



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 9, 2022

7:00pm

AGENDA

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: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

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 July 26, 2022. (For possible action)
- IV. Approval of the Agenda for August 9, 2022 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items
- VI. Planning and Zoning

08/17/22 BCC

- 1. **VS-22-0411-S G VEGAS OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street (alignment), and between Harmon Avenue and Tropicana Avenue within Paradise (description on file). JG/lm/jo (For possible action)
- 2. **UC-22-0410-S G VEGAS OWNER, LLC:**
USE PERMITS for the following: **1)** retail; **2)** restaurants; **3)** on-premises consumption of alcohol (supper club and service bar); and **4)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** alternative landscaping; **3)** non-standard improvements; and **4)** reduced parking.
DESIGN REVIEWS for the following: **1)** retail shopping center; and **2)** alternative parking lot landscaping on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)
- 3. **TM-22-500143-S G VEGAS OWNER, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

09/06/22 PC

- 4. **UC-22-0205-TYEB LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** supper club; and **2)** hookah lounge.
WAIVERS OF DEVELOPMENT STANDARDS to **1)** reduce parking, **2)** waive parking lot design standards (not previously noticed), and **3)** waive parking lot landscaping (not previously noticed).
DESIGN REVIEW for modifications to a parking lot (not previously noticed) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sr/syp (For possible action)

5. **UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:**
USE PERMIT to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/hw/syp (For possible action)

6. **UC-22-0393-ROHANI PARVEZ:**
USE PERMIT for on-premises consumption of alcohol (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** throat depth; and **3)** departure distance.
DESIGN REVIEW for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)

7. **UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:**
USE PERMIT for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)

8. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** gasoline station; **2)** convenience store; **3)** alcohol sales, beer and wine packaged; **4)** restaurant; and **5)** office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduced departure distance; **3)** reduce landscaping; **4)** reduce parking; **5)** eliminate cross access; and **6)** eliminate loading zones.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** gasoline station (fuel canopy); **3)** commercial building (restaurant and drive-through; convenience store; office); and **4)** lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)

9. **VS-22-0422-JAMIESON JARRETT & TARA:**
VACATE AND ABANDON easements of interest to Clark County located between McLeod Drive and Topaz Street, and between Russell Road and Quail Avenue within Paradise (description on file). JG/sd/syp (For possible action)

10. **WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit lots to front a collector street; and **2)** permit attached sidewalks.
DESIGN REVIEW for a single family residential development on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

11. **TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**
TENTATIVE MAP consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

09/07/22 BCC

12. **UC-22-0415-OBJECT DASH, LLC:**
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)
13. **DR-22-0412-OBJECT DASH, LLC:**
DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)
14. **WS-22-0416-FASHION SHOW MALL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** increase the number of animated message/video unit signs; and **3)** allow additional roof signs.
DESIGN REVIEWS for the following: **1)** building additions to an existing restaurant; **2)** increased animated sign area; and **3)** modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)
15. **ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:**
ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** encroachment into airspace; **3)** reduced parking; **4)** reduced throat depth; and **5)** reduced departure distance.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/sd/jo (For possible action)

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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: August 30, 2022.

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>

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

08/17/22 BCC AGENDA SHEET

PEDESTRIAN ACCESS EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0411-S G VEGAS OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street (alignment), and between Harmon Avenue and Tropicana Avenue within Paradise (description on file). JG/lm/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-301-009; 162-21-301-016; 162-21-301-018 through 162-21-301-019

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

This request is to vacate and abandon 3 pedestrian access easements as granted to Clark County under document numbers: 20040507:01715, 20050831:07284, and 20171120:01856. The subject property is currently used for several existing retail developments. The easements being vacated are to allow for the construction of 2 new multiple story accessory retail buildings and the applicant will grant a new pedestrian access easements that will relocate the pedestrian access closer to the street frontage. The applicant indicates that the relocated easement will remain 15 feet wide along the Las Vegas Boulevard South frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
Hawaiian Marketplace	162-21-301-009		
UC-0375-11	Allow various uses within the H-1 zone for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Review the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modify landscaping, permit temporary structures, and reduce setbacks in conjunction with the shopping center	Approved by BCC	February 2004

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduce on-site parking, and allow off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
Retail & Parking lot	162-21-301-016 through 019		
WS-0332-15 (AR-17-400003)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access, easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	An amusement/theme park with waivers of development standards and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-0025-08	Record of Survey	Reviewed by staff	February 2008

Numerous applications for uses have been approved for the subject parcels over the years, and a complete list may be obtained at Comprehensive Planning offices or online.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Travelodge motel, Polo Towers Hotel timeshare
South	Entertainment Mixed-Use	H-1	Showcase Mall
East	Entertainment Mixed-Use	H-1	MGM Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	H-1	City Center Resort Hotel complex, Park MGM Resort Hotel

Related Applications

Application Number	Request
UC-22-0410	A use permit for a shopping center is a companion item on this agenda.
TM-22-500143	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of pedestrian access easements that are not necessary for site 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:**Current Planning**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 4 years of the approval date or the application will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S G VEGAS OWNER, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

08/17/22 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0410-S G VEGAS OWNER, LLC:

USE PERMITS for the following: 1) retail; 2) restaurants; 3) on-premises consumption of alcohol (supper club and service bar); and 4) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) alternative landscaping; 3) non-standard improvements; and 4) reduced parking.

DESIGN REVIEWS for the following: 1) retail shopping center; and 2) alternative parking lot landscaping on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-301-009; 162-21-301-016 through 162-21-301-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce setback to zero feet where 25 feet from back of curb or 10 feet from property line whichever is greater, is required per Section 30.56.060.a.
- b. Reduce height setback ratio to zero feet where 10 feet is required per Figure 30.56-4.
2. Allow alternative landscaping along the street frontage (Las Vegas Boulevard South) where required per Figure 30.64-17.
3. Allow non-standard improvements (landscaping) in right-of-way (Las Vegas Boulevard South) where not allowed.
4. Reduce parking to 456 spaces where 1,324 spaces are required per Table 30.60-1 (a 65% reduction).

DESIGN REVIEWS:

1. Retail shopping center.
2. Alternative parking lot landscaping design where Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3743, 3755, 3763 Las Vegas Boulevard South
- Site Acreage: 10.6
- Project Type: Retail shopping center with restaurants, supper clubs, service bars
- Number of Stories: 3
- Building Height (feet): 95
- Square Feet: 302,613 (total building)/55,223 (north portion)/65,182 (south portion)/15,715 (existing Walgreens)
- Parking Required/Provided: 1,324/456

Request

The proposed request is to remove the existing buildings from most of the parcels (APN's: 162-21-301-009, 016, 018, & 019) and construct 2 new connected 3 story retail buildings that include retail shops, restaurants with outside dining, supper clubs, service bars and outside entertainment space. There are no proposed changes to the existing Walgreens retail building or parcel (APN: 162-21-301-017).

Site Plans

The plans depict 2 connected buildings located adjacent to Las Vegas Boulevard South. The 2 buildings are connected by terraces located over the central entry to the site that is located between the 2 buildings. There are 2 redesigned access driveways to Las Vegas Boulevard South, the northerly driveway is positioned between the buildings and over an existing access easement for Polo Towers, and a new proposed ingress/egress driveway between Walgreens and the proposed southerly building. An additional new access driveway will access the existing Showcase Mall properties and parking garage to the south. The northerly portion of the structure is set back over 20 feet from the right-of-way/property line for a pedestrian area. The southerly portion of the structure is set back a minimum of 4 feet from the right-of-way/property line to the leading edge of an observation deck with a cantilevered structure that is over 44 feet above grade. The grade level of the building is set back 20 feet from the right-of-way/property line. The pedestrian access easement will be relocated to be adjacent to Las Vegas Boulevard South. Grade level parking for the site is located to the east of the structure and a valet drop-off is located on the east side of the southern building. The existing Walgreens site and parcel is to remain as is.

Landscaping

The plans depict new elevated planters within the existing right-of-way along Las Vegas Boulevard South along a portion of the northerly building; however the plans do not show a detached sidewalk per Code. New on-site landscaping will be located along the easterly parking area and valet drop-off area. There are 4 elevated planter areas located within the open area on the third level. New landscaping materials include a mix of palm trees, acacia, Pistache, shrubbery with groundcovers and accent plants. Landscaping located within power easement areas will meet SNRPC Plant List standards.

Elevations

The plans for the 2 connected buildings include 3 stories that have an overall height of 95 feet. The exterior materials include painted EIFS panels in yellow, buff, and white with accents of grey metal panels, glass railings, stainless steel, and glass storefronts which will be individualized by each tenant. The cantilevered observation deck is located over 44 feet above the proposed pedestrian access easement and sidewalk area on the west elevation.

Floor Plans

The plans depict a total of 302,613 square feet spread out between 3 levels. Level 1 consists of 120,405 square feet, Level 2 consists of 122,356 square feet, and Level 3 consists of 57,595 square feet. Each level includes retail tenant space with restaurants, supper club, service bars located on Level 3. There are terraces connecting the structure located on Level 2 and Level 3 with elevators, escalators and stairways connecting the various levels. There is a canopy structure located over the southerly portion of the building to shade the stage/outside entertainment area. Additionally, on the west elevation of the southerly portion of the building is an observation deck that is cantilevered over the pedestrian sidewalk.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the demolition of existing buildings along with the relocation of the existing pedestrian access area will allow for the construction of new retail uses which will positively impact the surrounding area with additional shopping and dining experiences for both locals and tourists alike. Appropriate on-site ride share pick-up and drop-off locations are provided and there are several public transportation stops within walking distance of the project. The applicant also indicates that surface level valet parking is provided on the easterly portion of the site, and through a parking study the adjacent Showcase retail parking garage (located on APN 162-21-401-029) has available parking to share with the proposed development. Additionally, the proposed development site has been identified as a potential transportation hub for the Boring Company people mover station (UC-20-0546) which could provide alternative forms of transportation to supplement the required parking in the future. The reduction in setback applies to the observation deck and canopy on the southerly portion of the building and is cantilevered over 40 feet above the pedestrian sidewalk area thereby not negatively impacting the surrounding uses or impede the pedestrian access areas around the property. Lastly, the provided landscaping along Las Vegas Boulevard South reduces the required landscaping to 4 foot wide planters which include openings for pedestrian circulation and no landscaping is provided within the required pedestrian access or utility easements.

Prior Land Use Requests

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Numerous applications for uses have been approved for the subject parcels over the years, and a complete list may be obtained at Comprehensive Planning offices or online.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Travelodge motel, Pólo Towers Hotel timeshare
South	Entertainment Mixed-Use	H-1	Showcase Mall
East	Entertainment Mixed-Use	H-1	MGM Resort Hotel
West	Entertainment Mixed-Use	H-1	City Center Resort Hotel complex, Park MGM Resort Hotel

Related Applications

Application Number	Request
VS-22-0411	A request to vacate pedestrian access easements is a companion item on this agenda.
TM-22-500143	A tentative map for a 1 lot commercial subdivision is a companion item of this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Design Reviews

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

Staff does not object to the proposed uses as they are common features and amenities associated with development along Las Vegas Boulevard South. The proposed alternative landscaping and pedestrian realm design along Las Vegas Boulevard South provides additional buffer and is compatible with the existing development and the other developed properties along Las Vegas Boulevard South.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1a, #1b, #2 & #3

The waiver requests represent the "worst case scenario." Staff has no objection to the reduction in setback as it does not impact the pedestrian realm, and only impacts upper levels of the building, and is not located along the entire westerly face of the building; therefore, staff recommends approval.

Waiver of Development Standards #4

Staff finds that the reduced parking will not adversely impact the surrounding area. Located on Las Vegas Boulevard South, the majority of customers arrive on foot or public/ride-share transportation. Therefore, staff can support the proposed request.

Public Works - Development Review

Waiver of Development Standards #3

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 #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture, and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;

- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Record perpetual cross access, ingress/egress, and parking easements with APN 162-21-401-029.
- 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 this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-13846;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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;
- 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.

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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: S G VEGAS OWNER, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



08/17/22 BCC AGENDA SHEET

LAS VEGAS BOULEVARD PROJECT
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500143-S G VEGAS OWNER, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-301-009; 162-21-301-016; 162-21-301-018 through 162-21-301-019

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3743, 3755, 3763 Las Vegas Boulevard South
- Site Acreage: 10.6
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 10.6 acre site which is part of a proposed retail shopping center. Access to the site is from Las Vegas Boulevard South.

Prior Land Use Requests

Application Number	Request	Action	Date
Hawaiian Marketplace	162-21-301-009		
UC-0375-11	Allow various uses within the H-1 zone for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Review the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modify landscaping, permit temporary structures, and reduce setbacks in conjunction with the shopping center	Approved by BCC	February 2004

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduce on-site parking, and allow off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
Retail & Parking lot	162-21-301-016 through 019		
WS-0332-15 (AR-17-400003)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	An amusement/theme park with waivers of development standards and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-0025-08	Record of Survey	Reviewed by staff	February 2008

Numerous applications for uses have been approved for the subject parcels over the years, and a complete list may be obtained at Comprehensive Planning offices or online.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Travelodge motel, Polo Towers Hotel timeshare
South	Entertainment Mixed-Use	H-1	Showcase Mall
East	Entertainment Mixed-Use	H-1	MGM Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	H-1	City Center Resort Hotel complex, Park MGM Resort Hotel

Related Applications

Application Number	Request
UC-22-0410	A use permit for a shopping center is a companion item on this agenda.
VS-22-0411	A request to vacate a pedestrian access easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-13846;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required.

Current Planning Division - Addressing.

- No comment.

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.

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 #0416-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S G VEGAS OWNER LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

HOOKAH LOUNGE
(TITLE 30)

DESERT INN RD/SAMMY DAVIS JR. DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0205-TYEB LLC:

AMENDED HOLDOVER USE PERMITS for the following: **1) supper club; and 2) hookah lounge.**

WAIVERS OF DEVELOPMENT STANDARDS to **1) reduce parking, 2) waive parking lot design standards (not previously noticed), and 3) waive parking lot landscaping (not previously noticed).**

DESIGN REVIEW for modifications to a parking lot (not previously noticed) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sr/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-504-011

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce parking to 154 spaces (previously noticed as 128 spaces) where 200 spaces (previously noticed as 210 spaces) are required per Table 30.60-1 (a 23% reduction).
2. Waive parking lot design standards where conformance with Section 30.60.050 is required (previously not noticed).
3. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required (previously not noticed).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3415 Sammy Davis Jr. Drive
- Site Acreage: 2.5
- Project Type: Supper club with hookah lounge
- Number of Stories: 1
- Square Feet: 8,000 (supper club)/38,115 (entire building)

- Parking Required/Provided: 200/154

Site Plans

The plans depict an existing 38,115 square foot industrial building located on the west side of Sammy Davis Jr. Drive. Various businesses exist within the building including a scooter rental, an adult bookstore, and a tavern. Access to the property is from Sammy Davis, Jr. Drive, and elevation renderings have been provided by the applicant who will occupy a portion of the existing building.

Revised plans show the parking lot will be modified to accommodate additional parking. The area southeast of the existing building will remain unmodified and provides for parking along the building frontage. The area south of the existing building will be reconfigured to provide 6 rows of parking with no landscape fingers or islands. The area behind the building will now include 4 truck parking stalls parallel to the building, and parking stalls will be added along the northwest property line. Parking in this area will have no landscape fingers or islands, and the drive aisle between the parking stalls and truck parking is slightly greater than 14 feet in width where 24 feet is required.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

The submitted photos depict a 1 story building with a stucco exterior and a flat roof behind parapet walls.

Floor Plan

The plan shows an 8,000 square foot suite space with seating areas, stage, restrooms, bar area, and kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the parking waiver will not have a negative impact because their hours of operation are from 11:00 a.m. to 3:00 a.m. They also state the reduction of the required drive aisle width will not result in any vehicular traffic conflicts since the loading times for the truck parking will be different times than the proposed tavern; additionally the area behind the building will be marked one-way to control the flow of traffic. The applicant believes that this project will improve the area and be a great contribution to the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900310	Outcall service	Approved by ZA	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0979	Food cart – expired	Approved by BCC	February 2020
UC-0389-14	Medical cannabis establishment	Denied by BCC	December 2014

* Various other land use applications are associated with the subject site, including a number of land use applications for adults uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Business Employment	M-1	Office/warehouse
East	Entertainment Mixed-Use	H-1	Shopping Mall

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

In general, staff finds that the proposed uses can be conducted in a manner that are harmonious and compatible with the existing office/warehouse uses. However, staff cannot support the introduction of a supper club with hookah lounge that is proposing a 23 percent reduction in the required parking for the site. The supper club will have overlapping business hours with the traditional office/warehouse businesses **and the existing tavern**; therefore, parking could become a major problem at this location. Staff understands that several of the business spaces are currently vacant, which would make the current parking situation more favorable; however, that may not always be the case. For these reasons, staff cannot support the supper club with hookah lounge at this location.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The applicant is proposing modifications to the parking lot layout and design which will be an improvement for the site, however the required number parking spaces are still not being provided, and the design and landscaping are not in conformance with Code. This site is within the portion of the County that has a medium/high urban heat index and parking lot trees would provide shade which in turn could contribute to lowering the urban heat index for this area. Additionally, staff finds reduced drive aisle widths will result in an unsafe condition for all users of the site since other uses within the development may be operating at times when truck loading/unloading is occurring. For these reasons, staff cannot support the waivers.

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:

Current Planning

If approved:

- **Parking lot to be restriped per plans on file;**
- **One-way drive aisles to be properly marked/striped and signs shall be installed;**
- **Certificate of occupancy and/or business license shall not be issued without final zoning inspection.**
- Applicant is advised that **outside storage in any drive-aisles or parking areas will require a new land use application to further reduce parking and ensure modifications to the parking lot design is in conformance with Code; all parking areas must remain open and available to the public;** approval of this application does not constitute or imply approval of any other County issued permits, license, or approvals; 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

- 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: 1 card

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: June 7, 2022 – HELD – To 06/21/22 – per the applicant.

PLANNING COMMISSION ACTION: June 21, 2022 – HELD – To 07/19/22 – per the applicant.

PLANNING COMMISSION ACTION: July 19, 2022 – HELD – No Date – Per the Planning Commission.

APPLICANT: MARCUS DANIELS

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8401, LAS VEGAS, NV 89128

09/06/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

FLAMINGO RD/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:

USE PERMIT to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone.

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

RELATED INFORMATION:

APNs:

162-13-401-008; 162-13-406-010; 162-13-406-011; 162-13-406-014; 162-13-406-015; 162-13-406-016

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4040 S. Eastern Avenue
- Site Acreage: 2.2
- Project Type: Major training facility
- Number of Stories: 3
- Square Feet: 10,693
- Parking Required/Provided: 495/501

Site Plans

The site 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 plans show the complex being comprised of 4 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 2 driveways on Eastern Avenue, 1 driveway on Flamingo Road, and 1 driveway that provides cross-access to the parcel

to the north. The northeast portion of the subject site is undeveloped and is reserved for future development. The proposed major training facility is located on the third floor of the L-shaped building located on the eastern portion of the site.

Landscaping

Landscape buffers are shown on the northern and eastern property lines that consist of a mix of shrubs and trees. Street landscaping is also provided along the Eastern Avenue and Flamingo Road frontages. Landscaping is also provided throughout the site and within the parking lot. Landscaping is not a part of this request.

Elevations

The photos provided show the existing building, where the major training facility is proposed, is a 3 story building with a flat roof and pyramidal parapets. The building is primarily beige and khaki stucco with large pane windows.

Floor Plans

The proposed major training facility is located within the building marked "C" on the site plan, which has an overall area of 54,302 square feet. The floor plan includes a lease space with an overall area of 10,693 square feet. The different areas of the lease space include the following: 4 office spaces, 2 conference rooms, breakroom, 3 training and assembly rooms, exam simulation room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they intend to use the site as a secondary office space that will house managerial staff and a customer/service support team for a dental manufacturer located out of state. The space will also be used by their sales team to conduct product trainings and demonstrations. These trainings will require between 1 to 6 employees and will have between 15 to 40 attendees during peak times. The hours of operation of the facility will be Monday through Saturday from 8:00 a.m. to 5:00 p.m. with some trainings occurring on Sunday, as well. They anticipate that most trainings will occur Friday and Saturday. They also state that the facility will not provide any patient care.

Prior Land Use Requests

Application Number	Request	Action	Date
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

Prior Land Use Requests

Application Number	Request	Action	Date
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	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
South	Corridor Mixed-Use & Public Use	C-2 & R-1	Medical office & place of worship
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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The site will primarily function as an office and sales space, but when functioning as a training facility, the maximum number of 40 people would not significantly exceed the number of people that might attend work at an office of a similar size. Furthermore, the trainings as proposed will occur mostly on the weekends when other businesses are closed or when there are significantly less people on the site. The parking on the subject site is sufficient for the existing uses, as well as the proposed office and classroom uses. The training facility aspect is not a use that would be out of character for the existing complex and the surrounding uses, and may positively impact the restaurant and retail uses nearby; therefore, staff finds that the proposed major training

facility will not have a negative impact to properties within the surrounding area and can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- No comment.

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: POINTE FLAMINGO HOLDINGS LLC

CONTACT: ETHOS, | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVENUE,
SUITE 220, LAS VEGAS, NV 89123

09/06/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0393-ROHANI PARVEZ:

USE PERMIT for on-premises consumption of alcohol (supper club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) throat depth; and 3) departure distance.

DESIGN REVIEW for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-110-034; 162-17-110-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking to 67 spaces where 80 spaces are required per Table 30.60-1 (a 16% reduction).
2. Reduce the throat depth of Polaris Avenue to 1 foot where 25 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
3. Reduce the departure distance on Polaris Avenue to 68 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3336 Spring Mountain Road
- Site Acreage: 1
- Project Type: Supper club with karaoke
- Building Height (feet): 31
- Square Feet: 11,791
- Parking Required/Provided: 80/67

Site Plans

The plans depict an existing commercial building located in the center portion of 2 parcels surrounded with 67 existing parking spaces. Access to the property is from both Spring Mountain Road and Polaris Avenue. The existing trash enclosure is in the northeast corner of the parcel adjacent to an existing commercial use. Although aspects of the existing parking lot and building do not meet current Title 30 standards, the development met Clark County development standards at the time it was built; therefore, a waiver of development standards is not required for standards such as pedestrian walkways.

Landscaping

The plans depict landscape areas located in the southeast portion of the parcel adjacent to the Spring Mountain Road ingress/egress driveway, a 3 foot wide landscape area behind the existing attached sidewalk along Spring Mountain Road to the corner of Polaris Avenue, and a landscape area in the northwest portion of the site, adjacent to the other existing ingress/egress driveway. Although aspects of the existing landscaping do not meet current Title 30 standards, landscaping was not required at the time of development; therefore, a waiver of development standards is not required for landscaping along the street and parking lot landscaping.

Elevations

The plans depict an existing commercial building proposed as a supper club, is 28 feet in height to the top of parapet wall, stucco finish with metal trellis, glazed storefront windows, and architectural enhancements.

Floor Plans

The plans depict a dining room, bar, waiting area, service areas, restrooms, office, locker room, prep rooms and kitchen, patio area, and 17 karaoke rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request is for a proposed restaurant with bar and karaoke rooms in an existing commercial building. The applicant states that with the request to reduce parking, valet parking will be provided and the owner to the north will allow on-site parking after hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0295-11	Retail sales	Approved by PC	August 2011
UC-0413-07 (ET-0332-08)	Extension of time for (UC-0413-07) - expired	Approved by BCC	January 2009
UC-0141-08	Retail sales	Approved by PC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0413-07	Resort hotel with a design review for kitchens in the rooms	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Recreational facility
South	Entertainment Mixed-Use	H-1	Resort Hotel
East	Entertainment Mixed-Use	M-1	Commercial building
West	Entertainment Mixed-Use	M-1	Secondhand sales

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds that adding a supper club to this location is an appropriate use for the site. A variety of uses have been approved within this existing commercial building, including retail sales and a resort hotel, and staff does not anticipate any negative impacts from the proposed supper club. The proposed use should not pose a negative impact to the surrounding establishments, nor impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses and will provide an additional amenity for the immediate area and promote economic vitalization; therefore, staff can support the request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff can support the reduction in on-site parking due to the fact the applicant will provide valet parking for customers and states the property owner to the north will allow for use of its on-site parking after hours. Staff finds that the applicant's request is not detrimental to the site. The

existing commercial building was built in 1974 under the development regulations at the time; therefore, staff can support this request.

Design Review

The commercial development design and proposed use as a supper club is compatible with the existing development in the area. The redesign of the existing commercial building façade is an enhancement by updating the colors, adding a metal trellis, and adding additional windows and doors. While not incorporating all development standards within the existing site, the applicant has worked with staff to design the site to the best layout possible for adequate circulation throughout the site. Landscaping is proposed to provide an aesthetically pleasing design that will reduce the visual impact on the neighboring properties and the street scape. The overall proposal is an upgrade to the existing conditions. The design review is also contingent upon approval waivers of development standards #2 and #3.

Public Works - Development Review

Wavier of Development Standards #2

Staff has no objection to the reduction in the throat depth for the Polaris Avenue commercial driveway. Having 2 ingress driveways will assist with on-site circulation, reducing the impact to the flow of traffic on Polaris Avenue.

Wavier of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Polaris Avenue commercial driveway. The applicant has placed the driveway as far north as the site will allow.

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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; 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;
- Reconstruct any unused driveways with full off-site improvements;
- 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.

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: ROHANI PARVEZ

CONTACT: AIRR PHANTHIP, 4881 W. HACIENDA AVE, #6, LAS VEGAS, NV 89118

09/06/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

DECATUR BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:

USE PERMIT for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-402-001; 162-18-402-002; 162-18-402-003; 162-18-402-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4050 S. Decatur Blvd.
- Site Acreage: 0.5
- Project Type: Pawn shop
- Number of Stories: 1
- Square Feet: 5,171
- Parking Required/Provided: 295/465

Site Plans

The plans depict an existing shopping center consisting of 5 buildings with a cumulative area of 73,590 square feet. The proposed pawn shop, APN 162-18-402-002, is located within a freestanding building along the west property line of the shopping center, adjacent to Decatur Boulevard. The existing building is set back 17 feet from the west property line, 250 feet from the south property line adjacent to Flamingo Road, 270 feet from the north property line, and 500 feet from the east property line. The shopping center requires 295 parking spaces where 465 parking spaces are provided. Access to the project site is granted from multiple existing driveways located along Decatur Boulevard and Flamingo Road.

Landscaping

All street and site landscaping exists and no changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing single story commercial building with a flat roof featuring parapet walls. The exterior of the building consists of a stucco finish, columns, and an aluminum storefront window system.

Floor Plans

The plans depict a 5,171 square foot building that will be utilized as a pawn shop. The floor plans include a stock room, sale counters, transaction booth, customer waiting area, restroom facilities, manager's office, breakroom, and gun lock-up room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed pawn shop will operate a neighborhood oriented business, providing access to cash to local cash constrained customers. The pawnshop is an essential financial resource for customers underserved by traditional financial services. A retail outlet for the purchase of secondhand goods will also be provided. The pawn shop will be a complement to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0726	Hookah lounge, existing banquet facility, waiver requirements for existing outside dining, and design review for an outside dining area in conjunction with an existing restaurant	Approved by PC	November 2018
DR-0704-17	Modifications to the exterior façade of an existing tavern	Approved by PC	October 2017
UC-0265-17	Supper club	Approved by PC	May 2017
UC-0738-16	Banquet facility and outside dining in conjunction with an existing supper club	Approved by PC	December 2016
UC-0616-16	Hookah lounge in conjunction with a supper club within the eastern portion of the shopping center	Approved by PC	December 2016
UC-0245-15	Supper club within the western portion of the shopping center	Approved by PC	June 2015
UC-0305-11	Supper club with outside dining within the eastern portion of the shopping center	Approved by PC	August 2011
ZC-189-87	Reclassified the subject property to C-2 zoning for a shopping center	Approved by BCC	July 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	R-3 & C-1	Single family residential & wellness center
South & West	Corridor Mixed-Use	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The intent of the C-2 zoning district is to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. Staff does not anticipate any adverse impacts from the pawn shop and finds that the use is compatible with the C-2 zoning district and existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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: MP LUXURY LLC

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BLVD,
SUITE 102, PMB 348, LAS VEGAS, NV 89117.

GASOLINE STATION
(TITLE 30)

FLAMINGO RD/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:

USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduced departure distance; 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant and drive-through; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)

RELATED INFORMATION:

APN:
162-22-103-001

USE PERMITS:

1. Gasoline station (fuel canopy).
2. Commercial building including convenience store.
3. Alcohol sales, beer and wine packaged.
4. Restaurant (drive-thru)
5. Office uses.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce throat depth on Flamingo Road to 3 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 88% decrease).
 - b. Reduce throat depth on Paradise Road to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
2. Reduce driveway departure distance from the Paradise Road intersection to 88 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 54% decrease).
3.
 - a. Allow landscape finger island width of 3 feet where 6 feet is required per Figure 30.64-14 (a 50% reduction).
 - b. Reduce landscaping adjacent to Flamingo Road to 8 feet where 15 feet is required per Section 30.64.030 (a 47% decrease).

- c. Reduce landscaping adjacent to Paradise Road to 5 feet where 15 feet is required per Section 30.64.030 (a 66% decrease).
4. Reduce the required parking to 35 spaces where 40 spaces are required per Table 30.60-1 (a 12.5% reduction).
5. Eliminate cross-access where required per Table 30.56-2 (a 100% reduction).
6. Eliminate loading zones where 1 loading zone is required per Section 30.60.070 (a 100% reduction).

DESIGN REVIEWS:

1. Allow 1 landscape finger island per 13 parking spaces where 1 landscape finger island per 6 parking spaces is the standard per Figure 30.64-14.
2. Gasoline station (fuel canopy).
3. Commercial building including convenience store, restaurant and drive-thru, and office.
4. Lighting.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4111 Paradise Road
- Site Acreage: 1
- Project Type: Gasoline station/convenience store/restaurant/office
- Number of Stories: 3
- Building Height (feet): 34
- Square Feet: 5,304 building/2,720 canopy
- Parking Required/Provided: 40/35

Site Plan

This property has been used for retail (gasoline station) since before 1993. The existing building will be removed and replaced with a new gasoline station and will lose any nonconforming use status. The site plan depicts a 5,304 square foot retail building to be used as a gasoline station, convenience store, restaurant, and office (meeting space) as primary use on 1.1 acres at the southwest corner of Flamingo Road and Paradise Road. The parking is shown on the north side of the building and west side of the lot with parallel parking along the northeast portion of the site, behind the street landscaping. Access is proposed from an existing driveway on Paradise Road at the southeast corner of the lot. The other 3 existing driveways will be closed in exchange for a new driveway at the northwest corner of the property to access Flamingo Road. The canopy will be located on the north side of the proposed building and will meet setback requirements. Twenty foot tall shielded down light posts are shown on the plan to illuminate parking lot and pedestrian areas and will meet code requirements at the time of construction. Wall mounted lighting will be provided along the perimeter of the building to illuminate walkways around the building and provide adequate interior views for emergency services.

Landscaping

There are existing sidewalks along Flamingo Road and Paradise Road, requiring 15 feet of landscaping behind both sidewalks. The applicant is proposing 8 feet to 9 feet of landscaping along Flamingo Road and 5 feet to 6 feet along Paradise Road, which requires landscaping waivers. Parking lot landscaping is not provided along the west property line or on the north side of the retail building, requiring another waiver; however the required number of trees are provided on site, including within a landscaped area between the drive-thru and entrance off of Paradise Road.

Elevations

The elevations depict a modern façade with an angled roof, ground to roof windows, storefront windows and entrance and decorative vertical metal fascia. A drive-thru pickup window is located on the east side elevation. The gas canopy is 21 feet high and oriented from east to west with 6 pump islands depicted on the site plan and landscape plan. A menu board is located at the beginning of the drive-thru aisle on the south and west corner of the building.

Floor Plans

The floor plans depict a first story footprint of 5,304 square feet, including a 4,082 square foot convenience store, 844 square foot restaurant, 378 square foot lobby entrance to the second story office, meeting room, and third story roof deck. The remaining areas include refrigeration space, beverage area, and a small seating area for the restaurant that has 12 seats. The second floor office space is located on the east side of the building with 1,790 square feet. A 1,108 square foot roof top deck space is located on the third level at the east end of the building, above the office space. The total interior floor area is 8,202 square feet. The drive through window is located on the west side of the building at the end of the drive-thru aisle.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to demolish an existing building and replace it with a Rebel convenience store and gas station that will create employment opportunities in this area of the County. Existing driveways closest to the corner of Flamingo Road and Paradise Road will be removed to enhance safe ingress and egress on this site. Lighting will include 20 foot tall shielded down light poles and wall lighting to meet code requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Restaurant
South	Entertainment Mixed-Use	H-1	Retail commercial
East	Entertainment Mixed-Use	H-1	Hotel casino
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. This site cannot accommodate the proposed size of the building in combination with the gas canopy and required parking associated with all the proposed uses. The combination of the gasoline canopy and restaurant and proposed size of the building, make the site unable to accommodate Code requirements. Staff believes a combination restaurant and convenience store without gasoline sales and a canopy could potentially fit on this site and meet most requirements. A gasoline station with canopy and convenience store, but not a restaurant, could also potentially fit on this site and meet most code requirements. The combination of a gasoline station, 6 pump canopy, and drive through restaurant are not compatible with similar size properties in the area and may create problems at the Flamingo Road entrance with too many vehicles trying to access Flamingo Road directly. Master Plan Policy 4.2.5 encourages increased traffic safety and enhanced livability of the community. A lack of parking in relationship to the increased number of proposed uses may create a chaotic situation at the entrances and exits on this property. The combination of all 5 proposed uses leads staff to recommend denial in this situation.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #3 through #6

The requested waivers are required due to the size of the proposed building in combination with the number of uses. This is a self-imposed hardship by the applicant and creates the need for waivers from the development Code. The waivers are not in harmony with the safe and efficient use of the property. Staff cannot support the proposed waivers and recommends denial.

Design Reviews

The previous convenience store and gas station building was 3,350 square feet. The proposed 5,304 square foot building footprint is a 58% increase over the previous building. This increase, combined with the gas canopy and proposed drive-thru restaurant, are what lead to this site not being able to accommodate the proposed uses under the current codes. The proposed development does not have cross-access, and the location of the parallel parking spaces negatively impact the site access and circulation which may negatively impact adjacent roadways and on-site movement of vehicles. Staff cannot support the design review requests.

Public Works - Development Review

Waiver of Development Standards #1a and #b

Pending

Waiver of Development Standards #2

Pending

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:

Current Planning

If approved:

- 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.

Fire Prevention Bureau

- No comment.

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 #0273-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANABI OIL

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230, HENDERSON, NV 89052

09/06/22 PC AGENDA SHEET

EASEMENT
(TITLE 30)

RUSSELL RD/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0422-JAMIESON JARRETT & TARA:

VACATE AND ABANDON easements of interest to Clark County located between McLeod Drive and Topaz Street, and between Russell Road and Quail Avenue within Paradise (description on file). JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-36-103-010

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation abandonment of existing 33 foot wide government patent easements located along the south, west, and east property lines. The applicant states that these easements are no longer needed for the development of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	C-P	Place of worship
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (ROI & CRT)	Single family residential

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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Russell Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAG:

APPROVALS:

PROTESTS:

APPLICANT: JARRETT JAMIESON

CONTACT: THOMAS HELLUMS, DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128



09/06/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TWAIN AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit lots to front a collector street; and 2) permit attached sidewalks.

DESIGN REVIEW for a single family residential development on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-303-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit lots to front a collector street (McLeod Drive) where not permitted per Section 30.56.080.
2. Allow attached sidewalks along collector streets (Twain Avenue and McLeod Drive) where detached sidewalks and landscaping are required per Section 30.64.030 and Figure 30.64-17.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2981 E. Twain Ave.
- Site Acreage: 1.3
- Number of Lots: 5
- Density (du/ac): 3.9
- Minimum/Maximum Lot Size (square feet): 7,682/14,021 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 14.5 to 17

- Square Feet: 2,065 to 3,028

Site Plans

The plans depict a single family residential development consisting of 5 lots on 1.3 acres with a density of 3.9 dwelling units per acre. The minimum and maximum lot sizes are 7,682 and 14,021 square feet, respectively. The 5 single family residential lots will front, and take direct access from, McLeod Drive. Per Code requirements, single family residential lots are not permitted to front a collector street; therefore, a waiver of development standards is requested with this application. A second waiver of development standards is requested to permit attached sidewalks along collector streets (Twain Avenue and McLeod Drive) where detached sidewalks are required.

Landscaping

The plans depict a common lot landscape area, consisting of 1,053 square feet, located between Twain Avenue and the north property line of Lot 5. The street landscape area measures 10 feet in width and includes 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover.

Elevations

The plans depict a total of 7 proposed single story model residences, including 6 elevation choices, for each home. The proposed models range between 14.5 feet to 17 feet in height and feature pitched concrete tile roofs. The models consist of stucco siding, stone veneer, and varying roof lines.

Floor Plans

The plans depict single story model homes with multiple floor plans ranging between 2,065 to 3,028 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a family room. All models feature 2 to 3 car garages.

Applicant's Justification

The applicant states that they are complying with Code by ensuring all residential lots are a minimum of 7,000 square feet. There are two existing homes that currently front onto McLeod Drive which are located south of Lot 1. Additionally, per WS-21-0248 (approved July 19, 2021), 2 additional homes on the west side have been approved to front onto McLeod Drive. There are also several homes on the east side of McLeod Drive that front onto the 80 foot wide right-of-way. Therefore, allowing the five proposed lots to front onto McLeod Drive will be consistent with other existing homes in the immediate area. The request to allow an attached sidewalk on Twain Avenue and McLeod Drive is consistent with sidewalk placement in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-22-500146	A tentative map for a 5 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 and #2

Staff finds the requested waivers of development standards are appropriate for the proposed in-fill development. The single family residential developments to the north and east of the subject property feature attached sidewalks along Twain Avenue and McCleod Drive, respectively. The 2 single family residences immediately to the south, and 4 homes to the east, of the project site have direct access to McCleod Drive. Furthermore, an in-fill development for single family residential development, WS-21-0248, was previously approved by the Board of County Commissioners for single family residences in July 2021. WS-21-0248 included waivers of development standards to permit residential lots to front McCleod Drive in addition to permitting attached sidewalks along Twain Avenue and McCleod Drive; therefore, staff can support this request.

Design Review

Policy 1.4.4 of the Master Plan encourages in-fill development and redevelopment in established neighborhoods, while promoting compatibility with the scale and intensity of the surrounding area. Staff finds the proposed in-fill development is appropriate for the subject property as the development meets the minimum lot size of 7,000 square feet as dictated by the RNP-III overlay district. The area (square feet) and the exterior material of the model residences are compatible

with the existing single family residences within the surrounding area; therefore, staff can support the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10' additional feet on McLeod Drive, 40 feet for Twain Avenue, and associated spandrel.

Fire Prevention Bureau

- No comment.

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 #0272-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: ACTUS, 3283 EAST WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

BRINKER
(TITLE 30)

TWAIN AVE/MCLEOD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:

TENTATIVE MAP consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-303-001

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2981 E. Twain Ave.
- Site Acreage: 1.3
- Number of Lots: 5
- Density (du/ac): 3.9
- Minimum/Maximum Lot Size (square feet): 7,682/14,021 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 5 lots on 1.3 acres with a density of 3.9 dwelling units per acre. The minimum and maximum lot sizes are 7,682 and 14,021 square feet, respectively. The 5 single family residential lots will front, and take direct access from, McLeod Drive. Five foot wide attached sidewalks are proposed along Twain Avenue and McLeod Drive.

Landscaping

The plans depict a common lot landscape area, consisting of 1,053 square feet, located between Twain Avenue and the north property line of Lot 5. The street landscape area measures 10 feet in width and includes 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-22-0421	Waivers of development standards for access to collector streets, attached sidewalks, and a design review for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet for McLeod Drive, 40 feet for Twain Avenue, and associated spandrel.

Current Planning Division - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

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 #0272-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: ACTUS, 3283 EAST WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

TEMPORARY CONSTRUCTION STORAGE
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0415-OBJECT DASH, LLC:

USE PERMIT for temporary construction storage.

DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-28-402-002; 162-28-402-003

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4613 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Temporary construction storage yard
- Number of Stories: 1
- Building Height (feet): 12 (office trailer)/10 (restroom trailer)/9 (security booth)
- Square Feet: 1,440 (office trailer)/176 (restroom trailer)/40 (security booth)

Site Plans

The plans show a temporary construction storage yard consisting of 2 parcels totaling 2.2 acres. The storage yard contains equipment and materials necessary for the construction of The Boring Company's Vegas Loop transportation system. Access to the temporary construction storage yard is from a gated driveway off of Las Vegas Boulevard South on the northwest portion of the site. The gate is set back 18 feet from the property line and will remain open during business hours. A security booth is also located at the entrance and is set back 20 feet from the west property line. A temporary office trailer is located on the south parcel and set back approximately 18 feet from the east property line. A restroom trailer is located just north of the office trailer and is set back approximately 20 feet from the east property line. A designated 100 foot by 40 foot storage area is located on the south parcel, southwest of the office trailer. The

existing billboard on the south parcel will be demolished. The storage yard is enclosed by an existing 8 foot high block wall on the south property line, an existing 12 foot to 17 foot high building wall along the north property line, an existing chain-link fence along the drainage channel on the adjacent property to the east, and a proposed 8 foot high chain-link fence along the west, and a portion of the north property lines.

Landscaping

No landscaping is required or proposed.

Elevations

The plans depict a 1 story, 12 foot high, office trailer with a flat roof and constructed of white metal siding. Doors are located on the west elevation, windows on the west, east, and north elevations, and air conditioning units on the south elevation. The restroom trailer is 1 story, 10 feet high, and constructed of a white metal panel finish. The security booth is 9 feet high, not including the air conditioning unit on top of the booth.

Floor Plans

The plans show a 1,440 square foot office trailer consisting of office area, conference room, an IT room, and a kitchenette. The restroom trailer is 176 square feet and the security booth is 40 square feet.

Applicant's Justification

The applicant states that construction materials and equipment such as concrete panels, steel beams, storage tanks, piping, and heavy machinery will be temporarily stored at this location to support the construction of the Vegas Loop. It is anticipated the site will be used for up to 18 months.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail (Vegas Loop)	Approved by BCC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Diamond Inn Motel
South	Entertainment Mixed-Use	H-1	The Little Church of the West Wedding Chapel
East	Entertainment Mixed-Use	H-1	Harry Reid International Airport
West	Entertainment Mixed-Use	H-1	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
DR-22-0412	An additional station location along a previously approved monorail (Vegas Loop) line that is on the subject site and is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit & Design Review

Staff does not object to the request as the proposed use will support the construction of the Vegas Loop line within the Resort Corridor. Since the use is temporary, staff finds that there will be no long term impacts to the surrounding area. Therefore, staff can support the request subject to 18 months to cease operations of the temporary construction storage yard.

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.

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:

Current Planning

- Until March 7, 2024 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0203-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TBC-THE BORING COMPANY

CONTACT: TYLER FAIRBANKS, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169

09/07/22 BCC AGENDA SHEET

MONORAIL STATION
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0412-OBJECT DASH, LLC:

DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-28-402-002; 162-28-402-003

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4613 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Monorail station

Site Plans

The plans show the addition of a station to a previously approved monorail line being constructed by The Boring Company. The station is located on the Vegas Loop portion and is located at 4613 Las Vegas Boulevard South. With this application, the applicant is only establishing an additional station location on the previously approved monorail line. The applicant will submit a land use application for the actual station design at a later date. The private transportation system is considered a monorail per Title 30 standards; however, the system will operate with autonomous vehicles on paved routes within tunnels.

Applicant's Justification

The applicant states the new station will fit in with the approved transportation system and is consistent with the surrounding land use and zoning of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail (Vegas Loop)	Approved by BCC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Diamond Inn Motel
South	Entertainment Mixed-Use	H-1	The Little Church of the West Wedding Chapel
East	Entertainment Mixed-Use	H-1	Harry Reid International Airport
West	Entertainment Mixed-Use	H-1	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
UC-22-0415	A use permit and design review for a temporary construction storage yard on the same subject site is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The request will establish an additional station on a previously approved monorail line, and therefore, will increase connectivity and convenience to visitors within the Resort Corridor. The proposed station and approved monorail line complies with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including effort to encourage the use of electric vehicles.

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:

Current Planning

- Applicant is advised that a land use application will be required for the design of the proposed station; 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

- Provide Public Works the information for the monorail (people mover system) including tunnel system profile, tunnel(s) cross section, public right-of-way utility location investigation, and general cross sections and plans of the system stations and the applicant will be required to address regulatory procedures for subsequent permits for building the entire system;
- Applicant to execute Revocable License Agreements to address all right-of-way issues that include, but may not be limited to, non-standard improvements and the construction, operation and maintenance of the monorail (people mover) and tunnel system, dewatering, underground utilities, and sensor monitoring of storm drain facilities subject to separate approval by the Board of County Commissioners (BCC);
- Revocable License Agreement for non-standard improvements to include a Decommissioning Plan for work within the right-of-way;
- Land use application, required permits, and work are subject to BCC approval of the above stated Revocable License Agreements, no permits within the public right-of-way will be issued until all right-of-way issues are addressed, including the execution and BCC approval of the above-stated agreements;
- Applicant shall coordinate with utilities and franchisees for work within the right-of-way;
- If required, applicant shall obtain written consent from the Las Vegas Valley Water District and Clark County Water Reclamation District and any other utility identified as a direct conflict with the monorail (people mover), to be determined by Clark County Public Works;
- Coordinate with Public Works - Traffic Management Division.
- Applicant is advised to coordinate with the District Attorney's Office and Clark County Public Works for negotiation of the above stated agreements.

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 CCWRD has existing sanitary sewer infrastructure within the project boundaries; to continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; if a POC is required, instructions for submitting a Point of Connection (POC) request are on the CCWRD's website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the developer's project shall be done solely at the developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, pre and post construction televising of CCWRD sewers is required for sewers in close proximity of the developer's project; and that tunnels are required to be at least 40 feet deep at major streets.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TBC-THE BORING COMPANY

CONTACT: TYLER FAIRBANKS, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169

09/07/22 BCC AGENDA SHEET

BUILDING ADDITIONS/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0416-FASHION SHOW MALL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase the number of animated message/video unit signs; and 3) allow additional roof signs.

DESIGN REVIEWS for the following: 1) building additions to an existing restaurant; 2) increased animated sign area; and 3) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-112-011 through 162-16-112-017; 162-17-510-003; 162-17-510-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 4,263 spaces where a minimum of 9,697 spaces are required (a 56% reduction) and 4,263 spaces were previously approved where 9,650 spaces were previously required per Table 30.60-1 (a 55.8% reduction).
2. Increase the number of animated message/video unit signs to 19 where 11 were previously approved and 1 message/video unit sign is permitted per commercial complex per Table 30.72-1.
3. Allow additional roof signs where not permitted per Section 30.72.

DESIGN REVIEWS:

1. Building additions to an existing restaurant.
2. Increase animated sign area to 123,828 square feet where 117,583 square feet exists and a maximum of 150 square feet is permitted per Table 30.72-1.
3. Modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard South
- Site Acreage: 42.8
- Project Type: Building additions/signage
- Number of Stories: 2
- Building Height: 55 feet, 4 inches
- Square Feet: 23,201 (restaurant)
- Parking Required/Provided: 9,697/4,263

Site Plans

The plans show an 11,630 square foot addition to an existing 11,571 square foot restaurant within an existing shopping center (Fashion Show Mall), for an overall 23,201 square foot restaurant (Emmitt's). The addition consists of an additional 9,614 square feet on the second floor and an additional 2,016 square feet on the first floor. The first floor addition requires the removal of a planter area in order to accommodate an expansion to the patio area and a vestibule. The first floor addition will not expand beyond the footprint of the existing planter perimeter and; therefore, will not intrude into the 21 foot wide clear pedestrian walkway (15 foot pedestrian access easement with 3 foot "shy" zones on each side). With the additions, the required parking for the mall increases by 47 parking spaces which necessitates a new waiver of development standards to further reduce parking, as the existing provided parking will remain unchanged.

Landscaping

The only change to the existing landscaping is the removal of the existing planter area to accommodate the expansion of the patio area and vestibule. Some small loose planter boxes will be placed on the sides of the patio area.

Elevations

The plans depict a 2 story, 55 foot 4 inch high restaurant. Building materials consist of a porcelain tile cladding system, plaster screening, storefront glazing, a metal canopy, decorative scones, faux wood aluminum slats within an aluminum frame cladded in wood and copper mesh panels.

Floor Plan

The first floor overall consists of a dining area, kitchen, bar, stage, restrooms, patio area, and vestibules. The second floor overall consists of a lounge, private rooms, bars, kitchen, restrooms, back of house area, storage, outdoor deck, stage, and green room. Live entertainment was approved per action of UC-0259-14 for the Fashion Show Mall.

Signage

A total of 9 new signs are proposed in conjunction with the restaurant (Emmitt's) that is located on the first and second levels that face the outdoor plaza area on the east side of the mall along Las Vegas Boulevard South. The 9 new signs consist of 5 wall signs, 3 roof signs, and 1 hanging sign.

The 5 wall signs are animated led video screens that range in size from 214 square feet to 752 square feet in size. The 3 roof signs are animated LED video sign bands along the building's fascia that range in size from 163 square feet to 1,628 square feet. The 13 square foot, hanging sign is located over the entrance to the restaurant, and is constructed of metal face plate letters with illuminated white acrylic between the face plates.

The following table is a summary for signage:

Type of sign	Existing (sq. ft.)	Existing (sq. ft.) removed (demo)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Project Identification	328	0	0	328	70	369	2	0	2
Wall/Awning*	37,167	575	2,947	39,539	327,240	n/a	69	5	74
Freestanding* (incl. cloud canopy)	107,331	600	0	106,731	9,565	1,016	10	0	10
Projecting	46	0	0	46	32 per tenant	44	9	0	9
Roof*	7,024	47	3,298	10,275	0	n/a	43	3	46
Directional	942	0	0	942	32	2,843	22	0	22
Monument	0	0	0	0	70	n/a	0	0	0
Hanging	240	0	13	253	32 per tenant	691	1	1	2
Temporary	13	13	0	0	0	n/a	0	0	0
Overall Total	153,091	1,235	6,258	158,114	337,041	n/a	156	9	165

*The freestanding, wall, and roof signs also contain animation. The details for animated signs are listed below:

Type of sign	Existing (sq. ft.)	Existing (sq. ft.) removed (demo)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated (incl. cloud canopy)	106,151	0	0	106,151	n/a	n/a	7**	0	7**
Animated (video units)	11,432	0	6,245	17,677	150	11,685	11**	8	19**

**Six of the existing freestanding signs have both animated (non-video) and animated (video) elements.

Applicant's Justification

The applicant states that the existing parking provided is adequate since the additional square footage will not increase the overall number of visitors to the mall. Rather, the additional square footage will allow for additional space in the restaurant to provide a high-end experience and

ambiance for guests. Furthermore, the applicant states that the proposed signage is in harmony with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modification to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increase the projection for wall signs for the Forever 21 store	Approved by PC	February 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premises sign area	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Trump Tower resort condominiums & undeveloped
South	Entertainment Mixed-Use	H-1	Treasure Island Resort Hotel
East	Entertainment Mixed-Use	H-1	Wynn & Encore Resort Hotels
West	Business Employment	M-1	Industrial/commercial buildings & uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1 & Design Review #1

Staff finds that the increase in square footage of the existing restaurant lease area will not result in any significant increase in demand for parking at the shopping center. The site is located within the Resort Corridor where many visitors walk, utilize mass transit, or other forms of transportation. The existing parking provided for the shopping center is adequate for the site, and there have been no complaints filed with the Clark County Public Response Office related to parking.

Staff finds the building additions are compatible and harmonious with the existing architecture of the Fashion Show Mall and surrounding area. The design of the additions will further enhance the visitor experience. Furthermore, the additions will not encroach into the 15 foot wide pedestrian access easement/sidewalk or the 3 foot "shy" zones on both sides of the pedestrian access easement/sidewalk. Therefore, the overall 21 foot wide pedestrian walkway will remain clear of obstructions.

Waivers of Development Standards #2 & #3 & Design Reviews #2 & #3

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar waivers have been approved for other developments along Las Vegas Boulevard South within the Resort Corridor. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area.

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:

Current Planning

- Applicant is advised that the installation and use of new 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TRILOGY GROUP F&B, LLC
CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



09/07/22 BCC AGENDA SHEET

RESORT HOTEL
(TITLE 30)

QUAIL AVE/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:

ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.

USE PERMIT to allow outside dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel.

Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-32-101-023; 162-32-101-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the maximum building height to 245 feet where a maximum height of 100 feet is allowed per Table 30.40-7 (a 145% increase).
2. Permit encroachment into airspace.
3. Reduce required parking to 520 spaces where 531 spaces are required per Table 30.60-1 (a 2% decrease).
4. Reduce the throat depth to 11 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
5. Reduce the departure distance to 15 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 92% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 Polaris Avenue
- Site Acreage: 2.1

- Project Type: Hotel
- Number of Stories: 19
- Building Height (feet): 245
- Parking Required/Provided: 531/520

Site Plans

The plans depict a proposed hotel of 340 rooms with restaurant, day spa, ballroom, and convention hall. The site is currently within a mile of Allegiant Stadium and is surrounded by industrial and warehouse uses and is within the Stadium District. The hotel will not be a resort hotel and will not offer any gaming uses or entertainment. The hotel is setback 10 feet from Quail Avenue and is centrally located on the site with most of the parking in a garage that occupies floors 2 through 5 of the building. There are a total of 521 spaces which is the subject of a waiver request to reduce the required parking. An accessory building for "back of house" is located in the northwest portion of the site, adjacent to Quail Avenue. Access to the proposed hotel is shown from Polaris Avenue and Quail Avenue.

Landscaping

The plans depict landscape areas around the perimeter of the property and includes trees set at 20 feet on-center along the southern, eastern, and northern property lines, 30 feet on-center along the western property line with various trees and shrubs between 5 to 15 gallon base. An existing attached sidewalk is adjacent to Quail Avenue and Polaris Avenue. The plans also depict landscaping at the pool deck and terrace with raised planters along the perimeter, artificial turf adjacent to the pool. No trees are proposed in the pool area.

Elevations

The plans depict a 19 story, 245 foot high hotel with cement panels and cast-in-place concrete walls and columns, pre-finished cement fiber board panels, metal seam roof canopy, window glazing and other architectural enhancements.

Floor Plans

The plans depict floor plans for several amenities often associated with a hotel. The lobby plans include offices, lobby bar, mechanical room, and check-in. Levels 2 through 5 is reserved as a parking garage.

The ballroom includes kitchen, board rooms, meeting room, event center, junior ballroom, and restrooms. The pool and spa floor plans include a fitness center, pool bar and deck, kitchen, outdoor terrace and spa and restrooms.

The restaurant and bar on level 9 includes dining area, kitchen, bar, cigar bar, and an outdoor terrace for outdoor dining and drinking. The next floor up are hotel rooms typical of any standard hotel and includes upscale suites on the 19th floor. In addition, on the 19th floor there is a rooftop bar with kitchen and an outdoor terrace for outdoor drinking.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this application is for a conforming zone change from M-1 to H-1 to allow for a hotel. A hotel on the site would be ideal for tourists travelling to Las Vegas for football games and other events at Allegiant Stadium. Since the site is within walking distance from the Stadium, it would assist with providing additional hotel options for guests without impacting traffic or parking concerns at the Stadium.

The hotel would also include a restaurant with the service of alcohol and live entertainment. There will be outside dining and alcohol consumption associated with the restaurant use. Providing a restaurant with alcohol within a hotel is an appropriate and common amenity for the guests. The proposed restaurant and alcohol sales would be an asset to the overall project and would not negatively impact the surrounding area.

The first level will include the hotel lobby, offices, and administrative space. Levels 2 through 5 will be designated for the parking garage. Levels 7 and 8 include a ballroom, event center, meeting rooms, fitness center, spa, and indoor pool. Level 9 is reserved for the restaurant space and levels 10 through 18 are for guestrooms. Level 19 will have a rooftop deck and outdoor gather space, as well as 5 additional high-end guestrooms.

The applicant is requesting to reduce the parking from the required 531 parking spaces to 520 parking spaces provided or about a 2 percent reduction. The 2 percent reduction is minor and will not have an impact on the project. With the increase in ridesharing and the walkability within the stadium corridor, the additional parking is not necessary. Therefore, a 2% reduction in parking is reasonable.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	M-D	Warehouse facility
West, South, & North	Entertainment Mixed-Use	M-1	Office, warehouse, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The proposed reclassification to an H-1 zoning district is within the range of intensity allowed by the Entertainment Mixed-Use use designation in the Land Use Plan. The goal for this immediate area, which is part of the Stadium District is to increase tourist accommodation and other amenities with uses focused on tourist activities uses and involves the adaptive reuse or redevelopment of obsolete commercial properties. The proposed non-gaming hotel will be adjacent to already existing commercial, warehouse and office uses with no established residential uses within the area. The proposed hotel is within one mile of Allegiant Stadium and this use will accommodate increases in tourist activities. The proposed zone change in part

complies with Policy WP-3.1: Adaptive Reuse, with the proposed hotel repurposing existing or functionally obsolete buildings through adaptive reuse, where practical and consistent with development, to promote reinvestment in Winchester/Paradise, and with Policy WP-1.2: Stadium District Development, where a new hotel will help promote the transition of the Stadium District area into a vibrant mixed-use center for retail, entertainment, hospitality. Staff finds that the requested zoning is appropriate and consistent with the existing land use plan in the area; therefore, staff can support this request.

Use Permit

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

The proposed outside dining and drinking area as part of the hotel's restaurant and bar is not within 200-feet of any existing residential uses or any residential zoned properties. In addition, the outside dining area will not be at ground level, but on level 9, whereby pedestrian safety is less paramount than that with ground level outside dining areas that are adjacent to on-site parking. Staff finds the proposed outdoor dining area will not have an impact on adjacent properties and is a common amenity to a variety of hotel with restaurants. The immediate area consists of primarily industrial and manufacturing uses; therefore, staff can support this request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

The applicant is requesting to increase the overall building height to 245 feet where 100 feet is the maximum. Increasing the height to the requested 245 feet will not negatively impact the site. The immediate area is primarily zoned for light industrial uses, manufacturing, warehouse/office uses and little to no existing residential uses are located within this area of the hotel that would otherwise be detrimental to any height increase. The applicant has submitted a copy to the FAA a "Notice of Proposed Construction or Alteration" regarding increased building height. Additionally, the proposed building has varied rooflines with different heights breaking up the mass of a building. Staff does not have any practical problem with the increase in building height and can support this request.

Waiver of Development Standards #3

The site is close to public transit facilities, employment areas, and other tourist locations within the Stadium Corridor. Similar parking reductions have been approved for nongaming hotels in the County. The request by the applicant results in a 2% reduction in on-site parking and is not

considered excessive. Staff finds the proposed parking reduction will not have an adverse effect on the adjacent properties and can support this request.

Design Reviews

The proposed building and site design are compatible with the surrounding uses and properties. The design of the hotel building complies with the requirements of Code for architectural elements to enhance the project and the development provides appropriate buffers and setbacks. The project should implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses. However, since the site is within the Stadium District, staff recommends that the landscaping is enhanced to comply with the standards regarding the pedestrian realm.

Public Works - Development Review

Waivers of Development Standards #4 & #5

Of the 3 proposed driveways, staff cannot support either driveway on Polaris Avenue but can support the driveway on Quail Avenue.

Although the plans do not reflect this, the applicant's justification letter indicates that the northern driveway on Polaris Avenue is for ingress only. While that may help mitigate some concerns, the driveway is wide enough to accommodate two-way traffic. Additionally, the driveway leads to a porte cochere at the entrance to the hotel. When arriving at the hotel, guests will likely park in the porte cochere during the check-in process. With multiple check-ins at the same time, the porte cochere area will be full and vehicles will run out of room to safely park, leading to stacking in the right-of-way and potential collisions. In addition to the lack of space on-site, the driveway is so close to the intersection with Quail Avenue, which will greatly increase the chance of accidents.

Drivers entering the site from the southern driveway on Polaris Avenue will face immediate conflicts with vehicles using the porte cochere area, which will lead to the same problems discussed above.

The applicant's contention that the site cannot be designed to meet both the throat depth standards and the driveway departure standards is based on the proposed design.

The driveway on Quail Avenue, although not meeting the minimum throat depth standard of 150 feet, has a throat depth of over 143 feet and is for ingress traffic only, reducing the number of conflicts that are associated with a two-way driveway. Staff can support this portion of the 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 two 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 zone change, use permit, waivers of development standards #1 through #3 and #4 for the Quail Avenue driveway only, and the design reviews; denial of waivers of development standards #4 for the Polaris Avenue driveways and #5.

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:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with staff to enhance the landscaping along the street;
- 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;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and 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;
- 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.
- 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.

Fire Prevention Bureau

- No comment.

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 #0277-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW ANGLE DEVELOPMENT

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135