



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 14, 2024

7:00pm

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 30, 2024. (For possible action)
- IV. Approval of the Agenda for May 14, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**
 - 2. **UC-24-0148-MANOUKIAN OHANNES INTER VIVOS TR:**
USE PERMIT for personal services (fitness studio) within an existing commercial/industrial complex on 2.84 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/mh/ng (For possible action) **PC 6/4/24**
 - 3. **VS-24-0140-MIRAGE PROPCO, LLC:**
VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action) **PC 6/4/24**
 - 4. **WS-23-0920-PF 4090, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action) **PC 6/4/24**

5. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 6/5/24**

6. **WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action) **BCC 6/5/24**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 28, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

April 30, 2024

MINUTES

Board Members: Susan Philipp-Chair-**EXCUSED**
Katlyn Cunningham- Vice-Chair -**EXCUSED**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **PRESENT**

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

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

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

Lorna Phegley; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of April 9, 2024 Minutes

Moved by: Carvalho
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for April 30, 2024

Moved by: Swartzlander
Action: Approve as submitted
Vote: 3-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-24-0098-ANNIE OAKLEY INVESTORS, LLC:**
USE PERMITS for the following: 1) vehicle rental; and 2) outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscape area; 2) eliminate significant trees; 3) reduce throat depth; 4) reduce driveway departure; and 5) reduce driveway approach distance.
DESIGN REVIEW for a proposed electric vehicle (automobile), maintenance, and repair/paint and body shop on 5.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) overlay. Generally located on the northwest corner of Annie Oakley Drive and Post Road within Paradise. JG/jor/ng (For possible action) **BCC 5/8/24**

MOVED BY- Swartzlander

APPROVE- Use Permits #1 & #2 Subject to staff conditions

APPROVE-Waivers #1, #3, #4, #5 Subject to staff conditions

APPROVE-Design Review Subject to staff conditions

DENY-Waiver #2

VOTE: 3-0 Unanimous

2. **WS-24-0006-COUNTY OF CLARK (PK & COMM SERV):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce departure distance; 2) reduce approach distance; 3) driveway width; and 4) throat depth.
DESIGN REVIEW for a proposed fire station on a 1.0 acre portion of 4.5 acres in a PF (Public Facilities) Zone. Generally located on the Northeast corner of Lana Drive and Pancho Villa Drive within Paradise. TS/sd/ng (For possible action) **BCC 5/8/24**

MOVED BY-Carvalho

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:**
USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action) **PC 5/21/24**

NO SHOW, return to the May 14, 2024 Paradise TAB meeting

4. **PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action) **PC 5/21/24**

MOVED BY-Williams

DENY

VOTE: 3-0 Unanimous

5. **ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**
ZONE CHANGE to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action) **PC 5/21/24**
- MOVED BY-Williams**
DENY
VOTE: 3-0 Unanimous
6. **WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) finished grade; and 3) increase wall height.
DESIGN REVIEW for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**
DENY
VOTE: 3-0 Unanimous
7. **TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**
TENTATIVE MAP consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**
DENY
VOTE: 3-0 Unanimous
8. **VS-24-0106-COUNTY OF CLARK (FIRE DEPT):**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action) **PC 5/21/24**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
9. **VS-24-0109-ISAACSON, SCOTT:**
VACATE AND ABANDON a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng (For possible action) **PC 5/21/24**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

10. **WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:**

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action) **PC 5/21/24**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

11. **ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action) **BCC 5/22/24**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 3-0 Unanimous

12. **WS-24-0094-AVILA, JOSE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; and 2) driveway geometrics.
DESIGN REVIEW for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of Mcleod Drive within Paradise. JG/jud/ng (For possible action) **BCC 5/22/24**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

13. **ZC-24-0104-SUNSET & SPENCER, LLC:**
ZONE CHANGE to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action) **BCC 5/22/24**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

14. **WS-24-0105-SUNSET & SPENCER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for retaining wall height.
DESIGN REVIEW for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)

BCC 5/22/24

MOVED BY-Williams

APPROVE- Subject to staff conditions

ADDED Condition

- **Discuss with staff regarding waiver for the retaining wall**

VOTE: 3-0 Unanimous

VI. General Business (for possible action)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be May 14, 2024

IX. Adjournment
The meeting was adjourned at 9:10 p.m.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:

USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.

DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone.

Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:
161-17-801-008

USE PERMIT:
Allow a vehicle wash establishment per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease).
2. Allow a service bay door to be unscreened without landscaping or a building.
3. Eliminate the cross access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2.
4.
 - a. Eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17.
 - b. Allow alternative landscaping within a landscape strip adjacent to a less intense use (residential use to the north) where required per Figure 30.64-11.
5. Reduce the driveway throat depth to 5 feet 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 78% decrease).

LAND USE PLAN:
WINCHESTER/ PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 3,897
- Parking Required/Provided: 3/3

Site Plan

The approved plan depicts a proposed vehicle wash establishment on the north side of Flamingo Road, 155 feet east of Mountain Vista Street. Access to the site is provided via 1 driveway on the southeast corner of the parcel, adjacent to Flamingo Road. The site design includes 1 vehicular loop which flows in a counterclockwise direction. Vehicles entering the establishment will drive along the east property line heading north towards the 3 pay station queuing areas. The patrons may head south toward the vehicle wash building or they can head east toward the 26 vacuum stall stations centrally located on the site.

In addition, the site was designed to encompass existing utility easements, which shape the overall design of this establishment. First, along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Secondly, there is an existing 40 foot wide Southern Nevada Water Authority (SNWA) utility easement on the northern half of the parcel, which runs from the northeastern corner of the subject parcel and travels in a southwestern direction. Lastly, there is an existing 10 foot wide NV Energy easement along the entire length of the north property line.

There is an existing 6 foot high CMU block wall along the north property line adjacent to a multiple family residential building. The east property line includes an existing 3 foot high CMU block wall with a 3 foot high chain-link fence on top. The west property line includes an existing 6 foot high CMU block wall adjacent to an existing convenience store and gasoline station. The applicant is proposing an additional 6 foot high screen wall on the subject property adjacent to the existing screen wall along the east property line. All existing screening will remain on-site.

With the original application, the applicant requested to allow a vehicle wash establishment, to reduce the proposed vehicle wash establishment setback to 147 feet where a 200 foot setback is required from a residential use to the north as required per Title 30, and to allow service bay doors to not be screened by landscaping (eliminating trees). Furthermore, the applicant also requested waivers for required trees within landscape planters adjacent to Flamingo Road and adjacent to the residential use to the north. Lastly, the applicant requested to waive cross access from the parcels to the east and west and a waiver to reduce the driveway throat depth.

Landscaping

With the original application, the applicant proposed shrubs only in areas that have designated easements. For example, the landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement along the north property line. Per submitted correspondence between the applicant and NV Energy, only shrubs are permitted within this landscape strip; therefore, the applicant requested an additional 10 foot wide landscape buffer south of the NV Energy easement. This additional landscape buffer includes 24 inch box trees spaced 10 feet apart. This additional landscape buffer included trees for the majority of the

landscape buffer except for when the landscape buffer encroaches into the Southern Nevada Water Authority (SNWA) easement (northeast corner of the parcel).

The applicant also submitted correspondence from SNWA stating that the 40 foot wide utility easement from the northeast corner which runs in a southwestern direction can be utilized but limiting the applicant to only having shrubs in this area as well.

Along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. The applicant also submitted correspondence from LVVWD that only shrubs are permitted within this landscape strip; therefore, the applicant requested to waive required trees within a landscape strip that is adjacent to a collector street, Flamingo Road, per Figure 30.64-17.

Furthermore, the applicant requested a landscape strip along the west property line that is a minimum of 15 feet wide and expands to 30 feet wide, and the majority of this landscape strip includes 24 inch box trees spaced 20 feet apart. Along the east property line, the applicant requested a 6 foot wide landscape planter which will include 5 gallon shrubs. Lastly, landscaping is located around the vacuum stall areas and on the north and south sides of the vehicle wash building.

Elevations

The approved plans depict a vehicle wash building with an overall height of 30 feet. The design of the building features varying roof heights and decorative exterior finishes such as stucco reveals, parapet caps, awning and tie rods, painted CMU block walls, and storefront window and door systems. The north facing elevation features the vehicle wash tunnel entrance, and the south facing elevation features the vehicle wash exit. The east facing elevation faces the commercial use to the west, this elevation features a CMU block wall and 2 windows. The west facing elevation features 3 sets of windows where customers can view their vehicles in the wash tunnel.

Floor Plan

The approved plan depicts a mechanical room, restrooms, office, lobby area, and vehicle wash tunnel.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0434:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0240-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that plans have been submitted to the Building Department for permitting and are under review. The applicant has been coordinating with the Fire Department and the Public Works Department for additional permits, which has delayed the commencement of the project. No changes to the site plan are proposed at this time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0434	Vehicle wash establishment with waivers for setbacks, screening, cross access, landscaping, and throat depth	Approved by PC	October 2021
UC-18-0433	Mini-warehouse establishment with waivers to reduce landscaping, waived exterior siding design standards, and driveway geometrics - expired	Approved by BCC	August 2018
ZC-0045-94	Reclassified the project site to C-1 zoning	Approved by BCC	February 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM18	Multiple family residential
South	Corridor Mixed-Use	CG	Retail & convenience store with gasoline station
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use	CG	Convenience store & gasoline station with vehicle wash

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that since approval of the original application, the applicant has made diligent progress toward commencement. A drainage study (PW21-18566) and traffic study (PW22-12638) have been approved by Public Works, and a permit for off-site improvements (PW23-14316) is in process. The applicant also has several permits in process with the Building Department and the Fire Prevention Division. Therefore, staff can support this request for a 2 year extension of time.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 5, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GILL EXPRESS, INC.

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

DRAFT

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0148-MANOUKIAN OHANNES INTER VIVOS TR:

USE PERMIT for personal services (fitness studio) within an existing commercial/industrial complex on 2.84 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/mh/ng (For possible action)

RELATED INFORMATION:

APN:

162-36-811-003; 162-36-811-022

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3110 E. Sunset Road, Suite D
- Site Acreage: 2.84
- Project Type: Personal services (fitness studio)
- Number of Stories: 1
- Square Feet: 1,368
- Parking Required/Provided: 74/136

Site Plan

The plan depicts a commercial/industrial complex with an "L" shaped building in the northwest portion of the site, and a separate building on the southeast portion of the site parallel to Sunset Road. Parking is located throughout the complex. Access is from Sunset Road and Sunset Corporate Drive. The tenant space is located on the western portion of the "L" shaped building.

Landscaping

Existing landscaping is located along the street frontages. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos depict a 1 story building constructed of concrete tilt-up panels, aluminum storefront windows, and both parapet and pitched metal roofing.

Floor Plans

The plans depict a 1,368 square foot space, featuring a group training area, 3 studio rooms, bathroom, locker room, and retail space.

Applicant's Justification

The applicant states the fitness studio will offer a wide range of classes and training sessions with complimentary amenities for a holistic fitness experience. The studio will enhance the overall aesthetic and functionality of the complex, will be well maintained, and will comply with all County regulations and guidelines. There are no proposed changes to parking, landscaping, or the building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0372	Personal services (beauty salon)	Approved by PC	August 2022
UC-19-0089	Place of worship	Approved by PC	March 2019
UC-0766-12	Secondhand sales and art gallery	Approved by PC	February 2013
UC-1349-02	Minor paint and body, auto repair, and shopping center	Approved by PC	November 2002
UC-0115-01	Minor school (contractor's exam center)	Approved by PC	March 2001
DR-1598-98	Restaurant and drive-thru	Approved by PC	October 1998
DR-0266-98	Commercial/industrial complex	Approved by PC	March 1998
ZC-1282-96	Reclassified from R-E to M-D zoning for a commercial/industrial complex	Approved by BCC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Business Employment	IP (AE-65 & AE-70)	Office/warehouse
South	Public Use	PF (AE-60 & AE-65)	Sunset Park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use will not adversely impact the surrounding area. Commercial uses have been approved within this complex, and there is adequate parking for the proposed use. The request is also consistent with Policy 5.5.3 of the Master Plan, which encourages the retention of local business districts and the expansion of small businesses in unincorporated Clark County. Therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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 Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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: SHEREE MCDANIEL

CONTACT: SHEREE MCDANIEL, 3110 E. SUNSET ROAD, SUITE D, LAS VEGAS, NV 89120

DRAFT

Title: Sheree Michelle Fitness Boutique Studio Gym Planning Application/Justification letter

1. Executive Summary:

This comprehensive planning application outlines the establishment of a boutique fitness studio, aimed at providing personalized and high-quality fitness experiences to Women/ children seeking a unique exercise environment. The studio will offer a wide range of classes and training sessions, along with complementary amenities, with the goal of creating a holistic fitness experience.

2. Business Overview:

The Sheree Michelle Fitness studio will be located in a prime location with easy accessibility and a target market primarily consisting of urban dwellers and fitness enthusiasts. The studio will operate on a membership-based model, offering various membership tiers and class packages to cater to different customer preferences. Additional revenue streams will be generated through retail merchandise sales, product sales, personal training sessions, and corporate partnerships.

3. Services and Offerings:

The studio will provide a comprehensive range of fitness classes led by myself and other certified expert instructors. These classes may include:

- a) Cardiovascular Training: High-intensity interval training (HIIT), Strength training, spinning, and dance-based workouts.
- b) Strength and Conditioning: Weight training, circuit training, and resistance-based classes.
- c) Mind-Body Connection: Mommy and me, Yoga, Pilates, and meditation sessions.
- d) Specialized Classes: Boxing, Zumba, barre, and other popular fitness trends.

4. Facilities and Amenities:

The boutique fitness studio will offer state-of-the-art exercise equipment and carefully designed interiors to create an inspiring atmosphere. Amenities will include:

- a) Lounge Area/Locker room: A comfortable space for members to relax before and after classes, engage with fellow members, and enjoy healthy refreshments.
- b) Retail Area: A curated selection of fitness apparel, accessories, and merchandise.
- c) Group Training Zone: A dedicated area for larger groups and classes. Including cool-down exercises, stretching, and foam roller usage.
- d) 3 Personal Training Studios: A separate space offering one-on-one, small group training sessions and consultations.

5. Marketing and Promotion:

To attract customers, a comprehensive marketing strategy will be employed, including

- a) Local Outreach: Collaborating with nearby businesses, community centers, and residential complexes to offer exclusive promotions and introductory offers.
- b) Social Media: Active presence on popular social media platforms, sharing workout tips, success stories, and promoting classes.
- c) Partnership Campaigns: Collaborations with fitness influencers, local health clubs, and wellness blogs to extend the reach of the studio's offerings.
- d) Referral Program: Encouraging existing members to refer friends and family by offering incentives or exclusive discounts.

6. Operational Considerations:

Key operational factors will be taken into account, such as:

- a) **Staffing:** Hiring experienced and certified fitness instructors/ Independent contractors trainers, and administrative personnel.
- b) **Schedule Flexibility:** Providing a wide range of class timings to accommodate varying customer preferences and lifestyles.
- c) **Online Booking System:** Implementing a user-friendly online platform for class reservations and membership management.
- d) **Health and Safety Measures:** Adhering to stringent hygiene protocols, providing sanitization stations, and promoting social distancing during classes.

7. Financial Projections:

The financial projections of the boutique fitness studio will include estimated startup costs, expected revenue streams, and potential return on investment (ROI). These projections will be based on market research, competitor analysis, and anticipated membership growth.

Conclusion:

The key aspects of the Sheree Michelle Fitness Studio Gym is creating an providing a unique and personalized fitness experience to those in the community. My Studio Gym space will contribute positively to the overall aesthetic and functionality of the complex, enhancing the quality of life for residents. Additionally, the unit will be well-maintained and in compliance with all local regulations /guidelines. There will be no proposed changes to the parking, landscaping, or structures. Overall, the proposed use of this unit will be a seamless and beneficial addition to the community. In summary, I'm requesting a use permit for personal services (Fitness Gym) not accessory to an office complex or business park for the exclusive use of employees as required per table 30.03.06.

2

06/04/24 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0140-MIRAGE PROPCO, LLC:

VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action)

RELATED INFORMATION:

APN:
 162-16-214-002; 162-17-611-002; 162-17-711-002

LAND USE PLAN:
 WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a former driveway from Sammy Davis Jr. Drive, which served the Mirage Resort Hotel. The request to vacate this driveway area is per a comment from Clark County Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0593	Waivers for reduced driveway throat depth, deviation for existing sidewalk and landscaping and design review for previously approved resort hotel with associated and accessory uses, structures, and incidental buildings and structures	Approved by BCC	November 2023
UC-23-0031	High Impact Project, resort hotel (Hard Rock), with associated uses, deviations, waivers, and design reviews	Approved by BCC	March 2023
DR-21-0443	Comprehensive sign package	Approved by BCC	October 2021
ADR-21-900297	Outdoor patio	Approved by ZA	July 2021
UC-19-0859	Temporary commercial outdoor events	Approved by BCC	December 2019
DR-18-0647	Façade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth for Mirage and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017
UC-0200-17	Allowed an outdoor sales structure/booth for Treasure Island and a use permit for deviations to development standards for a resort hotel	Approved by BCC	May 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the Treasure Island Resort Hotel	Approved by BCC	August 2003
VC-2030-98	Pedestrian bridge to connect the Treasure Island and The Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel, multiple family building, & Fashion Show
South	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel & Forum Shops
East	Entertainment Mixed-Use	CR	Venetian/Palazzo Resort Hotel, Casino Royale, & Harrah's Resort Hotel
West	Business Employment	IL	Office/warehouse buildings & I-15

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 right-of-way that is 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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

APPLICANT: SCOTT MARTIN

CONTACT: SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

Kimley»»Horn

March 13, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

RE: *Hard Rock Hotel – Guitar Tower and Podium Expansion – Vacation Justification Letter*

To whom it may concern,

It is our pleasure to submit this letter of intent to pursue approvals to vacate excess Right-of-Way for an old driveway off of Sammy Davis Jr. Drive. The subject driveway is part of the 70 acre +/- property currently occupied by the Mirage in Clark County, located at 3400 S. Las Vegas Boulevard (APN: 162-17-711-002), currently owned by Mirage Propco LLC. The site currently has a zoning of Commercial Resort (CR).

Clark County Public Works requested this excess Right-of-Way be vacated during the Civil Improvement plan review as a condition of approval. The location of the vacation has been provided on a site plan exhibit with the right-of-way vacation submittal package.

We appreciate your efforts in working with us on this project. Please feel free to reach out with any questions by phone at (702) 862-3630, or via email at scott.martin@kimley-horn.com.

Sincerely,



By: Scott. M Martin, P.E.
Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0920-PF 4090, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.

DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone.

Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)

RELATED INFORMATION:

APN:

162-13-401-008; 162-13-406-004; 162-13-406-010; 162-13-406-011; 162-13-406-014 through 162-13-406-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 5 feet where 3 feet is the maximum per Section 30.64.050 (a 67% increase).
2.
 - a. Allow 10 feet of landscaping behind an attached sidewalk along Euclid Street where 15 feet of landscaping is required per Section 30.64.30.
 - b. Allow 24 inch box small Evergreen trees adjacent to a less intense use where 24 inch box large Evergreen trees are required per Figure 30.64-12.
 - c. Allow 24 inch box small Evergreen trees every 20 feet where required every 10 feet per Section 30.64.030K (3) (no longer needed).
3. Reduce the number of required loading spaces to zero spaces where 4 spaces are required per Table 30.60-6 (a 100% reduction).
4. Allow an access gate to be 10 feet from the street where a minimum of 50 feet is required per Section 30.64.020 (an 80% decrease).
5. Allow a reduction to the height/setback ratio to 38 feet where 87 feet is required adjacent to a less intense use per Figure 30.56-10 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4030 S. Eastern Avenue
- Site Acreage: 1.5
- Project Type: Mini-storage

- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 28,532 (level 1)/28,834 (level 2)/28,834 (level 3)/88,537 (total)
- Parking Required/Provided: 440/498 (5 spaces for mini-warehouse facility)

Site Plan

The plan depicts an existing office/retail complex located at the northeast corner of Eastern Avenue and Flamingo Road. The complex was originally approved by UC-0855-98 but was subsequently amended and expanded by UC-0586-00 and DR-0797-04. The complex is comprised of 5 buildings. One L-shaped building in the eastern half of the property and 1 square shaped building in the northern portion of the site that are primarily used for offices. The plan also shows 2 pad site buildings in the southern and southeastern portions of the property that primarily contain retail and restaurant uses. Parking is located throughout the site but is mainly located on the western portion of the site. A parking garage is also provided and is located on the eastern portion of the site. Access is provided by 3 driveways on Eastern Avenue, 1 driveway on Flamingo Road, and 1 driveway that provides cross access to the parcel to the north. The southeastern pad site has 1 **egress only** driveway to Euclid Street. The northeast portion of the subject site is the proposed location for the mini-warehouse development. Access is proposed from the existing driveway at the northwest corner of the complex connecting to the subject parcel across the north side of the complex, and exiting at the northeast corner of the property onto Euclid Street. The entrance to the mini-warehouse building is located at the northwest corner of the subject parcel and includes 5 parking spaces. A sliding access gate is shown 10 feet west of the Euclid Street driveway property line and is the subject of a waiver request.

Landscaping

A landscape buffer adjacent to a less intense use is shown on the northeast property line that consists of 24 inch box small trees where 24 inch box large **Evergreen** trees are required, and is a waiver requested with this application. Existing street landscaping is also located along the Eastern Avenue and Flamingo Road frontages. Landscaping is also provided throughout the site and within the parking lot areas. A waiver to allow 10 feet of landscaping adjacent to an existing attached sidewalk on the west side of Euclid Street is a part of this application.

Elevations

The plans depict the 35 foot high primary mini-warehouse Building 1 with stucco siding, pop-out textured enhancements, entrance awning, aluminum storefront entry and windows facing north, and flat roof with parapet walls to conceal mechanical equipment. The east facing façade of the main storage building includes a raised concrete loading dock. Building 2 is 12 feet high and constructed of similar materials and colors as Building 1, with 6 roll-up doors facing the interior of the lot on the west side of the building. Building 3 is 12 feet high and constructed of similar materials and colors of Building 1, with 4 roll-up doors facing the interior of the lot on the west side of the building.

Floor Plan

The proposed mini-warehouse facility includes Building 1 on the site plan, which has an overall area of 86,200 square feet. Level 1 is 28,532 square feet, Level 2 is 28,834 square feet, and Level 3 is 28,834 square feet. The floor plan of Building 1 includes an office, restroom, and

utility space of 1,156 square feet. Building 1 includes interior access to storage units, stairways, elevator, and hallway access to exterior doors on the north, east, west, and south sides of the building. Building 2 is 1,287 square feet and Building 3 is 1,050 square feet. The total building area proposed is 88,537 square feet.

Applicant's Justification

The applicant indicates they intend to use the site as a personal storage mini-warehouse. Improvements were made to Euclid Street after development of the office building on the neighboring parcel to the west and south, including sidewalk, landscape, rough grading, and paving. Access to the site will be gated with an entry and exit from the west and an exit only onto Euclid Street at the east side of the buildings. The storage facility will be open 24 hours a day for storage access with the office hours to be determined during standard business days.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0390	Major training facility	Approved by PC	September 2022
DR-0797-04	Office/retail complex with a retail and restaurant building with a drive-thru	Approved by BCC	June 2004
UC-0586-00 (ET-0208-01)	First extension of time for an office/retail complex expansion	Approved by BCC	July 2001
VS-1100-00	Vacated patent easements	Approved by BCC	September 2000
UC-0586-00	Office/retail complex expansion	Approved by BCC	June 2000
ZC-0151-91 (WC-0050-99)	Waived the condition requiring no access to Euclid Street	Withdrawn	June 1999
UC-0855-98	Office/retail complex	Approved by BCC	July 1998
UC-0679-95	Office/retail complex - expired	Approved by BCC	May 1995
VC-1418-94	Restaurant with bar	Approved by PC	September 1994
ZC-0151-91	Reclassified from R-1 to C-2 zoning for an office/retail complex	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2, C-P, & R-1 (RNP-III)	Retail & single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Hotel & multiple family residential
West	Corridor Mixed-Use	C-1	Retail & commercial office
South	Corridor Mixed-Use & Public Use	C-2 & R-1	Medical office & place of worship

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The proposed retaining wall is located adjacent to an existing building that has a finished floor elevation nearly 5 feet higher than the proposed mini-warehouse building. The retaining wall will retain existing earth adjacent to the foundation for the existing building. While staff does not object to the building foundation retaining wall waiver, staff cannot support the other waivers related to this proposal; therefore, recommends denial.

Waiver of Development Standards #2a & #2b

The proposed decrease in Euclid Street landscaping from 15 feet to 10 feet does not provide adequate buffer from this property to existing residential uses to the north and east of this site. The applicant has chosen to maximize the building area and footprint to create a situation that does not allow for the full 15 feet of landscape width in this location, creating a self-imposed hardship. **Intense landscaping buffers typically have large trees per Title 30.** Staff cannot support this waiver request.

Waiver of Development Standards #3

The applicant shows 1 loading dock on the elevations, but does not meet the dimensional requirements of Title 30 loading requirements. Mini-warehousing and personal storage facilities have a large number of moving trucks visiting the site at any given time and require dedicated areas to load and unload. The applicant has chosen to maximize the size of the buildings on this property without providing adequate space for loading and unloading, creating a self-imposed hardship. Staff cannot support this waiver request.

Waiver of Development Standards #4

The exit only gate located at Euclid Street will provide secondary emergency services access and allow storage facility users to exit the site onto a local street that primarily serves residential properties. The applicant has chosen to maximize the size of the buildings on this property without providing an adequate on-site turnaround that would only require emergency access from Euclid Street, not pass through one-way egress onto a residential street. Staff recommends denial of this request.

Waiver of Development Standards #5

The proposed waiver for height setback ratio is included because the applicant cannot meet the requirement of Figure 30.64-12 intense landscape buffering with 24 inch box large Evergreen trees, and is proposing small trees. Therefore, staff cannot support the proposed waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed development and building area does not support adequate space for vehicle loading and unloading, vehicle turnaround that limits access to a local street, and does not support adequate landscaping or setbacks as a buffer from residential uses to the north. The size and scale of the facility is not compatible or harmonious with surrounding residential developments. Site access and circulation is limited by the size and location of buildings and would add traffic to a local street that primarily serves residential areas. Staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- **Plant 2 large trees outside the sight zones along Euclid Street;**
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; **the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be**

reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0017-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

PLANNING COMMISSION ACTION: February 20, 2024 – HELD – To 04/02/24 – per the applicant.

PLANNING COMMISSION ACTION: April 2, 2024 – HELD – To 06/04/24 – per the applicant.

APPLICANT: PONTE FLAMINGO, LLC
CONTACT: MIKE PANCIROV, SPARC'S DESIGN, 1604 S. COMMERCE ROAD, UNIT B,
LAS VEGAS, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0801-RK VEGAS CIRCLE, LLC:

HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-610-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 648 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 548% increase).
2. Permit encroachment into airspace.
3.
 - a. Reduce the front setback along Vegas Plaza Drive to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction).
 - b. Reduce the side street (corner) setback along Black Canyon Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction).
 - c. Reduce the side street (corner) setback along Pershing Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction).
 - d. Reduce the setback from the right-of-way (Vegas Plaza Drive) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction).

- e. Reduce the setback from the right-of-way (Black Canyon Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction).
- f. Reduce the setback from the right-of-way (Pershing Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction).
4. Reduce parking to 531 parking spaces where 854 parking spaces are required per Section 30.60.035 and Table 30.60-3 (a 37.9% reduction).
5. Reduce the number of loading space to 3 spaces where 8 spaces are required per Table 30.60-6 (a 62.5% reduction).
6. Allow alternative street landscaping, including an attached sidewalk, along Vegas Plaza Drive, Black Canyon Avenue, and Pershing Avenue where landscaping and detached sidewalks are required per Figure 30.64-17.
7.
 - a. Reduce the approach distance to the intersection of Black Canyon Avenue and Vegas Plaza Drive to zero feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce the departure distance from the intersection of Vegas Plaza Drive and Pershing Avenue to zero feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
8.
 - a. Reduce throat depth to 51 feet for the loading area on Black Canyon Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Chapter 30.52 (a 66% reduction).
 - b. Reduce throat depth to 103 feet for the self-parking garage on Black Canyon Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Chapter 30.52 (a 31.4% reduction).
 - c. Reduce throat depth to 20 feet for the drop-off area on Pershing Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Chapter 30.52 (an 86.7% reduction).
 - d. Reduce the ingress back of curb radius to 18 feet for the southwest side of the western drive aisle where a minimum radius of 25 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
 - e. Reduce the ingress back of curb radius to 15 feet for the west sides of the eastern drive aisle where a minimum radius of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - f. Reduce the width for a 2 way driveway to 24 feet where a minimum width of 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
9. Allow non-standard improvements (landscaping) within the right-of-way where not permitted per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Vegas Plaza Drive

- Site Acreage: 0.6
- Project Type: Hotel and place of worship
- Number of Stories: 46
- Number of Rooms: 486
- Building Height (feet): 648
- Square Feet: 955,831
- Parking Required/Provided: 854/531

Site Plans

The plans depict a proposed 46 story hotel consisting of 486 rooms with an overall area measuring 955,831 square feet. The hotel will also contain a place of worship (synagogue), located on levels 45 and 46, with additional uses consisting of on-premises consumption of alcohol, alcohol sales, restaurants with outside dining and drinking, day spa, banquet facility, retail sales and service, and convention facilities/exposition halls. The hotel is located at the northwest corner of Pershing Avenue and Vegas Plaza Drive, immediately north of the Mirage Resort Hotel and west of the Treasure Island Hotel. The hotel is set back zero feet from Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue requiring waivers of development standards to eliminate building and right-of-way setbacks. A 1-way only entrance (north/south), measuring 18 feet in width, is located at the northwest corner of the site, adjacent to Black Canyon Avenue requiring a waiver of development standards to reduce the throat depth to 51 feet. The same 1-way only vehicle drive aisle exits onto Pershing Avenue. The "self parking only" entrance and exit ramp is located at the northwest corner of the hotel adjacent to Black Canyon Avenue, while the "valet parking only" ramp is located at the southwest corner of the hotel along Pershing Avenue. The hotel porte-cochere with drop-off/valet service is situated on the east side of the hotel with a 1-way only entrance (north/south), measuring a minimum of 24 feet in width, located adjacent to Pershing Avenue. Vehicles exit the valet service area from the 1-way drive aisle onto Black Canyon Avenue. Waivers of development standards are requested to reduce the approach and departure distances to the intersection of Black Canyon Avenue and Vegas Plaza Drive, and from the intersection of Vegas Plaza Drive and Pershing Avenue, respectively. Additional waivers are requested to reduce the width and ingress radii for the commercial driveways. The hotel is designed with 5 levels of subterranean parking and 7 above ground levels designated for parking. The mix of commercial and institutional uses within the hotel require 854 parking spaces where 531 parking spaces are provided, necessitating a waiver of development standards. The shared parking schedule, per Table 30.60-3 within Code, was utilized to calculate the parking requirements for the non-residential development. Eight loading spaces are required for the development where 3 loading spaces are provided, necessitating a waiver of development standards. The loading spaces are located on west side of the hotel, accessed from the western 1-way vehicle drive aisle. Attached sidewalks measuring between 7 feet to 10 feet in width are located along the perimeter of the hotel, adjacent to Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. No increase to finished grade is proposed with this development.

Landscaping

The plans depict an alternative street landscaping consisting of planter boxes measuring between 2.5 feet to 3 feet in height located behind attached sidewalks measuring between 7 feet to 10 feet in width along Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. Three planter

boxes are located along Pershing Avenue, and a single planter box containing 5 trees is located adjacent to Black Canyon Avenue. Planter boxes containing trees are located at the northeast and northwest corners of the site, along Vegas Plaza Drive. Some of the trees, shrubs, and groundcover encroach into the right-of-way, necessitating a waiver for non-standard improvements within the right-of-way.

Elevations

The plans depict a proposed hotel with a place of worship measuring up to 648 feet in height to the top of the roof and screened mechanical areas. The exterior building materials consist of concrete columns, iron/steel columns, blue tinted glass, limestone, and decorative metal screens. The structure will be clad with aluminum panels and limestone and a diagrid non-reflective window system. A metal porte-cochere will cover the drop-off area along the frontage. The first grade level, lobby, and the check-in level from levels 11 through 14 show a metal screen enclosed area with metal beams and columns with architectural detailing that is different from the other portions of the tower.

Floor Plans

The plans depict variety of hotel room sizes measuring between 487 square feet and 1,562 square feet located between levels 14 through 40. Levels 45 through 46 feature the place of worship, with a cumulative area measuring 28,754 square feet. The place of worship consists of a synagogue, interstitial space, a mikveh, kitchen, and supporting offices. Below is a table reflecting the gross floor area for each level of the building:

Building Gross Area (square feet)		
Level	Use	Square Feet
B5 to B1	Lower parking	88,083
Level 1	Ground entrance	8,998
Level 2	Mezzanine	6,982
Levels 3 to 9	Upper parking	134,460
Level 10	Interstitial	19,335
Level 11*	Amenities (fitness center, gift shop, café, ad lounge area)	19,486
Level 12	Lobby	14,872
Level 13	Restaurant with outside dining and drinking	18,080
Level 14 through Level 40	Guest rooms	465,218
Level 41	Interstitial	17,230
Level 42	VIP Lounge and day spa	17,230
Level 43	Restaurant and tavern with outside dining and drinking	17,230
Level 44	Banquet and meeting area/convention facilities	17,230
Level 45	Place of worship (synagogue)	17,230
Level 46	Place of worship (synagogue)	11,524
Service Areas	-	931
Vertical Circulation	Elevators	54,272
Vertical Circulation	Stairs	27,439
Total		955,831

*An outdoor swimming pool measuring 900 square feet in area is located on Level 11 of the hotel.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed uses, including the place of worship, are appropriate within the proposed hotel and are appropriate for the area which is in close proximity to the Resort Corridor. These requests and the proposed hotel are actually less intense than the surrounding resort hotels adjacent to this project. The parcel is 0.6 acres, therefore, any building on the site will have a small footprint. The proposed height of the tower will allow a viable project in the area. Additionally, the proposed height is similar to the height of the resort hotels in the area on large acres of land including Treasure Island, the Mirage, and the recently approved tower in conjunction with the Mirage Resort.

This project is embedded in the middle of the existing hotels, and even with the proposed height, will be appropriate for the area and compatible with existing uses in the area. The site is half an acre in size and is adjacent to 3 rights-of-way and a private drive which is an inherent constraint of the site. Although the reduction is to zero feet, there are existing sidewalks to the north, south, and east sides of the site to allow pedestrians to access the site which is an existing condition for the current development (hotel) on the site. A 10 foot wide landscaping area is proposed on the Vegas Plaza Drive frontage (east) of the site and will enhance the site. Based on the size of the lot, providing a 10 foot front setback for the building will reduce the buildable area of the lot. The requested setback will not impact the site or the adjacent street. The 10 foot wide landscaping provided along the frontage of the site and the attached sidewalk does provide a setback to the tower at grade level. Based on the size of the lot, providing a 10 foot side/corner setback for the building will further reduce the lot size that will further reduce the buildable area of the lot. The requested setback will not impact the site or the adjacent street. Based on the size of the lot, providing a 10 foot side/corner setback for the building will further reduce the buildable area of the lot. The requested setback will not impact the site or the adjacent street. The 10 foot wide landscaping provided along a portion of the frontage of the site and the attached sidewalk does provide a setback to the tower at grade level.

The requested reduction in parking will not have an impact on the site and uses proposed because of the close proximity of the hotel to the Las Vegas Strip and the Resort Corridor. Since this is a niche hotel including a place of worship, many of the hotel guests will use the place of worship, restaurants, and amenities offered by the hotel. A parking analysis is also included with the application. The parking provided is adequate for the site because there are specific Jewish Holidays with specific requirements where vehicular access to the site is not allowed because of religious requirements. The Sabbath starts from Friday at sundown to Saturday night sundown. Driving, the use of phones and computers and work of any kind are not allowed during this period. The following holidays consisting of 2 days and last 2 days are like any Sabbath: 1) Passover Holiday - 8 days; 2) Sukkah Holiday - 8 days; 3) Rosh Hashanah is the Jewish New Year which consists of 2 days, which are considered the Sabbath; 4) Yom Kippur - Day of atonement which is considered a Sabbath; and 5) Shavoot - Holiday Celebration for receiving of the 10 commandments consists of 2 days like the Sabbath.

The alternative landscaping request is necessary to accommodate both landscaping and off-sites for this 0.6 acre. The design which consists of reduced landscaping within raised planters is more appropriate for the site and will be in scale with the site and design of the hotel.

Due to the lot size, size of the building, and uses proposed, 3 loading areas are adequate for the use and site. The loading areas are located in the most accessible area of the site for loading and unloading. The reduced number of loading zones will not impact the proposed hotel and uses. The loading zones are located on the east side of the property on a single drive aisle for seamless maneuvering through the site. The approach to the hotel is immediately to the valet area and the garage. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 125 feet. The design allows for no stacking or stalling and allows easy access in and out of the proposed development. The off-site circulation in the area exists based on the development on the site with the adjacent existing developments which makes for an easier integration of the proposed development into the area without changing the circulation patterns. The departure from the hotel is immediately to Black Canyon Avenue or Perishing Avenue. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 190 feet. The design allows for no stacking or stalling in the design and allows easy access in and out of the proposed development. The site circulation proposed exists and is established with the adjacent existing developments which makes for an easier integration of the proposed development.

The reductions in the throat depths for the entries into the garage and the valet drop-off lane will not impact the streets adjacent to the proposed development. The depth of the lot is 150 feet; therefore, the standard throat depths cannot be met based on the design for the project. The streets and areas surrounding the site have limited traffic, circulation, and traffic patterns with the existing developments in the area and on the site, therefore, the proposed project will not impact the area because the patterns will remain the same. The mitigating factor for this request is that this is a specialized hotel that will not have large volumes of traffic entering or exiting the site at the same time. The design allows for vehicular traffic to circulate on 1-way only driveways within the garage efficiently when guests access the garage to park. As designed with a valet drop-off as the main access to the hotel, most guests are likely to use the valet area for drop-offs and pick-ups.

Based on the size of the lot all the waivers requested are necessary to accommodate the design of the project. The lot is not only small but is also shallow, therefore, impossible to comply with typical off-site standards. Additionally, the site is surrounded on 3 sides by public streets, which is not a typical situation for most projects. Attempting to comply with all off-site standards will reduce the developable area of the lot. This request is necessary due to the size of the lot, the plans depict a minimum of 7 feet up to 10 feet of sidewalks along the 3 street frontages. The alternative landscape design includes multiple raised planters to provide additional landscaping that will enhance the street frontages along sides of the site. The design is appropriate based on the area, the adjacent development, and the size of the lot. This request will not impact site and provided additional pedestrian access to the site.

Based on the size of the lot the reduced driveway width is necessary to accommodate the design of the project. The lot is not only small but is also shallow; therefore, impossible to comply with typical off-site standards. Additionally, the site is surrounded on 3 sides by public streets, which is not a typical situation for most projects. Attempting to comply with all off-site standards will reduce the developable area of the lot. Additionally, because of the specialized nature of the project, which serves a niche, most guests will use the valet drop-off once they arrive at the hotel and are not likely to use their cars during most of their stay on the property. The entries will be used mostly by valet who know will know how to navigate the driveway entries.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1170-04 (ET-0217-06)	First extension of time to commence a 9 story, 100 foot high, 148 room hotel/timeshare	Denied by BCC	September 2006
DR-1170-04	9 story, 100 foot high, 148 room hotel/timeshare - expired	Approved by BCC	August 2004
UC-0305-03	Off-premises advertising sign with waivers to increase sign height and area	Denied by BCC	April 2003
DR-1295-97 (ET-0289-99)	Second extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel	Denied by BCC	September 1999
DR-1295-97 (ET-0228-98)	First extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1998
DR-1295-97	9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	Outside storage/employee break area
South	Entertainment Mixed-Use	H-1	Mirage resort hotel
East	Entertainment Mixed-Use	H-1	Treasure Island parking garage
West	Entertainment Mixed-Use	H-1	Mirage/Treasure Island employee parking garage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a place of worship can be consistent and compatible with neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in non-residential areas with little to no impact on surrounding land uses and properties. Staff does not object to the proposed use and can therefore support the request. However, staff is concerned with the multiple waivers of development standards associated with this request.

Use Permits #2 through #10

The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. The purpose of the H-1 zoning district is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Retail uses, restaurants with outside dining and drinking, on-premises consumption of alcohol, and convention facilities are common amenities associated with both gaming and non-gaming hotels located within the Resort Corridor. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. However, staff is concerned with the multiple waivers of development standards associated with this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Policy 6.2.1 of the Master Plan aims to ensure the design and intensity of new development is compatible with the surrounding area and uses in terms of height, scale, and the overall mix of uses. The requested height increase is similar to, and consistent with, other resort hotel requests that have been approved within the immediate area. However, since staff is not supporting waivers of development standards #3 through #9 and the design reviews; staff recommends denial of this request.

Waiver of Development Standards #3

The intent of building setbacks is to ensure a uniform development pattern of structures, especially along streets, and to prevent the massing of continuous building facades immediately

adjacent to streets. The reduced building and right-of-way setbacks are a self-imposed burden, which can be eliminated through a redesign of the site. Therefore, staff recommends denial.

Waiver of Development Standards #4

The intent of the parking and loading requirements is to establish regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet existing and/or proposed land uses in unincorporated Clark County. Staff acknowledges the parking associated with the hotel and place of worship has been calculated in accordance with the observance of religious holidays prohibiting the operation of motor vehicles. Furthermore, staff recognizes that out-of-town visitors utilize alternative modes of transportation such as ride-share programs, taxis, and public transit. However, the significant reduction to the required number of parking spaces may have an adverse impact on the available parking for the resort hotels to the east and south of the site. The reduction to the required number of parking spaces is a self-imposed hardship; therefore, staff recommends denial of this request.

Waiver of Development Standards #5

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Three loading spaces are located on west side of the hotel, between the 1-way drive aisle and the refuse/loading dock area. The proposed number of loading spaces should adequately serve the hotel and the associated commercial uses. However, since staff is not supporting other waivers of development standards and design review requests, staff recommends denial.

Waiver of Development Standards #6

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Furthermore, the intent of the detached sidewalk requirement is to ensure a proper buffer exists between the sidewalk and the adjacent streets, and to prevent conflict with pedestrians and vehicles. Although there are not any detached sidewalks within the immediate area, staff finds eliminating the detached sidewalk requirement along the public right-of-way is a self-imposed burden. Furthermore, the request for alternative landscaping, consisting of landscape planter boxes and attached sidewalks is a self-imposed burden. Therefore, staff cannot support this request.

Design Reviews #1 through #9

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed design of the hotel consists of contemporary architecture that is aesthetically pleasing and architecturally diverse, which is appropriate for the immediate area. However, when evaluating the overall design of a project, site circulation for the development must accommodate efficient circulation and access as well as high volumes of pedestrian traffic. When the numerous waiver requests including reduced parking, reduced setbacks, alternative

landscaping, modified street and design standards are taken into consideration, staff cannot support the design reviews as the site is being over built. The requested waivers of development standards associated with the hotel and place of worship are a self-imposed burden. The majority of the waiver requests can be eliminated, or significantly reduced, through the redesign of the site. Therefore, staff cannot support these requests.

Public Works - Development Review

Waivers of Development Standards #7 & #8

Staff needs the technical studies to further address the circulation concerns that may be caused by the reduction in throat depth, back of curb radii, driveway width, approach and departure distances. However, since Planning is recommending denial of the waivers, staff cannot support these waivers.

Waiver of Development Standards #9

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #9 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way. However, since Planning is recommending denial of the waivers, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

Staff Recommendation

Approval of the use permits; denial of the waivers of development standards, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Install "No parking" signs on all public streets adjacent to the site.
- Applicant is advised that off-site improvement permits may be required.

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0436-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: January 17, 2024 – HELD – To 04/03/24 – per the applicant.

COUNTY COMMISSION ACTION: April 3, 2024 – HELD – To 06/05/24 – per the applicant.

APPLICANT: RAY KOROGHLI

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:

HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay.

Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-610-002; 162-29-710-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3930 & 3950 Las Vegas Boulevard South
- Site Acreage: 124.1
- Project Type: Amended comprehensive sign plan

Site Plan & Request

The property is the site of the Mandalay Bay Resort Hotel and the Mandalay Place Shopping Center. The Mandalay Place Shopping Center connects the Luxor Resort Hotel with the Mandalay Bay Resort Hotel. The existing resort hotel is located on the northwest corner of Russell Road and Las Vegas Boulevard South with additional frontage along Frank Sinatra Drive and Mandalay Bay Road. Access to the site is provided from all of these adjacent streets. A portion of the Mandalay Place Shopping Center crosses over Mandalay Bay Road. The airspace from 18.5 feet to 100 feet above Mandalay Bay Road was vacated to allow the building to cross over the right-of-way (VS-0387-11). The original request (DR-19-0906) was to amend the approved comprehensive sign plan for the resort hotel and shopping center which includes removing a total of 8 existing non-animated wall signs and replacing them with 2 animated (LED video units) signs. The approved plans featured proposed signs located on the east and west sides of the building, over the portion of the shopping center that crosses over Mandalay Bay Road. A condition of approval restricted full animation to be allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are

displayed for a minimum of 1 hour before transitioning to the next static image. This request is to waive that condition and remove the restriction.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0906:

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

- Full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image;
- The static image display interval is to be reviewed in 1 year;
- Signs shall be as high up on the building as possible to ensure that the signs do not present a background to the sightlines of vehicles in relation to traffic signals and signage, to be approved by Public Works;
- Provide photometric drawings showing the impact of the signage on the drivers with brightness, to be approved by Public Works;
- Install back plates on all east facing traffic signals on westbound Mandalay Bay Road and on all west facing traffic signals on eastbound Mandalay Bay Road, to be approved by Public Works.

Applicant’s Justification

The applicant indicates all conditions of approval from the original application have been satisfied and the signs have not resulted in any detrimental occurrences. The applicant adds that electronic displays are similar to other electronic displays along the Resort Corridor that do not have static image restrictions.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400106 (UC-20-0104)	Second application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	September 2023
AR-21-400040 (UC-20-0104)	First application for review for a use permit to waive conditions for temporary outdoor events (tailgating)	Approved by BCC	May 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail with waiver to not provide a franchise agreement concurrent with a special use permit for a monorail	Approved by BCC	April 2021
DR-20-0448	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	December 2020
DR-20-0272	Amended a comprehensive sign plan for Mandalay Bay Resort Hotel with increased wall sign area	Approved by BCC	August 2020
WC-20-400020 (VS-0387-11)	Waived condition requiring advertising visible from the public right-of-way and not be permitted within the vacated area	Approved by BCC	May 2020
DR-19-0906	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased sign area and increased animated sign area	Approved by BCC	May 2020
UC-20-0104	Waived conditions for temporary outdoor events (tailgating)	Approved by ZA	April 2020
DR-20-0061	Amended a comprehensive sign plan for the Mandalay Bay Resort Hotel with increased overall animated sign area	Approved by BCC	April 2020
DR-18-0081	Extension of private monorail system consisting of fixed guideway structures and columns, a station/terminal, and associated accessory structures	Approved by BCC	March 2018
UC-0617-16	Extension of private monorail system consisting of fixed guideway structures, a station/terminal, and associated accessory structures	Approved by BCC	November 2017
UC-0273-16	Temporary outdoor events longer than 10 days with deviations to development standards	Approved by BCC	June 2016
UC-0041-16	Proposed parking garage in conjunction with a resort hotel, with increased height, reduced height setback, and deviations to development standards	Approved by BCC	April 2016
UC-0574-14 (WC-0023-16)	Waived a condition requiring landscaping for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodeled with exterior access point (Mandalay Bay)	Approved by PC	November 2012
VS-0387-11	Vacated airspace above Mandalay Bay Road	Approved by PC	October 2011
UC-0740-02	1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
Agenda Item #68 June 16, 1998 BCC	Amended the dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	June 1998
Agenda Item #39 March 3, 1998 BCC	Dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	March 1998
UC-1546-97	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Luxor & Excalibur Resort Hotels
South	Business Employment & Public Use	PF	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Entertainment Mixed-Use	CR & PF	Motel, convenience store, retail uses, & undeveloped
West	Entertainment Mixed-Use	CR	I-15 & Allegiant Stadium

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The intent of the conditions is to ensure that public health, safety, and welfare is not jeopardized by the distraction of full animation commercial signage as vehicular traffic approaches the portion of the roadway under the building. Full animation signs are constantly changing, having animation over public right-of-way will cause distractions, creating the potential for collisions. Therefore, staff cannot support the full animated signage that is proposed with this application.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

If approved:

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: November 8, 2023 – HELD – No Date – per the applicant.

APPLICANT: MANDALAY PLACE

CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118