



V. Informational Items

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

VI. Planning & Zoning

1. **DR-19-0168-COUNTY OF CLARK (PK & COMM SERV):**

**DESIGN REVIEW** to construct a decorative perimeter fence around an existing public facility (Lewis & Molasky Park) on 9.1 acres in a P-F (Public Facility) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Twain Avenue and the east side of Cambridge Street within Paradise. TS/dg/ja (For possible action) **PC 4/16/19**

2. **NZC-19-0167-N E C DECATUR & PATRICK, LLC:**

**ZONE CHANGE** to reclassify 3.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and P-F (Public Facility) (AE-65) Zone to M-1 (Light Manufacturing) (AE-65) Zone.

**USE PERMITS** for the following: 1) bathhouse; 2) health club; and 3) retail.

**DESIGN REVIEWS** for the following: 1) bathhouse/health club facility; and 2) alternative landscaping. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/jt/ja (For possible action) **PC 4/16/19**

3. **UC-19-0170-MCBEATH HOLDINGS, LLC & SUNTECH AIR CENTER LTD:**

**USE PERMITS** for the following: 1) place of worship; and 2) day care.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/md/ja (For possible action) **PC 4/16/19**

4. **UC-19-0173-SUERTE SIETE, LLC:**

**USE PERMIT** for a proposed mini-warehouse facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a trash enclosure.

**DESIGN REVIEW** for a proposed mini-warehouse facility on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 315 feet south of Wigwam Avenue within Paradise. MN/md/ja (For possible action) **PC 4/16/19**

5. **VS-19-0174-SUERTE SIETE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Maryland Parkway and the 215 Beltway; and a portion of a right-of-way being Maryland Parkway located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/md/ja (For possible action) **PC 4/16/19**

6. **UC-19-0182-ADC HOLDINGS, LLC:**

**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/jt/ja (For possible action) **PC 4/16/19**

7. **UC-19-0184-RENO-ARVILLE ASSOCIATES LP & PENTACON LP:**  
**USE PERMIT** for a recreational facility (escape room) in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Reno Avenue within Paradise. MN/jt/ja (For possible action) **PC 4/16/19**
8. **VS-19-0160-BELL DRIVE PROPERTIES, LLC & BELL DRIVE PROPERTIES II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Bell Drive and Reno Avenue, and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/tk/ja (For possible action) **PC 4/16/19**
9. **TM-18-500237-HAZE HOLDING, LLC:**  
**TENTATIVE MAP** consisting of 8 single family residential lots on 2.1 acres an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the southeast corner of Viking Road and Euclid Street within Paradise. CG/pb/ja (For possible action) **BCC 4/17/19**
10. **ZC-18-1014-HAZE HOLDING, LLC:**  
**ZONE CHANGE** to reclassify 2.1 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for a residential lot; and 2) reduce the street intersection off-set.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the southeast corner of Viking Road and Euclid Street within Paradise (description on file). CG/pb/ja (For possible action) **BCC 4/17/19**
11. **UC-19-0175-CAESARS LINQ, LLC:**  
**USE PERMITS** for the following: 1) a proposed recreational facility (virtual reality domes); 2) allow temporary events longer than 10 days per event; and 3) all deviations per plans on file.  
**DEVIATIONS** for the following: 1) increase the heights of building and structures; 2) allow alternative external building materials (membrane structures); 3) allow a use not within a permanent enclosed building; 4) encroachment into airspace; and 5) all deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: 1) proposed recreational facility (virtual reality domes) in conjunction with an existing resort hotel (LINQ); 2) modify an existing comprehensive sign plan; 3) increase wall sign area; and 4) increase animated sign area in conjunction with resort hotels (LINQ & Harrah's Resort Hotel) and LINQ Promenade shopping center on a portion of 14.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 150 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action) **BCC 4/17/19**
12. **WS-19-0149-CAESARS LINQ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign package; 2) increased wall sign area; 3) increased animated sign area; 4) increased number of animated signs; and 5) establish a revolving sign for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 31.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/gc/ja (For possible action) **BCC 4/17/19**

13. **WS-19-0048-TABET, PETER R.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-commercial driveways.  
**DESIGN REVIEWS** for the following: 1) convert an existing single family residence to an office building; and  
2) alternative parking lot landscaping on 0.2 acres in a CRT (Commercial Residential Transition) Zone.  
Generally located on the west side of Eastern Avenue, 200 feet north of Viking Road within Paradise.  
TS/pb/xx (For possible action) **BCC 4/17/19**

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: April 9, 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/>

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

PERIMETER FENCING/PUBLIC PARK  
(TITLE 30)

TWAIN AVE/CAMBRIDGE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0168-COUNTY OF CLARK (PK & COMM SERV):**

**DESIGN REVIEW** to construct a decorative perimeter fence around an existing public facility (Lewis & Molasky Park) on 9.1 acres in a P-F (Public Facility) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts.

Generally located on the south side of Twain Avenue and the east side of Cambridge Street within Paradise. TS/dg/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-15-704-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1065 E. Twain Avenue
- Site Acreage: 9.1
- Project Type: Decorative steel perimeter fence for a public park
- Height of fence (feet): 8

**Site Plans**

The plans depict a decorative metal fence on the perimeter of the Lewis and Molasky Park. The alignment of the fencing will be along the perimeter of the entire parcel and generally set back 10 feet from the property line. The fence design will incorporate multiple access points consisting of pedestrian and rolling gates that provide for convenient access to visitors and park maintenance staff.

**Landscaping**

All existing landscaping will remain and no new landscaping is proposed.

**Elevations**

The decorative perimeter fence is shown at 8 feet in height and consists of vertical wrought iron fencing.

Applicant's Justification

The Lewis and Molasky Park serves the neighborhood residents as a site for recreation and exercise. The applicant indicates that the fence is being installed since security has become a problem. The perimeter of the park currently has an existing 4 foot high rail fence that is proposed to be replaced with an eight foot high steel decorative fence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0593-16	Baseball field	Approved by PC	October 2016
ZC-0765-02	Reclassified the subject site to P-F zoning for a public park	Approved by BCC	July 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Petersen Elementary School
South	Residential High Rise Center (greater than 32 du/ac)	R-5	Multi-family residential development
East	Commercial General	C-2	Shopping center
West	Commercial Tourist	H-1 & R-5	Multi-family residential development

The immediate area is within the MUD-2 and Midtown Maryland Parkway Overlay Districts.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The improvements are compatible with the existing operation of this park and not anticipated to negatively impact the surrounding neighborhood and community. Perimeter fencing is common throughout all Clark County park facilities, and integral to most urban parks. Additionally, staff finds the fence will allow for controlled access in and out of the park, thus providing for a more secure environment.

**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:** RANDY BARNES, RBA ARCHITECTURE

**CONTACT:** RANDY BARNES, RBA ARCHITECTURE, 8275 S. EASTERN AVE., #200,  
LAS VEGAS, NV 89123

DRAFT

BATHHOUSE  
(TITLE 30)

DECATUR BLVD/PATRICK LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-19-0167-N E C DECATUR & PATRICK, LLC:**

**ZONE CHANGE** to reclassify 3.8 acres from R-E (Rural Estates Residential) (AE-65) Zone and P-F (Public Facility) (AE-65) Zone to M-1 (Light Manufacturing) (AE-65) Zone.

**USE PERMITS** for the following: 1) bathhouse; 2) health club; and 3) retail.

**DESIGN REVIEWS** for the following: 1) bathhouse/health club facility; and 2) alternative landscaping.

Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
162-31-201-014, 015, & 019

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Bathhouse/health club
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 34,565
- Parking Required/Provided: 171/185

**Neighborhood Meeting Summary**

The mandatory neighborhood meeting was held on January 23, 2019 at the Clark County Building Department located at 4701 West Russell Road. In attendance were the development consultant, entitlement consultant, architect, and liaison to Commissioner Naft. No neighbors or members of the general public attended the meeting.

### Site Plan

The site plan depicts a proposed bathhouse/health club facility located on the eastern portion of the site. Setbacks for the building include 207 feet from the front property line along Decatur Boulevard, 92 feet from the east property line, 75 feet from the north property line, and 98 feet from the south property line. Access to the site is provided by a driveway on Decatur Boulevard, and parking spaces are mostly located in front of the building; however, parking spaces are also located adjacent to the side property lines and the rear property line. A trash enclosure is located on the southeast portion of the site, and a loading zone is located adjacent to the south side of the building. A pedestrian path connects Decatur Boulevard to the front of the building entrance, which faces west, and 16 bicycle spaces are provided near the northwest corner of the building.

### Landscaping

Abundant landscaping is provided on the site, including a detached sidewalk along Decatur Boulevard that consists of a 5 foot wide landscape strip, 5 foot wide sidewalk, and a 12 foot wide landscape strip behind the sidewalk. Landscaping also includes approximately 20 foot wide landscape strips on both sides of the front drive aisle leading to the front of the building. Eight foot wide planter strips with block walls are located on the north, south, and east sides of the site, and landscaping fingers are provided throughout the parking lot. A design review for alternative landscaping is necessary because one area of the site, located on the northeast side of the building exceeds the minimum number of parking spaces in a row without a landscape finger. All other aspects of the landscaping comply with Title 30 standards.

### Elevations

Approximately half of the 2 story building consists of 40 foot high walls with a parapet wall along the roofline. This portion of the building includes horizontal rows of windows, but otherwise includes no architectural features to reduce the visual mass on the east elevation. Other portions of the building are less than 30 feet in height and include architectural features to reduce the visual mass such as overhangs, columns, and various surface planes. Exterior finish materials evoke a Middle Eastern design influence, and include marble veneer cladding, gold colored metal roof domes, and an intricate decorative pattern around the main entrance, which faces west towards Decatur Boulevard.

### Floor Plans

The first floor of the 34,565 square foot facility is 23,750 square feet and includes a reception lobby with customer check-in, separate male and female locker rooms/changing rooms, 5 massage rooms, 5 Hamam/Turkish bath areas/rooms, an open health/fitness studio, and a marble showroom. Massage rooms occupy less than 25% of the public floor area per Title 30 standards for massage as an accessory use to a health club. The second floor is 10,815 square feet and includes an elevator/stair lobby, separate male and female locker rooms/changing rooms, additional health/fitness studio space, a yoga room, and administrative office space.

### Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed Turkish style spa and fitness facility, with both a café, retail, and wholesale components, is appropriate at this location with a nonconforming zone boundary amendment to M-1 zoning to accommodate the use. The applicant reached out to neighboring businesses along Decatur Boulevard who welcomed the proposed development and accompanying road improvements. Additionally, no residential uses are located or planned in the immediate area. Abundant landscaping at the facility will support the serene nature of a spa, wellness, and health facility. The project will contribute to economic development in the area and will not create any negative impacts.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0126	Vacation and abandonment of patent easements	<i>Pending Approval/denial by PC</i>	<i>April 2, 2019</i>

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design/Research Park	C-2 & P-F	Undeveloped
South	Business Design/Research Park & Public Facilities	P-F	Drainage channel & detention basin
East	Public Facilities	P-F	Drainage channel & detention basin
West	Business Design/Research Park	M-1	Industrial development (wholesale of building materials)

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The site and surrounding area to the north and west are designated for Business and Design/Research Park uses; however, the area consists of a mixture of M-D and M-1 zoned office/warehouse and industrial uses. Although the area to the east of the site is planned for

Public Facility uses and consists of detention basin and drainage channel, the area beyond the detention basin to the east is planned for Industrial uses and consists of M-1 zoned industrial properties. Therefore, the area has evolved with a diverse range of M-D and M-1 zoned properties, and the character of the area is industrial. Therefore, the proposed nonconforming zone change to M-1 is appropriate.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The site is designated Business and Design/Research Park in the Winchester/Paradise Land Use Plan, which is intended for wholesale, distribution, office, professional services associated with warehousing, and other similar activities that promote industry and support a diversified economic base. The proposed health club, retail, wholesale, and showroom would all be allowed, either permitted or with a special use permit, in the M-D zone, which is conforming to the Business and Design/Research Park land use for the site. However, a bathhouse is only allowed in an M-1 zoning district to ensure that the facility does not result in any negative impacts to residential or less intense uses. The site is surrounded by an undeveloped C-2 zoned property to the north, an existing detention basin and drainage channel to the east and south, and an existing industrial development to the west. In addition, other M-D, M-1, and C-2 uses are located in the immediate vicinity. Therefore, a nonconforming zone boundary amendment to M-1 zoning is consistent with other uses in the area and will not impact any residential or less intense uses.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the RISE reports provided by the applicant and comments received from agencies reviewing the application, there is no indication that the proposed development will result in any adverse effects on public facilities or services.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The proposed project complies with applicable adopted plans, goals, and policies. For example, Urban Specific Policy 101 in the Comprehensive Master Plan encourages industrial developments that are complementary with abutting uses through site planning and building design by incorporating appropriate buffers, setbacks, landscaping, building height, materials, and on-site circulation. The proposed bathhouse/health club will not negatively impact the adjacent detention basin and drainage channel, and the use is compatible with other industrial uses in the area. Furthermore, the design of the site meets or exceeds all Title 30 standards including setbacks, landscaping, building design, and on-site circulation.

**Summary**  
Zone Change

Development in the immediate area around the site consists of industrial, office/warehouse, and commercial uses. As a result, the proposed M-1 zoning is compatible with the character of existing intense uses in the area, and no residential development or less intense uses are located in the vicinity of the site. The proposed development will not create any adverse effects on public facilities or services, and the project complies with policies in the applicable adopted plans. As a result, staff can support the zone change since the proposed non-residential intensity associated with an M-1 zone is appropriate for the site.

Use Permits

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

A bath house, health club, and retail use in an M-1 zone for the site are similar in scale and intensity to uses that would be allowed or permitted with a special use permit in the Business and Design/Research Park land use designation. In other words, the uses will have similar trip generation, type of traffic, parking and circulation, utility demands, environmental impact, physical space needs, and clientele as anticipated for the site by the land use plan. In addition, the site has access from an arterial street (Decatur Boulevard), and staff does not anticipate any negative impacts to the surrounding area, which consists of office/warehouse, industrial, and commercial uses as well as a public facility use (detention basin).

Design Reviews

The proposed bathhouse/health club is consistent with Title 30 standards as well as Policies in the Comprehensive Master Plan. For example, Urban Specific Policy 2 encourages infill development that is consistent with adjacent development. The proposed bathhouse/health club, which includes fitness equipment, a showroom, and retail components, is consistent in scale with the industrial development in the area, and the site is appropriately buffered with additional landscaping, which is consistent with Urban Specific Policy 8.

In addition, Urban Specific Policy 18 encourages pedestrian scale site furnishings along public walkways and open spaces to create visual continuity. The proposed development incorporates additional landscaping behind the detached sidewalk along Decatur Boulevard (12 feet wide where 5 feet wide is the minimum) in addition to 20 foot wide landscape areas on either side of the front drive aisle leading to the front entrance to the building. As a result, staff can also support the design review for alternative landscaping.

Lastly, Urban Specific Policy 19 encourages varying building heights within a development with lower height buildings adjacent to streets to reduce the perceived mass of buildings. The front portion of the proposed development includes architectural features that enhance the aesthetics of the area. In addition, the front portion of the building buffers the more massive rear portion of the building, which complies with Policy 19 since the front of the building faces Decatur

Boulevard and the rear of the building faces the detention basin. Therefore, staff can support the design review for the bathhouse/health club facility.

### **Department of Aviation**

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

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2019 at 9:00 a.m., unless otherwise announced.

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**

- A resolution of intent to complete in 3 years;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- No comment.

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

**APPLICANT: ART GOLDSTROM**

**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**

04/16/19 PC AGENDA SHEET

PLACE OF WORSHIP/DAY CARE  
(TITLE 30)

SANDHILL RD/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0170-MCBEATH HOLDINGS, LLC & SUNTECH AIR CENTER LTD:**

**USE PERMITS** for the following: 1) place of worship; and 2) day care.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/md/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-710-001; 161-31-710-002; 161-31-710-023; 161-31-710-024

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the required parking spaces to 101 spaces where 113 parking spaces are required per Table 30.60-1 (a 10.7% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6126 S. Sandhill Road
- Site Acreage: 2.1 (portion)
- Project Type: Place of worship and day care
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 7,000 (place of worship)/8,738 (day care)/13,492 (office/warehouse)
- Parking Required/Provided: 113/101

**Site Plans**

The plans depict an existing office/warehouse building consisting of 29,230 square feet. Approximately 7,000 square feet of the building will be utilized as a place of worship and an additional 8,738 square feet will be used as a day care facility. The remaining 13,492 square feet of the building is occupied by office/warehouse and commercial uses. A proposed 1,000 square

foot playground area that will be enclosed by a chain-linked fence is located on the east side of the building, and will not be visible from the public right-of-way. Access to the project site is granted via existing commercial driveways along Patrick Lane, a collector street, and Sandhill Road. The site requires 113 parking spaces where 101 parking spaces are provided. According to the applicant, the place of worship will not include a food pantry.

#### Landscaping

All street and interior parking lot landscaping exists and no additional landscaping is provided or required with this application.

#### Elevations

The existing building ranges in height from 22 feet to 25 feet to the top of the existing embellishments that provide for roofline variation. The exterior of the building consists of concrete tilt-up panels and an aluminum storefront window system. The building is painted with neutral colors.

#### Floor Plans

The plans depict a day care with a floor area consisting of 8,738 square feet with 7 classrooms, a miscellaneous room, and restroom facilities. The place of worship consists of 7,000 square feet and includes the main auditorium, stage area, 2 classrooms, foyer/lobby, office, storage room, sound room, and a light room.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant states the hours of operation for the proposed place of worship do not conflict with the neighboring businesses within the existing building. Religious studies are conducted on Thursday and Friday evenings from 7:00 p.m. to 9:00 p.m. while religious services are held on Sunday mornings from 10:00 a.m. to 12:00 p.m. All of the surrounding businesses do not operate during the hours of the place of worship. The existing tenant suites have already been built-out as a place of worship with multiple classrooms, making it ideal for sanctuary and day care uses. The day care facility will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. Parents will park in front of the building and walk their children inside to the day care. Pick-up and drop-off times vary so there will not be a crowd. A maximum enrollment of 60 pre-kindergarten students are anticipated at the day care. The applicant believes the place of worship will be an asset to the surrounding area and often partners with the Las Vegas Metropolitan Police Department for community related activities. The applicant has secured a parking agreement with the office building to the south to provide an extra 25 parking spaces in the event additional spaces are needed for religious services on Sunday. The congregation size of the place of worship is 200 people; however, attendance varies on any given week and the entire congregation is rarely present during each service. Additionally, the parishioners that do attend typically carpool or come as a family with an average of 3 to 4 members per vehicle.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0152-17	Request for a hospital – withdrawn	Withdrawn	March 2017
UC-1158-05	Request for a major charter school – no longer at this location – expired	Approved by BCC	October 2005
UC-0468-97	Request for place of worship with waiver for reduced parking – no longer at this location – expired	Approved by PC	April 1997
DR-0602-96	Request for the existing 29,400 square foot office/warehouse building	Approved by PC	July 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office buildings & undeveloped
East & West	Business and Design/Research Park	M-D	Office/warehouse developments
South	Business and Design/Research Park	M-D	Office building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

The proposed place of worship and day care are located along a collector street, Patrick Lane. Commercial Policy 66 of the Comprehensive Master Plan encourages commercial development to provide access points on arterial and collector streets and not on local neighborhood streets. The proposed use is appropriate and compatible with the surrounding commercial and office/warehouse uses within the surrounding area, and complies with Commercial Policy 67 which encourages compatibility with abutting commercial uses. The proposed uses should not have an adverse or negative impact on the adjacent land uses and properties; therefore, staff can support these requests.

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 can support the request to reduce the number of parking spaces required for the entirety of the site. The hours of operation for the place of worship do not conflict with the operating hours for the existing businesses within the building. Staff concurs with the applicant's justification that not all parishioners will attend the same Sunday service, and that the off-setting hours of operation for the existing businesses will provide mitigation for the reduced on-site parking. Staff finds the parking reduction should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval of this request.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### **Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VICTORY OUTREACH EAST LAS VEGAS

**CONTACT:** DANIELLE FITZGERALD, 6126 S. SANDHILL RD., STE. 110 & 115, LAS VEGAS, NV 89120

04/16/19 PC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

WIGWAM AVE/MARYLAND PKWY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0173-SUERTE SIETE, LLC:**

**USE PERMIT** for a proposed mini-warehouse facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a trash enclosure.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 0.9 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Maryland Parkway, 315 feet south of Wigwam Avenue within Paradise. MN/md/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
177-14-301-007

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce setbacks for a trash enclosure to 10 feet where 50 feet is required from a residential development per Section 30.56.120 (an 80% reduction)

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 46,050
- Parking Required/Provided: 5/5

**Site Plans**

The plans show a proposed mini-warehouse facility on the subject site consisting of 0.9 acres. The overall mini-warehouse facility consists of 3 stories and measures 46,050 square feet in area. The building is a minimum of 15 feet from Maryland Parkway and 52 feet from the commercial development to the north. In addition, the facility is set back a minimum of 34 feet from the

multiple family residential development to the east and south. Ingress and egress to the site is granted via a proposed 36 foot wide commercial driveway along Maryland Parkway. An access gate is located interior to the site, at the northeast corner of the building. An emergency access gate is located at the southwest corner of the site, adjacent to Maryland Parkway. Five parking spaces are provided where 5 spaces are required. The required trash enclosure is located at the northeast corner of the site. The drive aisle serving the facility has a minimum width of 27 feet.

#### Landscaping

A 15 foot wide landscape area featuring a 5 foot wide detached sidewalk is proposed along Maryland Parkway. Twenty-four inch box trees are planted 20 feet on center within the landscape area, including shrubs and groundcover. A 6 foot wide landscape area is located along the east and south property lines, adjacent to the existing multiple family development. Large, 24 inch box evergreen trees are planted 20 feet on center adjacent to the residential development. An existing 6 foot high decorative CMU block wall is located along the east, north, and south property lines. Interior parking lot landscaping is equitably distributed throughout the site.

#### Elevations

The mini-warehouse consists of 3 stories with an overall height of 35 feet to the top of the parapet wall. The building features varying roof lines that break-up the mass of the building and includes an EIFS exterior. A decorative, standing seam metal roof is included on a portion of the north, south, east, and west elevations. An aluminum storefront window system is located at the entry to the facility along the west and north elevations. The overhead roll-up doors for the facility are located interior to the project site, while decorative roll-up door panels are depicted on the west elevation that is oriented towards Maryland Parkway. The mini-warehouse will be painted with a gray finish and teal accents utilized on the mini-warehouse and the overhead roll-up doors.

#### Floor Plans

The plans depict a 3 story building with each floor measuring 15,350 square feet. The first floor contains a lobby and office area, with restroom facilities. Multiple storage units with varying sizes are located on each floor.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant states the proposed mini-warehouse is surrounded by commercial uses to the north and multiple family residential uses to the east and south. The trash enclosure is approximately 114 feet away from the nearest residential building. A 6 foot wide landscape area with evergreen trees and shrubs, including a 6 foot high decorative block wall along the east property line, buffers the trash enclosure from the nearest multiple family residential building. The location of the trash enclosure is necessary so as not to interfere with the required minimum throat depth for the commercial driveway along Maryland Parkway.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0498-08	Convenience store and to reduce separation to a residential use; waivers of development standards for architectural compatibility to a residential use; waiver of conditions requiring 30 feet of right-of-way dedication for Cougar Avenue, and a design review for a convenience store – expired	Approved by BCC	June 2008
ZC-0126-06	Reclassified from R-E to a C-1 zoning for a commercial building	Approved by BCC	March 2006
VS-0036-06	Vacation of government patent easements – expired	Approved by PC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Retail buildings & tavern
South & East	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple-family development
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

Application Number	Request
VS-19-0174	A vacation and abandonment of a 5 foot wide portion of right-of-way being Maryland Parkway for a detached sidewalk 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**  
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.

The proposed mini-warehouse use should not have an adverse or negative impact on the surrounding properties. The adjacent properties to the north are planned, zoned, and developed with existing commercial uses. The adjacent property to the west and south is planned, zoned,

and developed with an existing multiple family residential development. Commercial Policy 66 of the Comprehensive Master Plan states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed mini-warehouse is located along an arterial street, Maryland Parkway. Staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding commercial and multiple family residential uses; therefore, staff recommends approval.

#### 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 the requested reduction to the trash enclosure setback from the multiple family residential development to the east is significant. However, based on aerial photographs and the site plan for the proposed development, there is approximately 114.5 linear feet between the proposed trash enclosure and the nearest multiple family residential building to the east. The proposed 6 foot wide landscape area along the west property line, the existing block wall, and the separation distance between the trash enclosure and nearest residential building will significantly reduce any impact the trash enclosure will have on the multiple family residential use. Therefore, staff recommends approval of this request.

#### Design Review

The project site is located immediately adjacent to Maryland Parkway, an arterial street. Staff finds the proposed project complies with Commercial Policy 66 of the Comprehensive Master Plan, which states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed building complies with Urban Specific Policy 19, which states scale-relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the height of the mini-warehouse building, as the multiple family residential buildings immediately to the east and south range between 35 feet to 40 feet in height. The proposed building also complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. This also includes design variations to a building's mass, including different elevations, roof forms, and breaking-up the mass of the building. Staff finds the variations included within the roofline of the building, in addition to the decorative standing seam metal roof component, meets the intent of this policy.

Staff finds the teal accents utilized on the mini-warehouse and the overhead roll-up doors, in addition to the gray finish utilized on the proposed building are not in character with the color palette of the surrounding commercial and residential buildings. Therefore, staff recommends a

condition that the mini-warehouse facility be painted with neutral, earth-tone colors. Staff recommends an additional condition that the decorative roll-up door panels located on the west elevation, facing towards Maryland Parkway, be removed from the elevation as these elements do not enhance the architecture of the building. The design of the mini-warehouse facility meets several goals and policies of the Comprehensive Master Plan, and with the added conditions, staff can support the design review.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Remove overhead roll-up doors from the west elevation of the building facing Maryland Parkway;
- Mini-warehouse to be painted with neutral, earth-tone colors matching the surrounding commercial and residential uses;
- 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.
- Applicant is advised that the minimum driveway width for ingress and egress is 36 feet measured from the lip of the gutter to the lip of the gutter; and that installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0111-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SILVERROCK STORAGE

**CONTACT:** JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES  
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

**DRAFT**

04/16/19 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

MARYLAND PKWY/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0174-SUERTE SIETE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Maryland Parkway and the 215 Beltway; and a portion of a right-of-way being Maryland Parkway located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/md/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-14-301-007

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the north, east, and south property lines. The vacation of the patent easements are necessary to develop the site with a proposed mini-warehouse facility. A 5 foot wide portion of right-of-way being Maryland Parkway will also be vacated to accommodate a proposed detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0498-08	Convenience store and to reduce separation to a residential use; waivers of development standards for architectural compatibility to a residential use; waiver of conditions requiring 30 feet of right-of-way dedication for Cougar Avenue, and a design review for a convenience store – expired	Approved by BCC	June 2008
ZC-0126-06	Reclassified from R-E to C-1 zoning for a commercial building	Approved by BCC	March 2006
VS-0036-06	Vacation of government patent easements – expired	Approved by PC	February 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-1 & C-2	Retail buildings & tavern
South & East	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple-family development
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-19-0173	A special use permit with a design review for a mini-warehouse facility and a waiver of development standards to reduce trash enclosure separation from a residential use 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 right-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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SILVERROCK STORAGE

**CONTACT:** JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

04/16/19 PC AGENDA SHEET

VEHICLE RENTAL  
(TITLE 30)

TROPICANA AVE/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0182-ADC HOLDINGS, LLC:**

**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-20-801-003; 161-20-801-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4670 E. Tropicana Avenue
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 20,866
- Parking Required/Provided: 90/118

Site Plan

The site plan depicts an existing vehicle repair facility with the retail sale of automobile parts and accessories. The building is located near the center of the site, and the vehicle repair bays are located on the east side of the building. Parking spaces are located around the perimeter of the site, with additional parking on the west side of the building. Without vehicle rental, 136 parking spaces are provided where 90 spaces are required; however, the applicant proposes to use up to 18 spaces for vehicle rental. As a result, 118 spaces will be provided where 90 spaces are required. Access to the site is provided by 2 driveways on Tropicana Avenue, and a trash enclosure is located in the northeast portion of the property. No changes to the site are proposed.

Landscaping

No changes to the exiting landscaping are required or proposed. The existing landscaping consists of landscape planters along Tropicana Avenue street frontage and along the western property line.

Elevations

The existing 1 story building includes a mansard style decorative roof element with concrete barrel tiles on the front elevation, facing Tropicana Avenue. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include split face CMU block and a parapet wall along the roof line. Five service bays with overhead roll-up doors face east.

Floor Plans

The 20,866 square foot building includes 17,351 square feet of retail and 3,515 square feet for the vehicle repair/service bays. A workstation with desks and seats for vehicle rental is designated within a portion of the retail area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed vehicle rental business is designed to provide rental vehicles to Transportation Network Company (TNC) drivers (Uber) and not to the general public. TNC drivers will be able to rent vehicles for a 7 to 28 day contract. This service will employ 3 to 4 people, and hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. The applicant does not anticipate any negative impacts since the site has an excess of parking spaces above Code standards, and only 18 parking spaces will be used for the vehicle rental business.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0442-09	Automobile repair and truck and trailer rental in conjunction with an existing retail automobile part and accessory sales business	Approved by PC	August 2009
ZC-226-84	Reclassified the site to construct an automobile service and repair facility with retail sales of automobile parts and accessories	Approved by BCC	November 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family complex

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Public Facilities, Commercial General, & Residential High (8 du/ac to 18 du/ac)	C-2 & R-4	USA Post Office facility, mini-warehouse, & multi-family complex
East	Residential High (8 du/ac to 18 du/ac)	R-3 & R-4	Multi-family complex
West	Commercial General	C-2	Office building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-19-0177	A use permit for vehicle rental is a similar request on this agenda at another location by the same applicant.

**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.

The proposed vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles, and the site will still have an excess of 28 spaces after 18 spaces are allocated for rental vehicles. Therefore, staff finds that the request is consistent with Land Use Goal 9, which encourages commercial development integrated in appropriate locations, and can support the request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DENNIS WILLIAMS

**CONTACT:** DENNIS WILLIAMS, NANSHE PARTNERS, 3102 E. MARIPOSA STREET,  
PHOENIX, AZ 85016

DRAFT

RECREATIONAL FACILITY  
(TITLE 30)

ARVILLE ST/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0184-RENO-ARVILLE ASSOCIATES LP & PENTACON LP:**

**USE PERMIT** for a recreational facility (escape room) in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Arville Street and Reno Avenue within Paradise.  
MN/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-30-103-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5067 Arville Street
- Site Acreage: 1.1
- Project Type: Recreational facility (escape room)
- Number of Stories: 1
- Square Feet: 2,970 (recreational facility)/18,270 (entire building)
- Parking Required/Provided: 35/38

**Site Plan**

The site plan depicts an existing rectangular 18,270 square foot office/warehouse building, which is oriented north/south. Entrances to the suites face east, and loading docks are located on the west side of the building. Parking spaces are located in front of the entrances and along Arville Street. In addition, cross access is provided to adjacent office/warehouse buildings to the west. The proposed recreational facility (escape room) is located in the northernmost suite.

**Landscaping**

No changes to the existing perimeter landscaping is required or proposed.

Elevations

The 1 story building includes parapet walls around the roofline and faux mansard style roof accents on the front of the building above the suites. In addition, a small overhang provides an arcade along the front of the building. The predominant exterior material is painted stucco, which consists of a beige base color and dark blue accents.

Floor Plans

The 2,970 square foot suite consists of a reception area, waiting area, conference room, and a centrally located hallway that provides access to offices/escape rooms and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the facility will provide a live game experience for customers aged 14 and up. The location has easy access from the Strip, and it is centrally located for locals as well. In addition, the facility will be the only business in the office/warehouse complex open after 5:00 p.m. so parking will not be an issue. Overall, the facility will bring more business to the area and will encourage economic growth.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	P-F	Training, storage, & office facility for the Clark County Fire Department
South, East, & West	Industrial	M-1	Office/warehouse buildings

**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.

The proposed recreational facility (escape room) will provide a recreational amenity adjacent to a mix of other uses, consistent with Land Use Goal 2 in the Comprehensive Master Plan, which encourages opportunities for a mix of uses such as commercial, office, recreational, and entertainment. Adequate parking exists at the facility to accommodate the existing office/warehouse uses and the proposed escape room. In addition, staff does not anticipate any negative impacts from the use, such as noise, traffic, or visual impacts. Therefore, staff can support the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JUSTICE CAREY**

**CONTACT: JUSTICE CAREY, 10 CORTE VITA, HENDERSON, NV 89011**

EASEMENTS  
(TITLE 30)

BELL DR/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0160-BELL DRIVE PROPERTIES, LLC & BELL DRIVE PROPERTIES II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Bell Drive and Reno Avenue, and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**

162-30-104-002 & 003

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the 33 foot wide patent easements that are located on the west, east and south sides of the subject parcel, and a 3 foot wide patent easement that is located on the north end of the parcel. The applicant states that these patent easements are no longer necessary as the rights-of-way have been granted and will not have a negative impact on the neighborhood or surrounding areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0823-17	Retail marijuana production facility in conjunction with an existing medical marijuana cultivation facility on the same site	Approved administratively	July 2017
ADR-0822-17	Retail marijuana cultivation facility in conjunction with an existing medical marijuana cultivation facility on the same site	Approved administratively	July 2017
UC-0269-14 (ET-0089-15)	First extension of time for a medical marijuana establishment (cultivation)	Approved by BCC	December 2015
UC-0266-14 (ET-0088-15)	First extension of time for a medical marijuana establishment (production)	Approved by BCC	December 2015
UC-0269-14	Medical marijuana establishment (cultivation)	Approved by BCC	June 2014

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0266-14	Medical marijuana establishment (production)	Approved by BCC	June 2014
ZC-014-85	Reclassified the subject property to M-1 zoning	Approved by BCC	February 1985

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South, East, & West	Commercial Tourist	M-1	Office/warehouse & outside storage

**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 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

**APPLICANT:** BELL DRIVE PROPERTIES, LLC  
**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV  
89102

DRAFT

VIKING RESIDENTIAL 1.81 ACRES  
(TITLE 30)

VIKING RD/EUCLID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500237-HAZE HOLDING, LLC:**

**TENTATIVE MAP** consisting of 8 single family residential lots on 2.1 acres an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the southeast corner of Viking Road and Euclid Street within Paradise.  
CG/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-13-402-001

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2515 E. Viking Road
- Site Acreage: 2.1
- Number of Lots: 8
- Density (du/ac): 3.86
- Minimum/Maximum Lot Size (square feet): 5,204/30,225 (gross and net are the same)
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 8 lots on 2.1 acres for a density of 3.86 dwelling units per acre. There is an existing single family dwelling on the largest lot, Lot 1, located on the southwestern portion of the site. A typical undeveloped lot would be oriented so the front yard faces the cul-de-sac to the east; however, the dwelling will remain and the front yard is oriented toward the north, the rear yard toward the south, and the side yards toward the east (toward the private cul-de-sac) and west (toward Euclid Street) where there is an existing driveway providing access for Lot 1. Lots 2 and 3 located on the northwestern portion of the site will have access to Viking Road. The other proposed lots within the subdivision will access Viking Road via a 43 foot wide private street with a 3 foot wide sidewalk located on the western side. The private street access on Viking Road will be located 111 feet west of the intersection of Pacific Street and Viking Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0517-04	Waived design standards to allow 2 metal storage containers – expired	Approved by PC	May 2004
ZC-0568-00	County sponsored zone change to establish the RNP-III Overlay District	Approved by BCC	July 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**Related Applications**

Application Number	Request
ZC-18-1014	A zone change to reclassify the site from R-1 (RNP-III) to R-1 zoning with waivers of development standards to establish alternative yards, reduced setback, alternative landscaping, and reduced street intersection off-set for a proposed 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**

**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 is contingent upon approval of ZC-18-1014.

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**

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 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;
- Full off-site improvements.
- Applicant is advised that street sections and back of curb radii must comply with the Uniform Standard Drawings.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The cul-de-sac shown shall have an approved street name with the suffix of Court.

### **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.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0727-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LANDON CHRISTOPHERSON**

**CONTACT: LANDON CHRISTOPHERSON, 2885 QUAIL AVE, LAS VEGAS, NV 89120**

**DRAFT**

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

VIKING RD/EUCLID ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-18-1014-HAZE HOLDING, LLC:**

**ZONE CHANGE** to reclassify 2.1 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for a residential lot; and **2)** reduce the street intersection off-set.

**DESIGN REVIEW** for a proposed single family residential development.

Generally located on the southeast corner of Viking Road and Euclid Street within Paradise (description on file). CG/pb/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
162-13-402-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Establish alternative yards for a proposed single family residence where yards are established per Chapter 30.56.
2. Reduce a street intersection off-set to 111 feet where a minimum of 125 feet is required per Chapter 30.52 (an 11.2% reduction).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2515 E. Viking Road
- Site Acreage: 2.1
- Number of Lots: 8
- Density (du/ac): 3.86
- Minimum/Maximum Lot Size (square feet): 5,204/30,225 (gross and net are the same)
- Project Type: Single family residential

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots on 2.1 acres for a density of 3.86 dwelling units per acre. There is an existing single family dwelling on

the largest lot, Lot 1, located on the southwestern portion of the site. A typical undeveloped lot would be oriented so the front yard faces the cul-de-sac to the east; however, the dwelling will remain and the front yard is oriented toward the north, the rear yard toward the south, and the side yards toward the east (toward the private cul-de-sac) and west (toward Euclid Street) where there is an existing driveway providing access for Lot 1. Lots 2 and 3 located on the northwestern portion of the site will have access to Viking Road. The other proposed lots within the subdivision will access Viking Road via a 43 foot wide private street with a 3 foot wide sidewalk located on the western side. The private street access on Viking Road will be located 111 feet west of the intersection of Pacific Street and Viking Road. Custom homes will be constructed on the 7 remaining lots so no floor plans or elevations have been submitted.

**Landscaping**

No landscaping is proposed along the western (rear) property line of Lot 1 adjacent to Euclid Street where approximately 9 trees are required per Figure 30.64-5 and Figure 30.64-6. There is an existing single family dwelling on Lot 1 with existing driveway access to Euclid Street.

**Applicant's Justification**

The applicant indicates that this is a conforming zone change and the proposed development is compatible with the existing development in the area. The majority of the existing homes will meet the required setbacks reducing any negative impacts associated with the alternative landscaping, yards, and reduced setback.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0517-04	Waived design standards to allow 2 metal storage containers – expired	Approved by PC	May 2004
ZC-0658-00	County sponsored zone change to establish the RNP-III Overlay District	Approved by BCC	July 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**Related Applications**

Application Number	Request
TM-18-500237	A tentative map consisting of 8 residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Zone Change

This request conforms to the Winchester/Paradise Land Use Plan which designates this parcel and the surrounding area as Residential Suburban (up to 8 du/ac). The purpose of this request is to allow lots smaller than 7,000 square feet as required in the RNP-III Overlay District. Although 5 of the proposed lots are smaller than 7,000 square feet, the proposed density of the project is 3.86 dwelling units per acre which does not exceed the density requirement of 4 dwelling units per acre established for the RNP-III Overlay District and conforms to Urban Specific Policy 4 of the Comprehensive Master Plan which encourages the preservation of existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. Therefore, staff can 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.

#### Waiver of Development Standards #1

Staff can support the waiver of development standards as requested since the alternative proposed by the applicant mitigates any potential impact of the relaxed standard. The existing home on the site is addressed from, faces, and has access to Viking Road to the north. The applicant has provided for the reorientation of the existing home with alternative yards that are consistent with yards on adjacent developed parcels. Similar requests have been approved with no known adverse impacts to the adjacent properties.

#### Design Review

The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area and staff finds the project conforms to Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the request to reduce the intersection off-set between the proposed private street and Pacific Street as the site has limited areas for an internal street since the existing dwelling will be preserved, which takes up a majority of the Euclid Street frontage, leaving access from Viking Road the only viable option.

### **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, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that street sections and back of curb radii must comply with the Uniform Standard Drawings.

#### **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 a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0727-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LANDON CHRISTOPHERSON  
**CONTACT:** LANDON CHRISTOPHERSON, LANDON CHRISTOPHERSON, 2885 QUAIL  
AVE, LAS VEGAS, NV 89120

DRAFT

RECREATIONAL FACILITY/SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0175-CAESARS LINQ, LLC:**

**USE PERMITS** for the following: **1)** a proposed recreational facility (virtual reality domes); **2)** allow temporary events longer than 10 days per event; and **3)** all deviations per plans on file.

**DEVIATIONS** for the following: **1)** increase the heights of building and structures; **2)** allow alternative external building materials (membrane structures); **3)** allow a use not within a permanent enclosed building; **4)** encroachment into airspace; and **5)** all deviations as shown per plans on file.

**DESIGN REVIEWS** for the following: **1)** proposed recreational facility (virtual reality domes) in conjunction with an existing resort hotel (LINQ); **2)** modify an existing comprehensive sign plan; **3)** increase wall sign area; and **4)** increase animated sign area in conjunction with resort hotels (LINQ & Harrah's Resort Hotel) and LINQ Promenade shopping center on a portion of 14.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 150 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-16-312-002; 162-16-411-005; 162-16-412-002

**DEVIATIONS:**

Permit all other deviations as shown per plans on file.

**DESIGN REVIEWS:**

1. Proposed recreational facility (virtual reality domes).
2. Modifications to an approved comprehensive sign plan for additional wall signs per Section 30.72.
3. Increase overall wall sign area to 256,186 square feet where 253,642 square feet was previously approved and a maximum of 23,780 square feet is permitted per Table 30.72-1.
4. Increase overall animated sign area to 44,831 square feet where 42,787 square feet was previously approved and a maximum of 600 square feet is permitted per Table 30.72-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 14
- Project Type: Recreational facility (virtual reality domes) with amended sign plan

#### Request, Site Plan & Project Scope

There are 2 parts to this request. The first request is to amend an approved comprehensive sign plan for the LINQ Promenade shopping center and the LINQ Hotel, which includes amending wall signage located on west and north sides of the LINQ Promenade. The proposed signage includes animated wall signs that have video projection.

The second request is to establish a venue that will provide a 360 degree entertainment virtual reality experience within a 7,854 square foot surface area theater dome. The theater dome is approximately 33 feet tall and 50 feet in diameter with approximately 1,963 square feet of floor area accommodating 62 standard movie theater seats with bass shakers and 4 designated ADA spaces. Additionally, a second dome named ticket dome, which is approximately 17 feet in height and 26 feet in diameter, with approximately 531 square feet of floor area, will serve as a ticketing, merchandise, point of sale, and concession area.

The domes will be constructed with steel struts that are bolted together in a geodesic pattern and will be covered with fire rated and UV resistant PVS vinyl material. The domes will be anchored to large concrete ballast blocks and will be located on the Vortex Deck of the LINQ Hotel which is the 3<sup>rd</sup> floor deck. All queuing will take place adjacent to the ticket dome where visitors will enter and exit from the elevator shared with the FlyLINQ zipline attraction.

The virtual reality experience will feature a combination of productions that are cinematic and will have an average run time of 8 to 10 minutes for each showing. All lighting and video projection within the theater dome will not be visible from the exterior. All noise will be contained within the theater dome.

#### Landscaping

No changes are proposed or required to the existing landscaping.

#### Signage

The propose signage consists of video projected onto the exterior of the theater dome with video clips and other promotions related to the attraction. The proposed animated wall sign will project onto approximately 1,963 square feet of the theater dome and LED lighting surrounding the perimeter of both domes. The domes will be branded with 2 static wall signs that are 330 square feet and 81 square feet for a total proposed wall signage of 2,374 square feet as follows:

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Pending (sq. ft)**	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per # of existing signs	# of Proposed/pending signs	Total # of signs
Wall*	239,161	81	2,374	241,616	23,780	202	4	206
Freestanding	6,340	0	0	6,340	12,600	15	0	15
Directional	25	0	0	25	32	1	0	1
Roof	7,513	79	0	7,592	0	17	1	18
Hanging	18	0	0	18	32 per tenant	2	0	2
Revolving	0	10	0	10	Per design review	0	1	1
Projecting	585	0	0	585	32 per tenant	7	0	7
Overall Total	253,642	170	2,374	256,186	36,476	244	6	250

\*Three wall signs contain animation.

\*\* Pending applications include WS-19-0149.

\*Some wall signs and freestanding signs also contain animated sign area and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Pending (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per # of existing signs	# of Proposed/pending signs	Total # of signs
Animated	42,787	81	1,963	44,831	600	27	2	29

Applicant's Justification

The applicant indicates other similar venues along the Las Vegas Strip have given an increase in interest for unique attractions like the proposed project. Structures similar to those proposed are being utilized to allow for an experience that immerses viewers in a virtual reality. Las Vegas continues to remain at the forefront for new and exciting experiences and attractions.

The overall design of the proposed project is cohesive with the existing design of the space and theme for the overall property. This venue will enhance the existing space with its visually appealing characteristic. Further, the proposed site location for the venue is not expected to affect pedestrian traffic or vehicular traffic along Las Vegas Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0951	Modifications to the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign plan	Approved by BCC	January 2019
DR-18-0934	Modifications to an approved comprehensive sign plan for the LINQ Resort Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved Administratively	December 2018
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
UC-0584-14	Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice	Withdrawn at PC	January 2015
DR-0105-14	Modifications to an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center
South	Commercial Tourist	H-1	Flamingo Resort Hotel & Hilton Grand Vacations
East	Commercial Tourist	H-1	The Meridian at Hughes Center multi-family, residential development, hotel, & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits, Deviations, & Design Review #1

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 proposed request is compatible with the overall development. The proposed design elements enhance the overall entertainment experience of the LINQ Promenade. The request complies with Urban Specific Policy 93 of the Comprehensive Master Plan which states that all structures on a development site should be of compatible architectural design, style, and color. Staff finds this request also complies with Urban Specific Policy 10 which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns.

Design Reviews #2, #3, & #4

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The signage is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Staff finds that the proposed signage is compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Specific Policy 20

which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the design reviews.

### **Department of Aviation**

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

### **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.

#### **Department of Aviation**

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

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CAESARS LINQ, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHREC,  
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0149-CAESARS LINQ, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a roof sign.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; **2)** increased wall sign area; **3)** increased animated sign area; **4)** increased number of animated signs; and **5)** establish a revolving sign for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's) on a portion of 31.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/gc/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-16-312-002; 162-16-411-005; 162-16-412-002

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign package for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's).
2. Increase wall sign area to 239,242 square feet where 239,161 square feet was previously approved, and a maximum of 23,780 square feet is permitted per Table 30.72-1 (a 906% increase).
3. Increase animated sign area to 42,868 square feet where 42,787 square feet was previously approved, and a maximum of 600 square feet is permitted per Table 30.72-1 (a 7,045% increase).
4. Increase the number of animated signs to 28 where 27 were previously approved and a maximum of 4 signs are permitted per Table 30.72-1 (a 600% increase).
5. Establish a revolving sign per Table 30.72-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3475, 3535, and 3545 S. Las Vegas Boulevard
- Site Acreage: 31.9 (portion)
- Project Type: Signage

Request & Site Plan

The request is to amend an approved comprehensive sign package for the LINQ Promenade shopping center, The LINQ resort hotel, and Harrah's resort hotel. The proposed signage is specifically for Jimmy Kimmel's Comedy Club located within a lease area on the eastern portion of the LINQ Promenade shopping center.

Signage

The plans show an 81 square foot animated wall sign located on 3 sides of an existing metal canopy. The animation consists of 15 monitors put together to make an LED screen. An internally illuminated 79 square foot roof sign is located on top of the metal canopy, and is constructed of pan channel letters with a white and red acrylic face. A 10 square foot revolving sign is located approximately 25 feet above ground level and projects approximately 5 feet from the building wall surface. The revolving sign is an internally illuminated aluminum cabinet that rotates 6 revolutions per minute.

The following table is a summary for signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per Percent increase	# of existing signs	# of proposed signs	Total # of signs
Wall*	239,161	81	239,242	23,780	906	202	1	203
Freestanding*	6,340	0	6,340	12,600	n/a	15	0	15
Directional	25	0	25	32	n/a	1	0	1
Roof	7,513	79	7,592	0	n/a	17	1	18
Hanging	18	0	18	32 per tenant	n/a	2	0	2
Projecting	585	0	585	32 per tenant	n/a	7	0	7
Revolving	0	10	10	Per design review	n/a	0	1	1
Overall Total	253,642	170	253,812	36,476	n/a	244	3	247

\*Some wall signs and freestanding signs also contain animated sign area and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per Percent increase	# of existing signs	# of Proposed/pending signs	Total # of signs
Animated	42,787	81	42,868	600	7,045	27	1	28

Applicant's Justification

The applicant states that the animated LED screen will feature various show clips from the comedy club, upcoming shows and talent, ticket information, and related content, but will not

include any sound. Furthermore, the applicant states that the proposed signs are compatible to the visual character of the LINQ Promenade.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-1022	Modifications to an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	Approved by BCC	February 2019
UC-18-0951	Modifications to the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign package	Approved by BCC	January 2019
DR-18-0934	Modifications to an approved comprehensive sign package for the LINQ Resort Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved Administratively	December 2018
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
DR-0105-14	Modifications to an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center
South	Commercial Tourist	H-1	Flamingo Resort Hotel & Hilton Grand Vacations
East	Commercial Tourist	H-1	Caesars Forum Meeting Center & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

**Related Applications**

Application Number	Request
UC-19-0175	A use permit and design review for a recreational facility (virtual reality theater domes) is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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 does not have an issue with the proposed roof sign. The roof sign is on a canopy located above the first level of the building, and therefore, the roof sign does not exceed the overall height of the building. Furthermore, the site is located within the Resort Corridor where properties tend to be developed with more intense uses with a greater variety of sign types including roof signs.

### Design Reviews

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar requests to increase the number and area of animated signs for other resort hotels have been approved. Other requests to increase the area of wall signs for a resort hotel property have also been approved. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the design review requests.

### **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:** CAESARS LINQ, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,  
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

OFFICE BUILDING  
(TITLE 30)

EASTERN AVE/VIKING RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0048-TABET, PETER R.:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-commercial driveways.  
**DESIGN REVIEWS** for the following: 1) convert an existing single family residence to an office building; and 2) alternative parking lot landscaping on 0.2 acres in a CRT (Commercial Residential Transition) Zone.

Generally located on the west side of Eastern Avenue, 200 feet north of Viking Road within Paradise. TS/pb/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-14-710-039

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow non-commercial driveways where required per Section 30.52.050.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 3861 S. Eastern Avenue
- Site Acreage: 0.2
- Project Type: Residential to office conversion
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,966
- Parking Required/Provided: 8/9

Site Plans

The plans depict an existing single family home that the applicant is converting into an office building. The home was built in 1964 and the facade of the building will not change. The garage has been demolished to allow access for parking in the rear of the structure. The swimming pool in the rear of the house has been filled and covered with concrete and converted into required parking. The building is approximately 24 feet from the east (front) property line, 25 feet from

the north (side) property line, 33 feet from the west (rear) property line, and 10 feet from the south (side) property line. A drive aisle is located on the north side of the building leading to 6 proposed parking spaces. There are 3 parking spaces located on the east side of the building. The site has access to Eastern Avenue via 2 existing driveways.

Landscaping

The parking lot landscaping will not have traditional landscape fingers at the ends of each parking row; however, 6 palm trees are located in the rear yard where the parking will be located. The previous zone change included waivers for landscaping adjacent to the residential uses and Eastern Avenue.

Elevations

The plans show an existing 14 foot high, single story building with a pitched roof with asphalt shingle roof, stucco siding, and brick veneer.

Floor Plans

The plans depict an existing 1,966 square foot building consisting of offices, a reception area, closets, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site has been rezoned but the building was never converted into an office building. The applicant is ready to proceed with the renovation at this time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0169-07	Conversion of a residential home into an office building - expired	Approved by BCC	May 2007
DR-1404-04	Conversion of a residential home into an office building - expired	Approved by BCC	October 2004
ZC-1043-03	Reclassified the site to CRT zoning and included waivers of development standards for reduced parking, landscaping, and trash enclosures	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	CRT	Single family residential
South	Office Professional	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Townhomes
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

## **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 Reviews

The plans submitted with this application are similar to the previously approved plans for this site. The building will retain a residential appearance and additional parking has been provided. Staff finds the use of the existing trees on the site is a reasonable alternative to the required landscape fingers. The request complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Therefore, staff can support this request.

##### Waiver of Development Standards

PWDR??

#### **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.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

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

**APPLICANT:** PETER TABET

**CONTACT:** JEFF KADLOWEC, 353 E. BONNEVILLE AVENUE, SUITE 171, LAS  
VEGAS, NV 89101

DRAFT