massage establishment in conjunction with an existing shopping center	Approved by BCC	February 2015
UC-0729-06 (WC-0156-14)	Waiver of conditions of a use permit requiring hours of operation from 10:00 a.m. to 1:30 a.m. for a massage establishment	Approved by BCC	February 2015
UC-0729-06 (WC-0120-13)	Waiver of conditions for use permit for hours of operation for the massage establishment - from 10:00 a.m. to 1:30 a.m.	Approved by BCC	January 2014
UC-0729-06 (ET-0119-13)	Sixth extension of time to review a massage establishment in conjunction with an existing shopping center	Approved by BCC	January 2014
UC-0729-06 (ET-0002-13)	Fifth extension of time to review a massage establishment in conjunction with an existing shopping center	Approved by BCC	March 2013
UC-0729-06 (ET-0083-12)	Fourth extension of time to review a massage establishment in conjunction with an existing shopping center	Approved on appeal by BCC	September 2012
UC-0729-06 (ET-0057-11)	Third extension of time to review a massage establishment in conjunction with an existing shopping center subject to hours of operation from 8:00 a.m. to 9:00 p.m.	Approved by PC	August 2011
UC-0729-06 (WC-0008-11)	Waiver of conditions for use permit requiring hours of operation be limited to 8:00 a.m. to 9:00 a.m. for the massage establishment	Denied by PC	April 2011
UC-0729-06 (ET-0096-10)	Second extension of time to review a massage establishment in conjunction with an existing shopping center - hours to be 8:00 a.m. to 9:00 p.m.	Approved by PC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-06 (ET-0159-08)	First extension of time to review a massage establishment in conjunction with an existing shopping center	Approved by PC	July 2008
UC-0729-06	Original application for a massage establishment in conjunction with an existing shopping center	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-warehouse
East	Commercial General	M-1	Office/warehouse
South & West	Commercial General	C-2	Retail

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. Since the last review, no violations from the Clark County Public Response Office have been reported regarding the existing massage business. A response to a request for violations was sent from Las Vegas Metropolitan Police Department (Metro) on February 4, 2019, in the response Metro indicated that an undercover operation was conducted on January 29, 2019, during the operation 2 employees of this business were arrested for soliciting prostitution. The operation was conducted based on previous complaints made to Metro by citizen's who frequented the subject business. Based on the report from Metro Detectives, staff recommends that this application be denied.

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:

- Until January 22, 2020 to review.
- 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.

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.

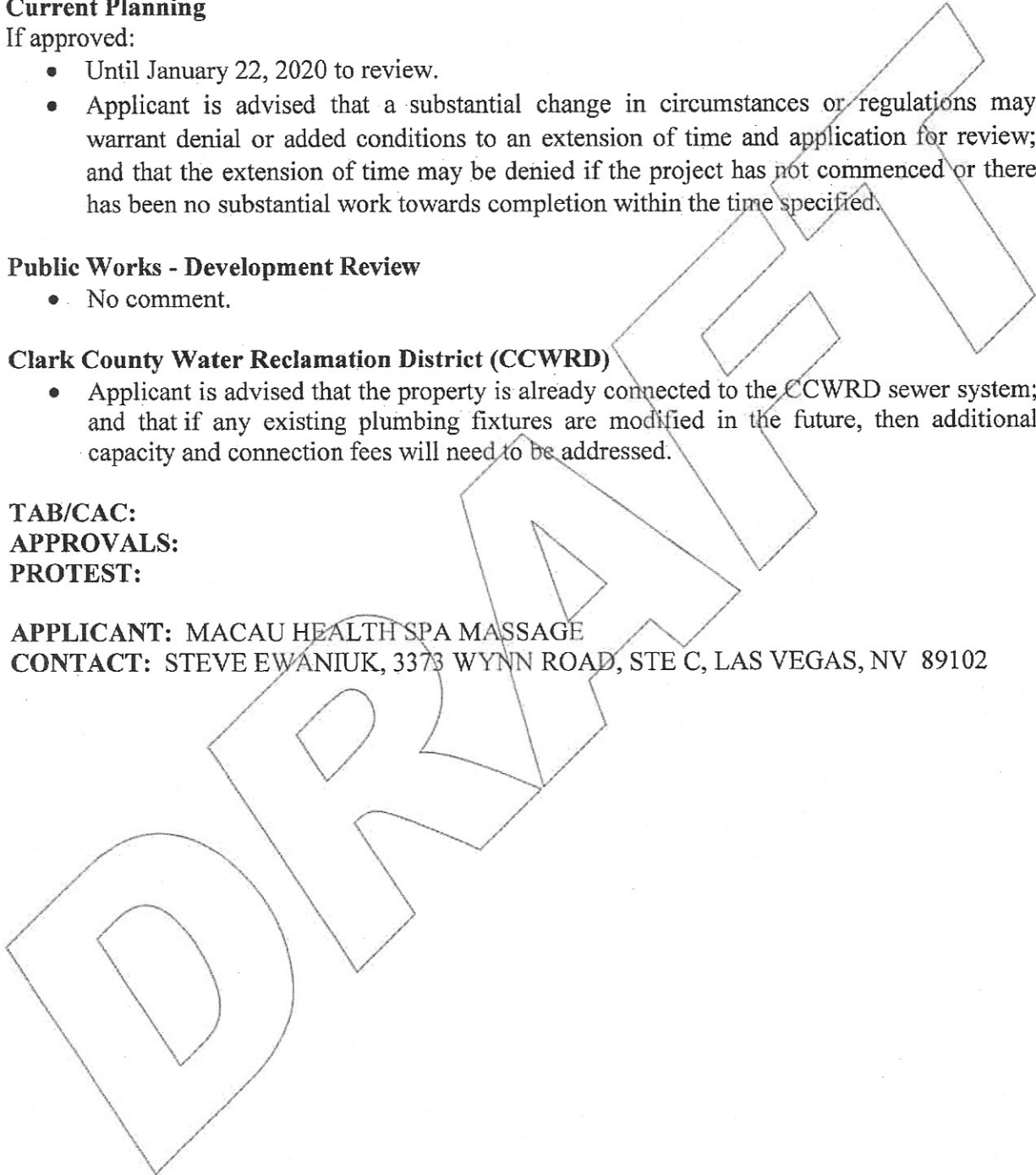
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MACAU HEALTH SPA MASSAGE

CONTACT: STEVE EWANIUK, 3373 WYNN ROAD, STE C, LAS VEGAS, NV 89102



SCHOOL ADDITION
(TITLE 30)

MOUNTAIN VISTA ST/WHITNEY MESA DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0070-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM)
LEASE:**

DESIGN REVIEW for additional classroom buildings, administration buildings, gymnasium, signage, athletic courts, and parking in conjunction with an existing high school (Southeast Career and Technical Academy) on a portion of 198.2 acres in a P-F (Public Facility) Zone and a P-F (Public Facility) (AE-60) Zone.

Generally located on the west side of Mountain Vista Street and the northeast corner of Mountain Vista Street and Whitney Mesa Drive within Paradise. JG/pb/ma (For possible action)

RELATED INFORMATION:

APN:
161-32-501-002 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 5710 Mountain Vista Street
- Site Acreage: 198.2 (portion)
- Project Type: Additional classroom buildings, gymnasium, athletic courts, and parking
- Number of Stories: 1, 2, and 3
- Building Height (feet): Up to 55
- Square Feet: 205,818 (existing)/224,203 (proposed)/430,021 (total)
- Parking Required/Provided: 707/736

Site Plans

The plans show an existing high school (Southeast Career and Technical Academy) more commonly known as "SECTA"; located on an approximately 198 acre parcel that covers land on the east and west sides of Mountain Vista Street, north to Russell Road, and south to the City of Henderson jurisdiction. The improvements proposed under this request will not extend beyond the existing campus boundaries. Since the majority of the overall parcel cannot be developed

due to slope constraints, the majority of the school campus is subject to hillside transition area review. However, there are no slope areas being disturbed as all proposed improvements will be within areas that have previously been graded and improved.

The plans depict a proposed health science building, culinary and education building, administrative building, information technology building, and a gymnasium building located south of the existing classroom buildings and north of the existing athletic fields. New outdoor basketball courts and tennis courts are located east of the new gymnasium and additional parking and a new parent drop-off lane are located south of the existing administrative building, west of the existing athletic fields. A new bus parking area is located on the southeastern portion of the site, east of the existing athletic fields. The site has access to Whitney Mesa Drive via 2 existing driveways.

Landscaping

The existing landscaping including trees, shrubs, and groundcover will remain. The plans depict interior parking lot trees in compliance with Figure 30.64-14 in the new parking area. Additional landscaping is provided at the parent drop off-lane.

Elevations

All of the buildings will have a similar architectural façade that consists of flat roof with parapet walls at various heights, concrete tilt-up panels, pre-finished metal panels, and aluminum store front windows and doors. There will be a variation in colors that are complementary with the existing buildings on the site. The heights of the building will vary from 38 feet to 55 feet.

Floor Plans

The administrative building consists of offices, conference rooms, computer/media area, restrooms, and other accessory uses. The culinary and education building consists of a café, several kitchens, classrooms, teachers' workroom, laundry, showers and restrooms, and other accessory uses. The health science building consists of classrooms, labs, restrooms, and other accessory uses. The information technology building consists of classrooms, teachers' workrooms, restrooms, and other accessory uses. The gymnasium consists of 4 basketball courts, dance room, weight room, cross-fit room, locker rooms, classrooms, offices, concession stand, restrooms, and other accessory uses.

Signage

The existing freestanding sign located on the northeast corner of Whitney Mesa Drive and Mountain Vista Street will be replaced with a 21 foot 5 inch high, 110 square foot freestanding sign that includes a 78 square foot animated sign. An 8 foot 2 inch high, 65 square foot, illuminated, monument sign is located on the northern end of the landscape area for the parent drop-off lane. A 65 square foot illuminated wall sign is located on the eastern side of the gymnasium.

Applicant's Justification

The applicant indicates that the site has been in operation as a school since 1968. The proposed buildings will replace existing buildings and be compatible with the remaining buildings. The

applicant also indicates the design and construction of the buildings will enhance the School District's ability to meet the needs of existing and future students.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0323-12	Freestanding sign with an electronic message unit in conjunction with an existing high school	Approved by PC	August 2012
DR-0218-11	Modifications, improvements, and renovations for the high school	Approved by PC	July 2011
DR-0390-98	Off-premises sign for the high school	Approved by PC	April 1998
UC-1275-94	Light poles for ball fields in conjunction with a high school	Approved by PC	September 1994

There have been various other land use applications since the 1960's for entitlements relating to the existing high school.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Public Facilities	P-F	Undeveloped portions of the larger school parcel
South	City of Henderson	I-P	Developed industrial park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds the proposed buildings are architecturally compatible with the area and will be constructed of similar materials and colors to match and complement the existing school buildings on-site. The establishment and improvement of school facilities provides additional services and improves the adjacent community in general. The proposed building will provide additional needed facilities for the existing school; 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

- 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

- Drainage study and compliance;
- Traffic study and compliance.

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; CCWRD requires existing and projected new student count that includes the usage of the new facilities being proposed by this zoning action in order to determine flow needed for Point of Connection (POC) capacity verification; CCWRD requires submittal of civil improvement plans for review and approval by CCWRD; that you may find instructions 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: DIANA SALAZAR

CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

lighting); and 3) site development standards (cultural heritage program, pedestrian and vehicular circulation, landscape design, perimeter walls, and signs).

Site Plans

The plans depict a proposed automated vehicle wash addition to an existing convenience store with gasoline pumps. The existing convenience store with gasoline pumps are located near the center of the property oriented towards Spring Mountain Road. The addition will occur on the northwest side of the existing building with a queuing lane for cars shown along portions of the east and north property lines. Parking spaces are located on the south side of the convenience store and along a portion of the north property line. There are no vacuum stations associated with this use. The site has access to both Spring Mountain Road and Arville Street.

Landscaping

Additional landscaping will be added to the existing perimeter landscaping on-site.

Elevations

The plans show that the building addition is designed to match the existing building on-site, which has a stucco finish with flat rooflines at an overall height of 15 feet. The only variation with the addition is that it is 3 feet higher than the convenience store and will have roll-up doors at the entrance and exit of the tunnel. Also the addition and doors will be painted to match the existing building.

Floor Plans

The vehicle wash has an area of 1,080 square feet consisting of the automated wash bay and equipment areas. The tunnel ingress/egress faces in a southwest/northeast direction.

Applicant's Justification

According to the applicant the owner will be improving the site by not only providing a new vehicle use to the area, but will also will improve the aesthetics of the site by providing more landscaping at the perimeter of the site. Furthermore, there is no scope of work planned for the existing structures on-site since all exteriors have to adhere to the branding design required by ARCO AM/PM. The design of the carwash is to match their requirements. This includes the color of paint and stucco texture finish.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-201-84	Reclassified this site to C-1 zoning	Approved by BCC	October 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Commercial/retail uses

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.

This site is located at the intersection of Spring Mountain Road and Arville Street which makes this request consistent with higher intensity uses that should be located in nodes at intersections of arterial and collector streets. Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials. Therefore, staff can support the use permit request.

Waiver of Development Standards & Design Review

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.

The proposed addition does not conform to the Asian Design Overlay standards. A vehicle wash tunnel without Asian elements may be appropriate to match the existing structures on-site. Not only does the subject site not conform to the Asian Design Overlay District, but there are various other businesses which also do not comply. There is a PT's Gold Pub building, Circle K building, and Wells Fargo Bank in the immediate area which also do not have any form of Asian design. Furthermore, according to the applicant the addition has to adhere to the branding design required by ARCO AM/PM. Therefore, staff can support this request.

Public Works - Development Review

Design Review

Staff finds that the addition of the vehicle wash to the site will exacerbate an already dangerous intersection. With 4 pan driveways on such a small site, vehicular conflicts occur that result in vehicles queuing into the right-of-way for access to the site. Staff can support the overall design of the site with the addition of the vehicle wash; however, the driveways create concerns. While staff would prefer to have the 2 driveways closest to the intersection closed, it is clear that the western driveway on Spring Mountain Road is needed for truck access. Therefore, staff recommends that the southern driveway on Arville Street be removed and replaced with full off-site improvements. Additionally, in order to improve access under the Americans with

Disabilities Act, staff recommends that the remaining 3 driveways be replaced with commercial pan driveways per the ADA compliant Uniform Standard Drawing 224.

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

- Right-of-way dedication to include a portion of the southwest corner of the site with a property line radius of 40 feet, if required by Public Works - Development Review Division;
- Remove the southern driveway on Arville Street and replace with full off-site improvements;
- Upgrade the remaining 3 driveways to commercial pan driveways per Uniform Standard Drawing 224.

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 #0026-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BIG DADDY'S OIL, LLC

CONTACT: SUZANA RUTAR, SUZANA RUTAR ARCHITECTURE, 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

MONTERREY VILLAS SUBDIVISION
(TITLE 30)

VIKING RD/MOJAVE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-50020-MONTERREY VILLAS, LLC:

TENTATIVE MAP consisting of 16 single family residential lots and common lots on 4.1 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-802-003; 162-13-802-016

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3265 E. Viking Road
- Site Acreage: 4.1
- Number of Lots: 16 residential/2 common elements
- Density (du/ac): 4.1
- Gross Lot Size (square feet) Minimum/Maximum: 7,273/12,863
- Net Lot Size (square feet) Minimum/Maximum: 7,165/8,035
- Project Type: Single family development

The plans depict a single family residential development consisting of 16 residential lots on 4.1 acres at a density of 4.1 dwelling units per acre. All of the lots will access Viking Road via a 38 foot wide private street with no sidewalks. An open space area (common element #1) is located on the southern portion of the site in the center of the turnaround for the private street. A 6 foot wide landscape area (common element #2) is located along the western boundary of the northern portion of the site along the private street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1449-02	Vacated a portion of right-of-way for Saddle Avenue - expired	Approved by PC	November 2002

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0422-02	Tentative map for a 16 lot residential subdivision - expired	Approved by PC	November 2002
ZC-0658-00	County sponsored zone change to establish the RNP-III Overlay	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South & East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 8 du/ac)	R-1(RNP-III) & R-E	Single family residential

Related Applications

Application Number	Request
WS-19-0068	A waiver of development standards for increased finished grade with a design review for a single family residential development is a companion item on this agenda.
VS-19-0069	A vacation of patent easements and right-of-way 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Viking Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0025-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LYNN AFFLECK
CONTACT: LYNN AFFLECK, GIS ENGINEERING, 7231 W. CHARLESTON BLVD,
SUITE 120, LAS VEGAS, NV 89117

VEHICLE WASH
(TITLE 30)

SPRING MOUNTAIN RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0072-BIG DADDY'S OIL, LLC:

USE PERMIT for a vehicle (automobile) wash.

WAIVER OF DEVELOPMENT STANDARDS to waive the Asian Design Overlay District standards.

DESIGN REVIEW for a proposed automated vehicle (automobile) wash addition to an existing convenience store with gasoline pumps on 0.6 acres in a C-1 (Local Business) Zone in the Asian Design and MUD-2 Overlay Districts.

Generally located on the north side of Spring Mountain Road and the east side of Arville Street within Paradise. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
162-18-504-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4380 Spring Mountain Road
- Site Acreage: 0.6
- Project Type: Automated vehicle wash addition
- Building Height: 18 feet (vehicle wash tunnel); 15 feet (convenience store)
- Square Feet: 1,080 (vehicle wash tunnel); 2,437 (convenience store)
- Parking Required/Provided: 12/12

Request

This application is for a proposed vehicle wash addition to an existing convenience store with gasoline pumps, which does not comply with the Asian Design Overlay District standards. The applicant requests to waive all the Asian Design Overlay District standards, including but not limited to, the following general areas: 1) a modification to an existing development shall result in the entire development complying with the Asian Design Overlay District standards; 2) architectural development standards (rooflines and parapet treatments, building design, and

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

MOJAVE RD/SADDLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0069-MONTERREY VILLAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mojave Road and Pecos Road, and between Viking Road and Saddle Avenue (alignment) and a portion of a right-of-way being Saddle Avenue (alignment) located between Mojave Road and Pecos Road within Paradise (description on file). TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:
162-13-802-003; 162-13-802-013 thru 016; 162-13-812-009

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

BACKGROUND:

Project Description

The plans show the vacation of 33 foot wide government patent easements along the eastern, western, and southern boundary of the southern parcel (162-13-802-016) and a 33 foot wide government patent easement along the eastern boundary of the northern parcel (162-13-802-003). The plans also show the vacation of a 48 foot wide portion of Saddle Avenue extending from the southwestern corner of the southern parcel (162-13-802-016) west to Mojave Road. The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1449-02	Vacated a portion of right-of-way for Saddle Avenue -- expired	Approved by PC	November 2002
TM-0422-02	16 lot residential subdivision -- expired	Approved by PC	November 2002
ZC-0658-00	County sponsored zone change to establish the RNP-III Overlay	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South & East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III) & R-E	Single family residential

Related Applications

Application Number	Request
WS-19-0068	A waiver of development standards for increased finished grade with a design review for a single family residential development is a companion item on this agenda.
TM-19-500020	A tentative map consisting of 16 residential lots and common elements for a single family residential development 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

Public Works - Development Review

Staff has no objection to the vacation of easements and rights-of-way 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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Viking Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LYNN AFFLECK

CONTACT: LYNN AFFLECK, GIS ENGINEERING, 7231 W. CHARLESTON BLVD
SUITE 120, LAS VEGAS, NV 89117

DRAFT

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

VIKING RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0068-MONTERREY VILLAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard private street and cul-de-sac designs.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increase finished grade on 4.1 acres in an in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Viking Road, 480 feet east of Mojave Road within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-802-003; 162-13-802-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Permit a non-standard cul-de-sac design where cul-de-sac designs per Uniform Standard Drawing 212 are required.
- b. Permit a non-standard private street design where private street designs per Uniform Standard Drawings 210 and 210.S1 are required.
- c. Modified street improvement standards to allow all interior streets to be inverted crown streets with a valley gutter at the centerline per Uniform Standard Drawing 206.S1.

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development up to 72 inches where 18 inches is the standard per Chapter 30.32 (a 300% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3265 E. Viking Road
- Site Acreage: 3.9
- Number of Lots: 16 residential/2 common elements

- Density (du/ac): 4.1
- Gross Lot Size (square feet) Minimum/Maximum: 7,273/12,863
- Net Lot Size (square feet) Minimum/Maximum: 7,265/8,035
- Project Type: Single family development
- Number of Stories: 2
- Building Height (feet): 28 feet, 10 inches
- Square Feet: 2,481 to 2,571

Site Plans

The plans depict a single family residential development consisting of 16 residential lots on 3.9 acres at a density of 4.1 dwelling units per acre. All of the lots will access Viking Road via a 38 foot wide private street with no sidewalks. Part of this request is to allow an alternative design for the private street and cul-de-sac. The plans depict a landscape area located in the center of the cul-de-sac bulb and inverted crown streets. The plans also depict that the finished grade of the site will be increased up to 72 inches along a portion of the development.

Landscaping

A 2,350 square foot open space area (common element #1) is located on the southern portion of the site in the center of the turnaround for the private street. A 6 foot wide landscape area (common element #2) is located along the western boundary of the northern portion of the site along the private street.

Elevations

The plans depict two, 2 story models up to 28 feet, 10 inches high. Each model will have pitched roofs with concrete roof tile and stucco siding with multiple options including fenestration on windows and doors and other enhanced features with traditional architecture found in the desert southwest.

Floor Plans

The models range in size from 2,481 square feet to 2,571 square feet with options that include multiple bedrooms, 3 car garages, and options for bonus rooms, game rooms, and other upgrades.

Applicant's Justification

The applicant indicates the northern portion of the site will be raised to allow for better drainage. The layout of the lots and alternative street design are also required because of the drainage issues. The applicant indicates the proposed design is functional even though it does not meet the standards.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1449-02	Vacated a portion of right-of-way for Saddle Avenue – expired	Approved by PC	November 2002

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0422-02	16 lot residential subdivision – expired	Approved by PC	November 2002
ZC-0658-00	County sponsored zone change to establish the RNP-III Overlay	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South & East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III) & R-E	Single family residential

Related Applications

Application Number	Request
TM-19-500020	A tentative map consisting of 16 residential lots and common elements for a single family residential development is a companion item on this agenda.
VS-19-0069	A vacation of patent easements and right-of-way 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

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.

Design Review #1

Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures; complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design for the development. The subdivision design is functional and a similar request was approved on this site in 2002; however, the design of the subdivision is contingent upon approval of the waivers of development standards and the other design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objections to the request to modify the street standards for the private street within this subdivision since a private association will be created to maintain the streets.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Viking Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 162-13-802-016; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and*

Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

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 #0025-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LYNN AFFLECK
CONTACT: LYNN AFFLECK, GIS ENGINEERING, 7231 W. CHARLESTON BLVD,
SUITE 120, LAS VEGAS, NV 89117

DRAFT

OFF-SITES AND DRAINAGE STUDY
(TITLE 30)

ELDORADO LN/AQUARENA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0041-WHITTLE, THOMAS D. & OLIVIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving); and **2)** drainage study on 2.7 acres in an R-E (Rural Estates Residential) Zone

Generally located on the west side of Aquarena Way and the north side of Eldorado Lane within Paradise. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:
177-12-502-003

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 2.7
- Number of Lots: 2
- Density (du/ac): 2
- Lot Size (square feet): 95,000 (Lot 1)/24,700 (Lot 2)
- Project Type: Off-site improvements and drainage study

Site Plans

The subject property is located west of Aquarena Way and north of Eldorado Lane. The site plan depicts an existing single family residence on the west half of the subject property. The applicant is completing the parcel map process with the Clark County Public Works – Mapping Team. The applicant is processing a 2 lot parcel map and is requesting to waive the full off-site improvement requirements and the drainage study. Lot 1 has an overall area of 95,000 square feet and the existing home will remain on-site. Lot 2 has an overall area of 24,700 square feet. Both parcels have access from the south property line (Eldorado Lane).

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, off-site improvements are not located on the north side of Eldorado Lane heading west towards Topaz Street. The applicant would like to maintain the rural street standards of their property. The applicant believes that conducting a drainage study is not necessary for the parcel map process to continue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0383-16	Reclassified 2.7 acres from R-D Zoning and R-1 Zoning to R-E zoning	Approved by BCC	July 2016
VS-0791-15	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - recorded	Approved by PC	January 2016
ZC-1660-02 (ADET-0343-15)	Administrative extension of time to reclassify 13 acres from R-E, R-D, and R-1 to R-E and R-2 zoning for a single family residential subdivision	Approved administratively	April 2015
ZC-1660-02 (ET-0124-11)	Third extension of time to reclassify 13 acres from R-E, R-D, and R-1 to R-E and R-2 zoning for a single family residential subdivision	Approved by BCC	February 2012
ZC-1660-02 (ET-0300-08)	Second extension of time to reclassify 13 acres from R-E, R-D, and R-1 to R-E and R-2 zoning for a single family residential subdivision	Approved by BCC	December 2008
ZC-1660-02 (WC-0176-06)	Waiver of conditions of a zone change requiring right-of-way dedication to include 30 feet for McLeod Drive plus a portion of a knuckle at the intersection of McLeod Drive and Eldorado Lane	Withdrawn	June 2006
VS-0778-06	Vacated and abandoned a portion of McLeod Drive between Eldorado Lane and Thurman Avenue	Withdrawn	June 2006
ZC-1660-02 (ET-0313-05)	First extension of time to reclassify 13 acres from R-E, R-D, and R-1 to R-E and R-2 zoning for a single family residential subdivision	Approved by BCC	February 2006
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Eldorado Lane and Thurman Avenue - expired	Approved by BCC	March 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1660-02 (WC-0036-03)	Waiver of conditions of a zone change requiring right-of-way dedication to include 30 feet for McLeod Drive plus a portion of a knuckle at the intersection of McLeod Drive and Eldorado Lane	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a single family residential subdivision	Approved by PC	February 2003
ZC-1660-02	Reclassified 13 acres from R-E, R-D, and R-1 to R-E and R-2 zoning for a single family residential subdivision	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residence & vacant property
South	City of Henderson	RS-6	Single family residence
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residence
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residence

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.

Public Works - Development Review

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Full off-site improvements exist south of the site and curb and gutter were installed with the private streets east of the site.

Waiver of Development Standards #2

A drainage study is an important component to review during the subdivision mapping process to ensure that no lots are created that become undevelopable due to drainage easements. A flood channel is directly south of the proposed Lot 2, which furthers the need to study drainage prior to creating lots.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study shall be required with future development.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on this property; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GABRIELLE RUSHING

CONTACT: GABRIELLE RUSHING, 41 SCORPION COURT, HENDERSON, NV 89074