



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 28, 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 May 14, 2024. (For possible action)
- IV. Approval of the Agenda for May 28, 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. **ET-24-400049 (ZC-22-0154)-KNG LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** vehicle (recreational vehicles and watercraft) sales; **2)** vehicle (recreational vehicles and watercraft) repair; **3)** vehicle (recreational vehicles and watercraft) wash; and **4)** vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and **2)** allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center on 3.5 acres in a CG (Commercial General) Zone. Generally located on the southwest side of Boulder Highway, 900 feet east of Desert Inn Road within Paradise. TS/my/ng (For possible action) **BCC 6/18/24**
 - 3. **WS-24-0172-SC 2006 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate parking; **2)** reduce and eliminate landscaping; and **3)** residential adjacency standards.
DESIGN REVIEW for modifications to an existing multiple family residential development on 5.36 acres in an RM32 (Residential Multi-Family 32) Zone within the Maryland Parkway Overlay. Generally located on the north side of Viking Road, approximately 100 feet west of Spencer Street within Paradise. TS/hw/ng (For possible action) **BCC 6/18/24**

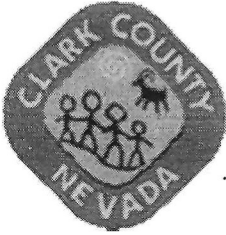
VII. General Business (For possible action)

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: June 11, 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

May 14, 2024

MINUTES

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

Brady Bernhart; Planning, Vivian Kilarski; Planning, Alvaro Lozano; Commission Analyst

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

II. Public Comment:
None

III. Approval of April 30, 2024 Minutes

Moved by: Carvalho
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for May 14, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)

Splash into summer event. Saturday May 25, 2024 12pm-4pm Whitney Water Park 5712 Missouri Ave.

VI. Planning & 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**

Held per applicant. Return to the May 28, 2024 Paradise TAB meeting

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**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

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**

MOVED BY-Cunningham
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

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**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
ADDED Conditions

- 8 foot high wall along the North property line
- Euclid gate to be emergency access (crash gate) only
- Withdraw waiver # 3 per statement made by representative

VOTE: 3-0
Philipp abstained from comment and vote

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**

Held per applicant. No return date given

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**

Held per applicant. Return to Paradise TAB meeting in 30 days

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 28, 2024
- IX. Adjournment
The meeting was adjourned at 7:45 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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400049 (ZC-22-0154)-KNG LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** vehicle (recreational vehicles and watercraft) sales; **2)** vehicle (recreational vehicles and watercraft) repair; **3)** vehicle (recreational vehicles and watercraft) wash; and **4)** vehicle (recreational vehicles and watercraft) storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and **2)** allow a fence where not permitted.

DESIGN REVIEW for a recreational vehicle and watercraft services center on 3.5 acres in a CG (Commercial General) Zone.

Generally located on the southwest side of Boulder Highway, 900 feet east of Desert Inn Road within Paradise. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

161-17-102-002; 161-17-102-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation for a vehicle (recreational vehicle and watercraft) wash from a residential use to 120 feet where 750 feet is the minimum per Table 30.44-1 (an 84% reduction).
2. Allow a decorative 8 foot fence behind the front landscaping where not permitted per Table 30.64-2.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Recreational vehicle & watercraft services center
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 19,590
- Parking Required/Provided: 46/47

Site Plans

The approved plans depict a recreational vehicle and watercraft services center that will include maintenance, repair, wash, fueling, storage, and sales. The recreational vehicle and watercraft maintenance and repair building is located along the southeast property line, set back 87 feet from the northeast property line along Boulder Highway, and set back 212 feet from the southwest property line, which is adjacent to single family residences. An outside dining area for the incidental cafe is located on the northwest side of the building. Covered recreational vehicle and watercraft storage spaces are located along the southwest and northwest property lines, and a vehicle wash facility is in the western portion of the site.

Setbacks to the vehicle wash canopy are 91 feet from the northwest property line and 120 feet from the southwest property line. A waiver of development standards is necessary to reduce the setback from the vehicle wash facility to the single family residences to the west. Also, a fueling station is located on the east side of the vehicle wash facility; however, the fueling station exceeds the minimum 200 foot setback from the single family residences to the west.

Gated access to the site is provided from Boulder Highway, and cross access to the property to the south is provided on both the east and west sides of the southeast property line. Parking spaces are located on the east side of the site along Boulder Highway, and a trash enclosure is located on the southwest side of the site.

Landscaping

The approved plans depict landscaping along the northeast property line adjacent to Boulder Highway, and along the southwest property line adjacent to the single family residences. Along Boulder Highway, approximately 15 feet of landscaping is provided in the right-of-way behind an existing attached sidewalk. However, a waiver of development standards is not required for the non-standard improvements (landscaping) in the right-of-way since Boulder Highway is a Nevada Department of Transportation (NDOT) road. An additional 15 foot wide landscape strip is provided on-site, behind the landscaping in the right-of-way, per Title 30 standards, and an 8 foot high decorative fence is provided behind the landscaping. The fence requires a waiver of development standards since this is not a permitted fence per Table 30.64-2 for commercial uses. Materials for the fence will consist of charcoal gray colored CMU base, light gray colored CMU columns, and wrought iron.

Along the southwest property line, a 10 foot wide landscape area is provided adjacent to the single family residences. This landscape buffer extends to over 60 feet wide along the southeast and northwest property lines. Additional landscaping is provided in the parking lot and on the northwest side of the building around the outside dining area.

Elevations

Exterior materials for the 32 foot tall building consists of light gray CMU for the front office, retail and café component, and charcoal gray CMU for the rear portion of the building that consists of vehicle maintenance and repair. A decorative shade structure is located over the front entrance, decorative metal accents are located over the storefront windows and doors, and 7 overhead roll-up doors are located on the northwest side of the building.

Since the southwest portion of the building faces single family residences, this portion of the building must include enhanced architectural elements. As a result, 4 portions of this elevation will be finished with stucco in the shape of overhead roll-up doors with decorative metal accents above each section. These enhancements help reduce the visually austere appearance of a large blank wall of the building.

The canopy for the vehicle wash and fueling station is approximately 22 feet in height.

Floor Plans

The approved 19,590 square foot building includes a retail showroom, café, and offices on the first floor in the northeast portion of the building. A second floor includes additional offices. The southwest portion of the building includes the vehicle maintenance and repair facility.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0154:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 161-17-102-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0145-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

According to the applicant, development was temporarily put on hold by the developer because of rising construction costs and economic uncertainty at the time. In addition, the ongoing drought and reduced water levels at Lake Mead were cited as reasons for the delay. They further state the construction drawings have been completed and are ready to be submitted to the Building Department, and construction will commence as soon as the permit is approved.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0154	Reclassified from an H-2 to a CG zoning with use permits for a recreational watercraft facility, and design review for a new structure	Approved by BCC	May 2022
WS-0957-01	Allowed an off-premises sign and reduced the separation from a sign on another parcel	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
Northwest	Corridor Mixed-Use	H-2	Vacant commercial building
Southeast	Corridor Mixed-Use	H-2	Watercraft services center
Northeast	Corridor Mixed-Use	H-2	Vehicle related services
Southwest	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

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 the applicant applied for a drainage study in 2023, but has yet to complete the process. No building permits have been applied for. Since this is the first extension of time, staff

can support the request; however, staff may not be able to support future extension of time requests if no steps have been taken towards completion of the project. Also, an updated Code has been adopted and the expectation is that future projects comply with the new Code requirements.

Public Works - Development Review

There have been no significant changes in this area. 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 May 18, 2026 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CANDICE HAYES

CONTACT: ROBERT MESSIANA, JAWA STUDIO LTD., 107 E. CHARLESTON BOULEVARD, SUITE 250, LAS VEGAS, NV 89104

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0172-SC 2006 LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate parking; 2) reduce and eliminate landscaping; and 3) residential adjacency standards.

DESIGN REVIEW for modifications to an existing multiple family residential development on 5.36 acres in an RM32 (Residential Multi-Family 32) Zone within the Maryland Parkway Overlay.

Generally located on the north side of Viking Road, approximately 100 feet west of Spencer Street within Paradise. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

162-14-313-101

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the number of required parking stalls to 139 spaces where 195 spaces are required per Section 30.04.04C (a 29% reduction).
 - b. Eliminate EV charging spaces where both EV charger installed and capable spaces are required per Section 30.04.04H (a 100% reduction).
 - c. Eliminate long-term bicycle parking where long-term bicycle parking is required per Section 30.04.04J (a 100% reduction).
2.
 - a. Allow alternative parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
 - b. Allow a buffering and screening landscape strip to consist of a 2 foot wide landscape strip with no trees and a 6 foot high CMU block wall where buffering and screening is required per Section 30.04.02C.
3. Allow a drive aisle and parking to be located adjacent to a residential use without screening where otherwise not permitted by Section 30.04.06G.

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1700 E. Viking Road
- Site Acreage: 5.36
- Project Type: Modifications to an existing multiple family residential development
- Number of Units: 100

- Density (du/ac): 18.65
- Parking Required/Provided: 195/139
- Sustainability Required/Provided: 5/0

Site Plans, History, & Request

The site plans depict an existing 100 unit multi-family residential apartment complex located near the northwest corner of Viking Road and Spencer Street. The site was originally approved for a 104 unit multiple family residential condominium development through ZC-136-88, UC-148-88, and TM-39-88 in June 1988. The development, however, was constructed with 100 units and it was discovered that the project exceeded the 18 dwelling units per acre allowed by the R-3 zone in 2003. At that time, a County initiated zone change to R-4 zoning was completed to bring the site into compliance with ZC-0619-03. The carports on the exteriors of the property were approved in June of 1989 with VC-349-89. The applicant is now requesting to modify the site by removing the carport structures along the northern property line along with the existing parking along the northern and eastern property lines and partially replace the lost parking spots in various locations on the property.

The plans show that the existing apartment complex consists of 12 residential buildings, a clubhouse building, and a pool area located within the central portion of the site with 195 parking spaces. The areas sounding the buildings contain parking spaces and drive aisles. The plans show that currently along the northern property line there are 65 spaces with 45 spaces being covered by 4 carport structures. The plans show that the 4 carport structures and 55 spaces will be removed with the 10 uncovered spaces in the northwest corner of the site remaining. The plans also show that the 23 uncovered spaces on the eastern property line will also be completely removed. Overall, 78 spaces will be removed.

The plans show that in place of the spaces that will be removed some parking spaces will be replaced and the drive aisles will be moved and widened. The plans show that the drive aisle on the eastern property line will be moved adjacent to the eastern property line and be widened to between 30 feet and 33 feet with space provided for a 2 foot wide landscaping strip. On the western side of the drive aisle, 8 new parallel parking spaces will be provided. Along the northern portion of the property, the drive aisle will be widened to 25 feet to 28.5 feet and will run closer to the northern property line with space provided for a 6 foot to 14.7 foot wide landscape strip. There are 12 new parallel parking spaces proposed along the southern portion of that drive aisle placed in groups of 1 to 3 spaces. In the southwestern portion of the site, 2 additional perpendicular parking spaces have been provided in the existing row of uncovered parking. A total of 22 spaces and new spaces will be provided. Overall, the site requires 195 parking spaces with 139 parking spaces being provided after the removed and new spaces are accounted for. Access to the site will remain with a lone 42 foot wide driveway along Viking Road.

Landscaping

The plans show that the existing street landscaping consists of a 5.8 foot to 6.4 foot wide landscaping strip behind an existing 5 foot wide attached sidewalk. This landscaping strip consists mainly of evenly spaced small and medium sized shrubs with palm trees located on each side of the driveway. The existing parking lot landscaping consists of 2 finger islands with palm

trees located in the northern portion of the site that will be removed. No additional parking lot landscaping is proposed. A 2 foot wide buffering landscape strip is provided with a 6 foot high block wall along the eastern property line. This landscaping strip will contain mostly 5 gallon shrubs, but where the strip widens on the north and south ends, 4 trees consisting of Shoestring Acacia (*Acacia stenophylla*), Chilean Mesquite (*Prosopis chilensis*), and Holly Oak (*Quercus ilex*) trees have been provided. Additional landscaping is provided within the interior of the site where there are several existing Pine (*Pinus* sp.) trees located between the existing buildings. Along the northern property line, a 6 foot to 14.7 foot wide landscaping strip has been proposed. This landscaping strip contains an alternating arrangement of Shoestring Acacia, Chilean Mesquite, and Holly Oak trees spaced approximately 20 feet apart.

Elevations

There are no proposed changes to the existing buildings which are approximately 22 feet tall and consist of beige colored stucco with red/clay accents. The buildings include column features, balconies, and large windows. The roofs are flat with roofline variation, including gabled portions that are composed on clay-colored Spanish tiles.

Floor Plans

There are no proposed changes to the interior of the residential buildings, which consist of 100 units, which are a total of 1,040 square feet each and contain 2 bedrooms.

Applicant's Justification

The applicant states that they are requesting these modifications to the parking and landscaping on site to complete the financing of a loan with the U.S. Department of Housing and Urban Development (HUD). They state that HUD is requiring the removal of the parking areas along the northern and eastern property lines, which are encumbered by an NV Energy powerline easement and overhead transmission lines. The applicant states that some parking has been replaced with parallel parking outside of the powerline easements. The applicant also states that the complex is used as workforce housing so many residents use the nearby bus routes and alternative transportation methods. The applicant also indicates that the landscaping along the north should help offset issues related to the heat island effect and a buffer has been provided along the eastern property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0619-03	Reclassified the site from R-3 to R-4 zoning to correct a drafting error	Approved by BCC	May 2003
VC-349-89	Allow carports with reduced setbacks	Approved by PC	June 1989
TM-39-88	104 unit condominium	Approved by PC	June 1988
UC-148-88	104 unit multiple family residential development	Approved by BCC	June 1988

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-136-88	Reclassified the site from R-1 to R-4 zoning (Reduced to R-3) for a multiple family residential development	Approved by BCC	June 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Urban Neighborhood (Greater than 18 du/ac)	RM18 & RM32	Multiple family residential
South & West	Urban Neighborhood (Greater than 18 du/ac)	RM32	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

*Flamingo Wash is located directly to the north of the site.

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 purpose of requiring a minimum number of parking stalls of a varying nature is to assure that each site regardless of use can provide for a variety of transportation options while assuring that the storage of those modes of transport do not impact the right-of-way nor the surrounding neighborhood. Staff finds that the removal of the existing parking spaces on site is the result of federal administrative regulations, and that the applicant has provided as many new spaces as possible on-site and the proximity of bus routes can help alleviate the possible reduction in the number of provided parking spaces. Staff finds that this mitigation is sufficient given the circumstances of the site and the needed removal of the spaces. Staff also finds that, given the rise in the number of and the affordability of electrical vehicles, forgoing the construction of these spaces could be detrimental to the site. Given that these spaces do not necessarily take away from the over available parking for the site and there are available areas for the EV chargers to be placed, staff finds that EV charger facilities should be provided. Finally, staff

finds that bicycle spaces at this location are highly necessary given the proposed reduction in parking spaces and the fact that the nearest public transit stop from the site is 1,760 feet by legal pedestrian means. Staff finds that bicycle travel could significantly mitigate the lack of parking spaces and provide alternative travel options to neighborhood amenities and serve as a good last mile option for access to the public transportation routes. As a result, staff can support waiver of development standards #1a, but cannot support waiver of development standards #1b and #1c.

Waiver of Development Standards #2a

The purpose of parking lot landscaping is to reduce possible effects from the heat island effect caused by unshaded asphalt. Staff finds that very little parking lot landscaping was originally provided on the site and that the landscaping that is now being proposed on the site exceeds what would be required for the parking lot. While staff would prefer that the landscaping be more spread out amongst the site and within the parking spaces, the trees provided along the northern property line help make up for the loss in the carports' shading and to help create shaded spaces in the rear that make up for the lack of shading elsewhere on the site. In addition, retrofitting the lot to provide landscape would reduce parking further, which would not benefit the site. For these reasons, staff can support this waiver of development standards.

Waivers of Development Standards #2b & #3

The purpose of separating and buffering parking spaces and drive aisles from adjacent residential uses is to reduce the impact of increased heat, smog, and light pollution that can result from the spaces being adjacent to residential uses. Staff finds that the proposed adjustments to the parking lot and drive aisles enhance the existing space by moving the parking spaces to the opposite side of the drive aisle, effectively reducing their impact on the adjacent residential homes. In addition, the drive aisles are effectively not being moved since they are in areas already covered by asphalt, which allows the installation of a small landscape buffering strip, which should aid in the smog and noise that can develop around drive aisles. Finally, the existing wall should also continue to reduce any issues that are the result of any lighting. Staff finds that the proposed activities along the eastern property line are similar to the previous uses and are actually less intrusive than previous designs, as a result staff can support these waivers of development standards.

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. Staff finds that the proposed modifications to the existing multi-family residential development are relatively minor in nature with no proposed changes to the residential or clubhouse buildings. The changes are restricted to the parking area. Staff finds that the reduction in parking is not ideal, but the changes are at the behest of HUD and mitigation of the parking reduction has been completed with parking spaces being added on the site where possible. In addition, the change in the design of the drive aisles and parking spaces has resulted in the increase in the number of trees and landscaping on site and a reduction in the impact that the parking and drive aisles may have on surrounding properties. Overall, staff finds that the proposed modifications generally maintain the current character of the site, improve the overall

landscaping, and reduce the impacts of the proposed changes where possible. For these reasons, staff can support the design review.

Staff Recommendation

Approval of waivers of development standards #1a, #2a, #2b, and #3; and the design review; denial of waiver of development standards #1b and #1c.

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 a Certificate of Compliance.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID BROWN

CONTACT: DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101