



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 12, 2023

7:00pm

Note:

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

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

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

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

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

II. **Public Comment-** This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for August 29, 2023. (For possible action)
- IV. Approval of the Agenda for September 12, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **DR-23-0442-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG/al/syp (For possible action) **BCC 9/20/23**
 - 2. **DR-23-0535-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone. Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action) **PC 10/3/23**
 - 3. **ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:**
USE PERMIT FIRST EXTENSION OF TIME for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action) **PC 10/3/23**
 - 4. **PA-23-700023-AUTOZONE INC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 10/3/23**

5. **ZC-23-0522-AUTOZONE, INC.:**
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) zone to an M-D (Designed Manufacturing) zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

6. **VS-23-0523-AUTOZONE, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Winchester (description on file). TS/jor/syp (For possible action) **PC 10/3/23**

7. **PA-23-700024-STORYBOOK INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action) **PC 10/3/23**

8. **ZC-23-0538-STORYBOOK INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

9. **VS-23-0539-STORYBOOK INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I 215, and between Wigwam Avenue and Pebble Road, and a portion of a right-of-way being Ford Avenue located between Maryland Parkway and I 215 within Paradise (description on file). MN/rk/syp (For possible action) **PC 10/3/23**

10. **UC-23-0514-CAMMARERI ADRIENNE:**
USE PERMIT to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/jud/syp (For possible action) **PC 10/3/23**

11. **UC-23-0517-NERVOSA LLC:**
USE PERMIT for a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.
DESIGN REVIEW for a multiple family development on 0.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Twain Avenue, 235 feet west of University Center Drive within Paradise. TS/md/syp (For possible action) **PC 10/3/23**
12. **UC-23-0553-SG VEGAS OWNER, LLC:**
USE PERMIT for retail sales (kiosks).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive setback; 2) waive landscaping.
DESIGN REVIEW for retail sales kiosks in conjunction with an approved shopping center on 6.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/rr/syp (For possible action) **PC 10/3/23**
13. **WS-23-0499-SEC 1910, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action) **PC 10/3/23**
14. **UC-23-0501-VENETIAN VENUE PROPCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) freestanding sign location; 2) directional sign area; 3) directional sign number; 4) directional sign height; 5) directional sign setbacks; and 6) wall sign setback intrusion; and 7) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) animated sign number; 2) animated sign area; 3) wall sign area; and 4) a comprehensive sign package for a previously approved recreational facility, fairground, and music venue (Sphere Las Vegas) in conjunction with an existing resort hotel (Venetian/Palazzo) on 81.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sands Avenue and the east side of Las Vegas Boulevard South within Paradise. TS/hw/syp (For possible action) **BCC 10/4/23**
15. **VS-23-0545-MARIANO, MARILOU:**
VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/al/syp (For possible action) **BCC 10/4/23**

16. **WS-23-0544-MARIANO, MARILOU:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/al/syp (For possible action) **BCC 10/4/23**

VII. General Business (For possible action)

Finalize budget requests for the 2024/2025 fiscal year

- **Public Works – additional contracts and/or personnel to handle street sweeping and trash pick up**
- **Repair and repave all public rights of way within Patrick to Sunset and Eastern to Annie Oakley**
- **Repair and repave all public rights of way between Eastern and Topaz from Russell to Hacienda.**
- **Repair and repave all public rights of way between Pecos to Pearl from Russell to Callahan**
- **Repair and repave all public rights of way between Annie Oakley to Palm St. from Patrick to Russell (Old Mexico area)**
- **Repair and repave all public rights of way between Russell to Plaza De Vista from Palm to Mt. Vista**
- **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: September 26, 2023.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



Paradise Town Advisory Board

August 29, 2023

7:00pm

MINUTES

Board/Council Members:	Susan Philipp-Chair	PRESENT
	Katlyn Cunningham-Vice Chair	PRESENT
	John Williams	PRESENT
	Kimberly Swartzlander	PRESENT
	Angelo Carvalho	PRESENT
Secretary:	Maureen Helm, 702-606-0747, mhelmtab@gmail.com	
County Liaison(s):	Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
ROBERT KAMINSKI, PLANNING; BLANCA VAZQUEZ, COMMUNITY LIAISON
- II. Public Comment-
NONE
- III. Approval of Minutes for August 8, 2023
MOVED BY: SWARTLANDER
ACTION: APPROVE AS SUBMITTED
VOTE – 5-0 UNANIMOUS
- IV. Approval of the Agenda for August 29, 2023
MOVED BY: WILLIAMS
ACTION: APPROVE AS SUBMITTED
VOTE – 5-0 UNANIMOUS
- V. Informational Items (for discussion only)
NONE
- VI. Planning and Zoning

1. **ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/rp/syp (For possible action)

PC 9/19/23

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

2. **UC-23-0465-PARADISE ROAD, LLC:**
USE PERMIT for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone. Generally located on the west side University Center Drive, 470 feet of north side of Harmon Avenue within Paradise. JG/rp/syp (For possible action)

PC 9/19/23

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

3. **UC-23-0476-2625 GV, LLC:**
USE PERMIT for a place of worship on a portion of 6.2 acres in a C-P (Office and Professional) zone. Generally located on the south side of Desert Inn Road, and approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)

PC 9/19/23

MOVED BY: CUNNINGHAM
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

4. **UC-23-0480-FRANTZ CONSULTING, LLC:**
USE PERMIT for a supper club within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)

PC 9/19/23

MOVED BY: WILLIAMS
APPROVE: Subject to Staff Conditions
VOTE: 5-0 UNANIMOUS

5. **VS-23-0463-SUNRISE HEALTHCARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action) **PC 9/19/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

6. **VS-23-0486-VALLEY HEALTH SYSTEM, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file). TS/jor/ja (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

7. **UC-23-0485-VALLEY HEALTH SYSTEM, LLC:**
USE PERMIT for an emergency care facility.
WAIVER OF DEVELOPMENT STANDARDS for driveway throat depth.
DESIGN REVIEW for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. TS/jor/ja (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

8. **WS-23-0444-PILOT LVO OZB LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise. MN/hw/syp (For possible action) **PC 9/19/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions and spaces east side of the building to be removed to provide more of a turn radius for larger vehicles/trucks.

VOTE: 5-0 UNANIMOUS

9. **WS-23-0482-OR BAMIDBAR CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking; 2) reduce throat depth; and 3) driveway geometrics.
DESIGN REVIEW for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action) **PC 9/19/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions AND the following conditions. 1) ADA complaint sidewalk; 2) No off site parking in the neighborhood; and 3) all uses for congregation only.

VOTE: 5-0 UNANIMOUS

10. **DR-23-0442-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG /al/syp (For possible action) **BCC 9/20/23**

MOVED BY: PHILIPP

HELD: APPLICANT WAS NOT IN ATTENDANCE – Held FOR 2 WEEKS.

VOTE: 5-0 UNANIMOUS

11. **VS-23-0460-LV DIAMOND PROPERTY I, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action) **BCC 9/20/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

12. **WS-23-0484-LV DIAMOND PROPERTY I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEWS for the following: 1) amend a previously approved comprehensive sign package; and 2) increase building height in conjunction with a previously approved racetrack, recreational facility, and fairground with accessory uses on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 9/20/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions AND signs not to be used for off premise advertisements.

VOTE: 5-0 UNANIMOUS

13. **WS-23-0475-IMI MIRACLE MALL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce height setback.
DESIGN REVIEWS for the following: 1) modifications to restaurant with outside dining and drinking; 2) update the exterior façade; and 3) modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/lm/syp (For possible action) **BCC 9/20/23**

MOVED BY: CUNNINGHAM

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

14. **WS-23-0481-JAS ORTON AND SONS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce separation for monument signs.
DESIGN REVIEW for a monument sign in conjunction with an approved shopping center, on a portion of 806 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise. MN/sd/syp (For possible action) **PC 10/3/23**

MOVED BY: PHILIPP

APPROVE: Subject to Staff Conditions

VOTE: 5-0 UNANIMOUS

VII. General Business (For possible action)

Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.

The following items were requested to be funded by Clark County for FY 04/05.

- **Public Works – additional contracts and/or personnel to handle street sweeping and trash pick up**
- **Repair and repave all public rights of way within Patrick to Sunset and Eastern to Annie Oakley**
- **Repair and repave all public rights of way between Eastern and Topaz from Russell to Hacienda.**
- **Repair and repave all public rights of way between Pecos to Pearl from Russell to Callahan**
- **Repair and repave all public rights of way between Annie Oakley to Palm St. from Patrick to Russell (Old Mexico area)**
- **Repair and repave all public rights of way between Russell to Plaza De Vista from Palm to Mt. Vista**
- **Repair and repave all public rights of way between Palm to Mt. Vista from Tropicana to Sunflower**

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 12, 2023.

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>

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0442-ACE A PROPCO:

DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase animated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG/al/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-711-008; 162-20-711-011; 162-20-711-012 ptn

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan.
2. Increase the animated sign area to 263,439 square feet where 261,999 square feet was previously approved and where 150 square feet is the standard per Table 30.72-1.
3. Increase the number of animated signs permitted to 4 where 3 (one per street) is the standard per Table 30.72-1.
4. Increase the area for projecting signs by 152 square feet where 32 square feet is the standard per Table 30.72-1 (a 375% increase).
5. Increase the number of projecting signs by 2 per tenant where 1 projecting sign per tenant is the standard per Table 30.72-1 (a 100% increase).
6. Increase wall sign area to 302,447 square feet where a maximum of 93,430 square feet is permitted per Table 30.72-1 (223.7% increase).
7. Increase the number of hanging signs to 2 per tenant where 1 hanging sign per tenant is the standard per Table 30.72-1 (a 100% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3752 & 3730 Las Vegas Boulevard South
- Site Acreage: 61.4 (portion)
- Project Type: Comprehensive sign plan

Site Plan

The site is located at the southwest corner of the intersections of Las Vegas Boulevard South and Aria Place (internal drive aisle for CityCenter), and this request is for the commercial building associate with the Waldorf Astoria Hotel within the boundary of the CityCenter Resort Hotel.

The proposed sign is located on the building facing both Las Vegas Boulevard South and Aria Place. Pedestrian access is provided on the north and east sides of the building by existing sidewalks/pedestrian access easements at grade level. The proposed sign will not overhang the pedestrian access areas.

Signage

The request is to modify the approved comprehensive sign plan for the CityCenter Resort Hotel. The plan depicts 3 additional wall signs, one with animation; 2 projecting signs; and 2 hanging signs. The animated wall sign has a video unit with an area of 1,440 square feet facing Las Vegas Boulevard South. The projecting signs area located on the northeast and southeast corners of the building. The signs are for Whataburger and Parry's Pizzeria.

Previous signage was approved per UC-0712-08, DR-0898-08, DR-21-0482, and DR-23-0258.

The modifications to the comprehensive sign plan result in the following:

Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	31,112	0	31,112	28,400	39	0	39
Wall	300,901	1546	302,447	93,430	27	3	30
Directional	168	0	168	640	17	0	17
Monument	367	0	367	3,920	17	0	17
Projecting	320	152	472	32 per tenant	10	2	12
Hanging	0	19	19	32	0	2	2
Roof	4,050	0	4,050	0	1	0	1
Temporary	0	0	0	1,500	0	0	0
Overall Total	336,918	1,717	338,635	128,434	111	7	118

Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated Video	261,999	1,440	263,439	150	3	1	4

Applicant's Justification

According to the applicant, the signage is appropriate along Las Vegas Boulevard South and Aria Place, in conjunction with the Waldorf Astoria Hotel. Overall, the signage will enhance this iconic intersection and add value to the designation of the "Las Vegas Strip" as a nighttime National Scenic Byway. The proposed sign fits the character of the surrounding area. The modern colors, texture and design will match the existing building of the CityCenter design in general.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0258	Modifications to a comprehensive sign plan	Approved by BCC	June 2023
UC-21-0482	Sign separation, deviations, increased animated sign area, and comprehensive sign package	Approved by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014
UC-0364-09	Reduced parking for Project CityCenter and the Monte Carlo Resort Hotel	Approved by BCC	July 2009
UC-0341-09	Reduced setbacks from right-of-way to outside dining area	Approved by BCC	June 2009
UC-0712-08	Comprehensive sign plan	Approved by BCC	August 2008
DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high-rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
DR-1436-06	Landscaping	Approved by BCC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1336-06	Modified an approved resort hotel, waiver for non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
UC-0712-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Cosmopolitan Resort Hotel
South & West	Entertainment Mixed-Use	H-1	Project CityCenter
East	Entertainment Mixed-Use	H-1	Harmon Corner shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Large, animated signs are an integral part of creating the energy and sense of place along Las Vegas Boulevard South. The proposed signage is similar in scale to other existing signage along Las Vegas Boulevard South, and it will further enhance visual characteristics of the Strip. Furthermore, Master Plan Policy 1.3.1 supports a variety of integrated signage to supplement neighborhood identity. Staff finds that the proposed signage is integrated into the building design of CityCenter and specifically the Waldorf Astoria property and is compatible with the surrounding development. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will

10/03/23 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

TROPICANA AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0535-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone.

Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-27-110-001; 162-28-501-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5051 Paradise Road
- Site Acreage: 90 (portion)
- Project Type: Freestanding signs
- Sign Height (feet): 16
- Square Feet: 635

Site Plans

The plans depict 2 existing concrete freestanding signs located at the corners of Tropicana Avenue and Koyal Lane, and Tropicana Avenue and Paradise Road. These signs are being modified to reflect the name change of the airport from McCarran International Airport to Harry Reid International Airport. The bases and setbacks of the existing signs will remain as is, the facades of the signage, landscaping, and lighting will be modified.

Landscaping

Terraced landscaped freestanding sign bases are shown on the plans. Each terrace level is off-set between 7 feet and 12 feet at a 120 degree angle. Each terrace level also has 2 feet to 4 feet wide decorative rock. Desert plant palate is shown as the bases of both freestanding signs. The proposed landscaping consists of various agave that are native to the Southern Nevada desert and are water smart. The landscape lighting will be static. Landscape lightning will be an accent

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACE A PROPCO

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

DRAFT

feature integrated into the site design and will incorporate photocells and times per Code. The lighting at night can be thematically pre-set by modifying colors for different events to show awareness and public integration.

Elevations

The new signage façade showcases internally illuminated letters “Harry Reid International Airport”. The overall height of the signage increases from 11 feet from grade to 16 feet from grade. The design of the new signage façade increased the overall signage height to account for suitable proportions of the signage message lettering to fill the width of the existing concrete monument structure background. The wall supporting the airport’s name will have a low resolution LED matrix that will have animation to subtly twinkle for a night ambience. The matrix will not be programmed for any electronic messaging and will maintain slow animation changes (less than 3 seconds) to not distract adjacent traffic. The existing curved center portion of the wall will use an Extech Kinetic façade which is made up of individual dynamic metal panels that exhibit a subtle motion in the breeze. The Extech Kinetic wall displays grayscale airplanes to integrate an aviation element as well as the Clark County Department Of Aviation logo.

Applicant’s Justification

The applicant states this is a sign of regional significance. The proposed landscape will mature to a maximum height that will not impede the view of the sign while beautifying the natural environment of the corners in a chevron plan view configuration.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1503-07	Request for a parking lot	Approved by PC	February 2008
UC-1107-07	Temporary seasonal parking lot	Approved by PC	November 2007
UC-1344-06	Temporary seasonal parking lot	Approved by BCC	November 2006
DR-0561-06	Airport expansion	Approved by PC	June 2006
UC-0406-01	Primary use permit for the airport	Approved by PC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed Use & Public Use	C-2, H-1, & P-F	Commercial uses & undeveloped
South	Public Use	P-F	Harry Reid International Airport
East	Corridor Mixed Use & Public Use	C-2, H-1 & P-F	Commercial uses & undeveloped
West	Entertainment Mixed Use	H-1	Commercial use

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the proposed signs should not negatively impact the surrounding area. The locations of the signs are along major street intersections. The location has not been modified, only the landscape (base for the signs), facades, and lighting have been modified considering adjacent traffic. Additionally, the thematic modification of the colors for different events could contribute to show awareness and public integration; therefore, staff can support this application.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, 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:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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 airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAMIA TWAINY

CONTACT: SAMIA TWAINY, 1845 E. RUSSELL RD., LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0535</u> DATE FILED: <u>8/8/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/12/23</u> PG MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: _____, <u>waived</u>
	PROPERTY OWNER NAME: <u>Clark County Department of Aviation</u> ADDRESS: <u>P.O. Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111-1005</u> TELEPHONE: <u>702-261-5211</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Samia Twainy</u> ADDRESS: <u>1845 E Russell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-261-4130</u> CELL: <u>702-306-8724</u> E-MAIL: <u>samiat@lasairport.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Samia Twainy</u> ADDRESS: <u>1845 E Russell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-261-4130</u> CELL: <u>702-306-8724</u> E-MAIL: <u>samiat@lasairport.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16228501004 & 16227110001

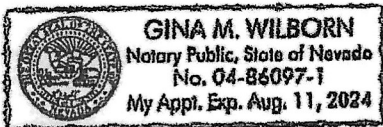
PROPERTY ADDRESS and/or CROSS STREETS: Tropicana/Koval & Tropicana/Paradise

PROJECT DESCRIPTION: Modify monument signs to reflect the name change from McCarran International Airport to Harry Reid International Airport.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Rosemary A. Vassiliadis
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 31, 2023 (DATE)
 By ROSEMARY A. VASSILIADIS
 NOTARY PUBLIC: Gina M. Wilborn



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Department of Aviation

ROSEMARY A. VASSILIADIS
DIRECTOR

POSTAL BOX 11005
LAS VEGAS, NEVADA 89111-1005
(702) 261-5211
FAX (702) 597-8553

July 31, 2023

**Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155**

**RE: Justification Letter for Harry Reid International Airport – Monument Signage Update
Record Number 23-100856**

To whom it may concern:

There are two existing concrete monument signs located at the corners of Tropicana Ave & Koval Lane and Tropicana Ave & Paradise Road. These signs are being modified to reflect the name change of the airport from *McCarran International Airport* to *Harry Reid International Airport*.

The existing concrete monument structures will remain and the property line setbacks to the existing structure will not be modified. The façade of the signage, landscaping, and lighting concepts will be adjusted.

Landscape lighting will be an accent feature integrated into the site design and will incorporate photocells and timers per Title 30.56.135- 7&8. Monument signage complies with Title 30.56 and has been reviewed with an FAA perspective and Clark County DOA divisions have reviewed the sign without exception per Title 30.72.040. The existing concrete structure/signage exceed the 10' maximum height and exceeds the 70 sq ft maximum area but complies with all other monument sign regulations as outlined in Table 30.72-1.

The new monument signage façade showcases internally illuminated letters "Harry Reid International Airport". The overall height of the signage increases from 11' from grade to 15'-8" from grade. The design of the new signage façade increased the overall signage height to 15'-8"



Clark County Board of Commissioners

James B. Gibson, Chair • Justin C. Jones • Marilyn Kirkpatrick
William McCurdy II • Ross Miller • Michael Naft • Tick Segerblom

2

to account for suitable proportions of the signage message lettering to fill the width of the existing concrete monument structure background.

The wall supporting the airport's name will have a low resolution led matrix that will have animation to subtly twinkle for a night ambience. The matrix will not be programmed for any electronic messaging and will maintain slow animation changes (>3 seconds) to not distract adjacent traffic. The lighting at night can be thematically pre-set by modifying colors for different events to show awareness and public integration.

The existing curved center portion of the wall will use an Extech Kinetic façade which is made up of individual dynamic metal panels that exhibit a subtle motion in the breeze. The Extech Kinetic wall displays grayscale airplanes to integrate an aviation element as well as the Clark County logo.

The landscaping consists of various agave that are native to the southern Nevada desert and are water smart. These plants will mature to a maximum height that will not impede the view of the sign while beautifying the natural environment of the corner in a chevron plan view configuration. The landscape lighting will be static.

Thank you for your consideration in reviewing the design for the Harry International Airport monument signage which has regional significance.

Samia Twainy



Design Project Manager
702-261-4130

DAYCARE
(TITLE 30)

EASTERN AVE/RAWHIDE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:

USE PERMIT FIRST EXTENSION OF TIME for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-310-037

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5426 S. Eastern Avenue
- Site Acreage: 1.9
- Project Type: Daycare
- Square Feet: 3,663
- Parking Required/Provided: 9 (daycare use)/24/63 (entire site)

Site Plans

The approved plans depict an existing office complex with 2, one story buildings. The approved daycare facility is located within the southern building with a future play area extending from the southeast corner of the building. Parking for the 2 buildings is located on the perimeter of the site on the north, west, and south sides. The site is accessed from Eastern Avenue from a divided commercial driveway.

Landscaping

The landscaping is existing and is located along Eastern Avenue. No changes to landscaping are required or proposed.

Elevations

The approved plans show an existing 1 story office building with a desert toned stucco exterior and tile roof. The front of the building has a covered entryway as a decorative feature.

Floor Plans

The approved plans show the daycare facility has an area of 3,663 square feet. The building is divided into 5 classrooms, kitchen, offices, restrooms, and storage areas. The plans indicate that the classrooms are based on the ages of the children.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0344:

Current Planning

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

Public Works - Development Review

- Coordinate with Public Works - Development Review to grant a new curb return driveway easement for the existing driveway.

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.

Applicant's Justification

Per the justification letter, the applicant applied for a new building permit (BD-22-07646) since the previous building permit was withdrawn (BD-21-17487). The applicant has experienced delays with construction due to numerous concerns from the Building Department regarding the applicant's plans. Issues include mechanical and architectural. The applicant hired a third-party supervisor to aid with building permit revision requests. Applicant is requesting an extension of time, so they can continue to work diligently with the Building Department to receive an approved building permit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0344	Daycare facility in conjunction with an existing office complex	Approved by PC	October 2020
UC-0458-08	Communications tower	Withdrawn	October 2008
ZC-0803-98	Reclassified 1.9 acres from R-E to C-P zoning for an office complex	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-P	Professional offices
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Neighborhood Commercial	C-P, CRT, & R-1	Single family residential & converted residential offices

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has 2 active building permits. One is for an interior remodel (BD-22-07646) and another for a new shade structure (BD-23-08759). Staff finds that the existing building was built in 1964, which can cause issues with receiving building permits, due to the present construction requirements and regulations. Staff can support this first extension of time request due to the extensive effort the applicant has made with answering all of Building Departments concerns and revisions before starting construction.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 28, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WENDY PURHAM

**CONTACT: WENDY PURHAM, 5426 S. EASTERN AVE., SUITES A & B, HENDERSON,
NV 89119**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - UC 20-0344 (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ET-23-400121 DATE FILED: 08/03/2023
 PLANNER ASSIGNED: NAT
 TABICAC: Paradise TABICAC DATE: 09/12/2023
 PC MEETING DATE: 10/03/2023
 BCC MEETING DATE: _____
 FEE: \$300

PROPERTY OWNER

NAME: HOWARD J. NEEDHAM
 ADDRESS: 3216 W CHARLESTON BLVD #A
 CITY: LAS VEGAS STATE: NV ZIP: 89102
 TELEPHONE: (702) 258-5858 CELL: (702) 505-2535
 E-MAIL: howardjneedham@yahoo.com

APPLICANT

NAME: Wendy Purham
 ADDRESS: 5426 S. Eastern Ave. #A & B
 CITY: Henderson STATE: NV ZIP: 89119
 TELEPHONE: _____ CELL: (773) 449-17986
 E-MAIL: rhodeslearningca2030@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Wendy Purham (same as above)
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-25-310-037
 PROPERTY ADDRESS and/or CROSS STREETS: 5392 & 5426 S. Eastern Ave. Las Vegas NV 89109
 PROJECT DESCRIPTION: Day Care Center at 5426 S. Eastern Ave.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Howard J. Needham
 Property Owner (Signature)*

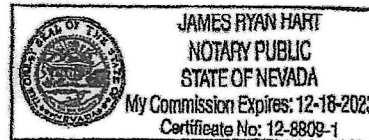
HOWARD J. NEEDHAM
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

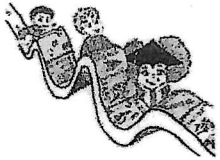
SUBSCRIBED AND SWORN BEFORE ME ON 7/14/2020 (DATE)

By HOWARD J. NEEDHAM

NOTARY PUBLIC: James Ryan Hart



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Rhodes to Learning Childcare Center, Inc.
5426 S. Eastern Ave.
Las Vegas, NV 89119
Email: Rhodeslearningcc2020@gmail.com
Phone: (702)308-3438

To: Comprehensive Planning Department
Re: UC-20-0344
Date: August 3, 2023

Dear Comprehensive Planning Department

I understand the special use renewal expired on October 6, 2022 and it is the responsibility of the applicant to ensure the application remains current. We have had several applications submitted for the project located 5426 S. Eastern Ave., Las Vegas, IL 89119 with Parcel number (162-25-310-037). The previous permit application was (BD21-17487) which was withdrawn and the current application is (BD22-07646). Since we applied under the new application in February, 2022 we have been experiencing a huge turn around from the buildings department in Clark County. We have addressed the issues per citizen access portal and the reviewer comes back with more issues that could have been addressed months prior. For example: we have had a huge issue with architectural and mechanical. We had to contact a supervisor to assist with what was being required and found out there were some items that were not required which further delayed our time for permitting. The overall process has been extremely frustrating for myself, the contractors, engineers, and the owner of the property.

Now, we have resolved all open issues and we're receiving another issues; however, the permit cannot be issued without the special land use being reinstated and/or extended.

**PLANNER
COPY**

Thank you

A handwritten signature in black ink, appearing to be 'Wendy'.

Wendy Purham (Formerly known as Berry), Executive Director of Rhodes to Learning Center
(630) 269-5173

10/03/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700023-AUTOZONE INC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise.
TS/gc (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2

Applicant's Justification

The applicant states the site is increasingly surrounded by employment areas and commercial uses, and that designating the site for Business Employment (BE) uses is in-line with the uses existing in the area. The site is underutilized as a large portion of the parcel is undeveloped. Designating the site as BE would revitalize the site. The site is located along a 100 foot wide arterial street (Desert Inn Road) that can support a land use designation of BE. The change in land use designation will not alter current traffic patterns. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning and included a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0522	Zone change to reclassify the site from C-1 to M-D zoning; use permit to allow retail as a primary use; waivers of development standards for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the surrounding area. The site is adjacent and abutting to multiple family residential uses to the west and east, and an R-1 zoned place of worship to the south. The other corners at the intersection of Desert Inn Road and Mojave Road are developed with commercial uses. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is a 0.65 acre, M-D zoned property that is a little less than a mile to the east at the intersection of U.S. Highway 95 and Desert Inn Road. Even though that property is zoned M-D, it is undeveloped and designated as Corridor Mixed-Use (CM) in the Master Plan. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and the Flamingo Wash.

The request to BE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established

neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that BE uses should be concentrated near airports, major transportation corridors, and railroads. The site is located on an arterial street (Desert Inn Road) but at an intersection with a local road (Mojave Road), where Desert Inn Road does not have any direct access to major highways in the area such as I 15 or U.S. Highway 95. For these reasons, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES

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 Overlength dead end in excess of 150 feet is not allowed, and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

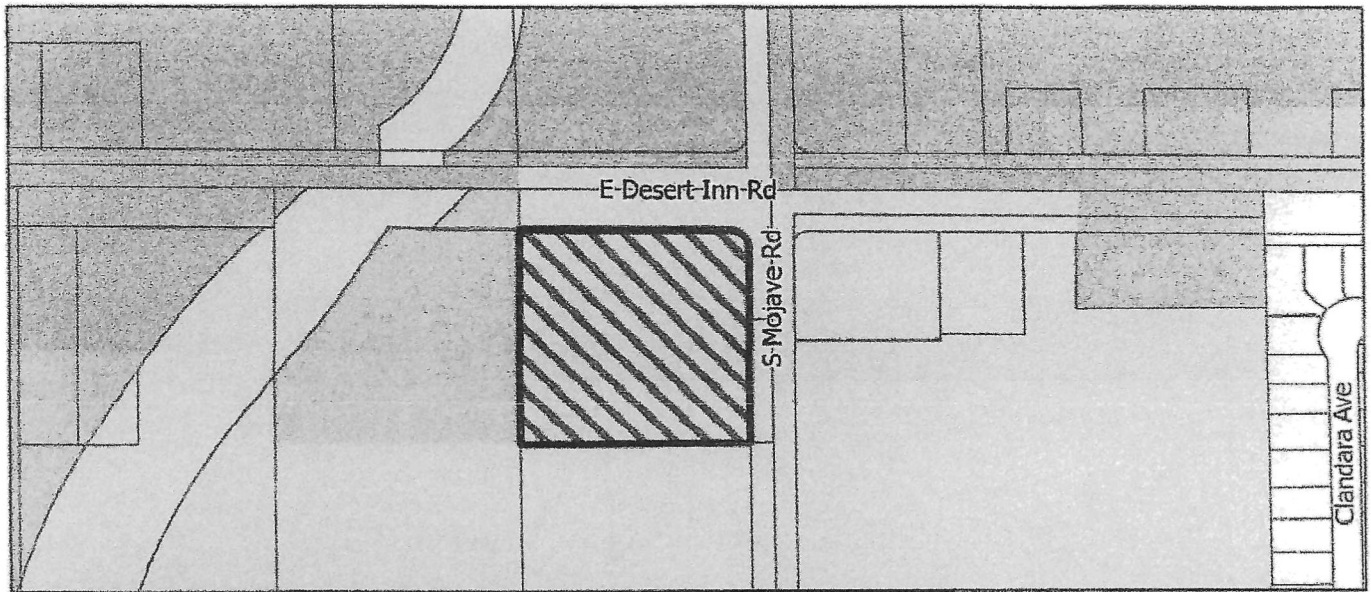
APPLICANT: AUTOZONE INC

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

Planned Land Use Amendment PA-23-700023



Current



Requested

DRAFT

Winchester Paradise Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

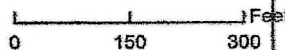
Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

Note: Categories denoted in the legend may not apply to the presented area.



Map created on: August 07, 2023

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA23-700023</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Paradise</u> PG MEETING DATE: <u>10-3-23</u> BCC MEETING DATE: <u>11-8-23</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>\$2,700</u>	DATE FILED: <u>8-7-23</u> TAB/CAC MTG DATE: <u>9-12-23</u>
---	-------	---	---

PROPERTY OWNER	NAME: <u>Autozone INC</u> ADDRESS: <u>123 S. Front St.</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u> TELEPHONE: <u>901-495-8714</u> CELL: _____ E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____
----------------	---

APPLICANT	NAME: <u>Autozone INC</u> ADDRESS: <u>123 S. Front St.</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u> TELEPHONE: <u>901-495-8714</u> CELL: _____ E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr., STE 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: _____ E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 162-13-503-017

CURRENT LAND USE PLAN DESIGNATION: Neighborhood Commercial

REQUESTED LAND USE PLAN DESIGNATION: Business Employment

PROPERTY ADDRESS and/or CROSS STREETS: 3185 E DESERT INN RD

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*

Timothy J. Goddard

 Property Owner (Print)

STATE OF Tennessee
 COUNTY OF SHelBY

SUBSCRIBED AND SWORN BEFORE ME ON 4/4/23 (DATE)

By Timothy J. Goddard

NOTARY PUBLIC:

My Commission Expires
November 9, 2025



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

April 10, 2023

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Master Plan Amendment*
AutoZone – Retail Store Expansion
APN: 162-13-503-017

PA-23-700023

To Whom It May Concern:

This firm represents AutoZone, Inc. (the “Applicant”) in the above-referenced matter. The property (the “Site”) is located at 3185 E. Desert Inn Rd., Las Vegas, Nevada 89121, more particularly described as Assessor’s Parcel Number 162-13-503-017. The Site makes up 1.95 acres and consists of one existing building, which currently operates as an AutoZone retail store. The Site is zoned Local Business (C-1) and master planned Neighborhood Commercial (NC). The Applicant is requesting a master plan amendment from Neighborhood Commercial (NC) to Business Employment (BE). A corresponding application for a zone change to M-D has also been submitted.

Master Plan Amendment:

The Site is currently planned NC and zoned C-1. This request for a zone change to M-D and a master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along East Desert Inn Road, which is a heavily travelled 100-foot right-of-way. A change of the land use plan to BE satisfies the requirements set forth in Table 30.12-3(h).

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for NC, which generally contemplates a mix of retail, restaurants, offices, service commercial, and other professional services. Whereas, the Applicant is requesting an amendment to BE, which supports office, distribution centers and warehouse/flex space. The Site is comprised of an existing AutoZone retail store and an “L” shaped portion of undeveloped land to the west and south of the building. The Applicant is proposing to expand the existing retail store, by adding an additional 18,340 square-feet of warehouse space. The primary use of the Site will remain retail, with the building addition being used for storage only. As briefly mentioned above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Winchester, where the Site is located:

- Policy WP-3.1: Adaptive Reuse – “Repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse—where practical and consistent with development—to promote reinvestment in Winchester/Paradise and support sustainability initiatives.”

The Site is located along East Desert Inn Road, a heavily travelled 100-foot right-of-way. This AutoZone location has operated successfully for over two decades, and is looking to improve its services. With the constant growth of the Las Vegas Valley, AutoZone is experiencing an increase in the demand of its products and services, and has identified a need for convenient access to its overstock inventory. With that, AutoZone is looking to reinvest in and reinvent this existing AutoZone retail store, to better meet the needs of the community. The warehouse space will house overstock inventory for the on-site retail store, as well as inventory that will be conveniently distributed to other local AutoZone Stores and retail consumers throughout the Valley. The proposed master plan amendment and building addition will not negatively impact the project or the surrounding areas, as the primary use of the Site will remain retail, and the additional warehouse space will not be accessible to customers. With that, the proposed project is expected to enhance the area, while maintaining current traffic patterns.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

This AutoZone location has operated for over two decades. Since 2000, Las Vegas' population has increased approximately 33 percent. As a centrally located area in the Las Vegas Valley, Winchester has experienced significant growth as well. New needs and consumer demands have accompanied the change in conditions and trends of this area. Moreover, a retail use in conjunction with a warehouse would be far more impactful to the residence of Winchester. Therefore, the propose amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

The Site is increasingly surrounded by employment areas and commercial uses. The Applicant's proposed use for a retail store and warehouse/distribution center is in keeping with these surrounding uses. Therefore, the proposed use of the Site to include a warehouse space/future distribution center is compatible with the surrounding area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Winchester/Paradise areas contain some of the most urbanized and developed areas in the Las Vegas Valley. Although not in the exact area of the Site, Winchester features significant employment and light industrial uses west of Interstate 15 and along Sunset Road. As discussed throughout, the current proposal will not significantly change the current use of the Site. The primary use will remain retail. Although significantly larger than the current storage area, the proposed accessory warehouse/distribution center will bring little to no change to the Site and current traffic patterns. With that, the proposed master plan amendment is compatible with surrounding and recently approved uses.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is largely commercial and higher density residential uses along East Desert Inn Road. The Site is currently master planned NC, which generally supports a mix of retail, restaurants, offices, service commercial, and other professional services. The proposed master plan amendment to BE allows for different types and intensities of office, industrial, manufacturing, and

warehouse/distribution, as well as supporting commercial. As discussed throughout, the intensity of the retail and warehouse uses will go unchanged. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. **The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area. Water and sewer utilities are located on the Site. Finally, the Applicant is not proposing significant changes to the current use of the Site. With the City's growth, there is a need for increased access to automotive parts. This proposed expansion will assist in meeting this community need.

7. **The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to BE is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

10/03/23 PC AGENDA SHEET

WAREHOUSE BUILDING ADDITION
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0522-AUTOZONE, INC.:

ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) zone to an M-D (Designed Manufacturing) zone.

USE PERMIT to allow retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.

DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-503-017

USE PERMIT:

Allow retail sales as a primary use within an M-D Zoning district.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the landscape strip adjacent to Desert Inn Road to 11 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 27% reduction).
 - b. Reduce the landscape strip adjacent to Mojave Road to 8 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 47% reduction).
2.
 - a. Eliminate landscaping along the west property line where Figure 30.64-11 is required per Table 30.64-2.
 - b. Reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site where Figure 30.64-14 is required.
3. Increase the proposed retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed per Chapter 30.64 (a 66% increase).
4.
 - a. Reduce the driveway throat depth to 11 feet, 9 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce the driveway approach distance to 79 feet, 8 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

- c. Reduce the driveway departure distance to 155 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

DESIGN REVIEW:

A proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2
- Project Type: Proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone)
- Number of Stories: 1
- Building Height (feet): 18 (Existing AutoZone retail building)/21 (Proposed warehouse/storage building addition)
- Square Feet: 8,153 (Existing AutoZone retail building)/18,340 (Proposed warehouse/storage building addition)
- Parking Required/Provided: 61/68

History and Site Plan

ZC-0307-97 reclassified the site from R-1 to C-1 zoning for an auto parts store. The existing building was constructed on the eastern half of the parcel, and 49 parking spaces were provided north and east of the building. Access is provided via 1 driveway along Desert Inn Road to the north, and a second driveway along the east property line adjacent to Mojave Road.

Today, the applicant is proposing to reclassify the entire site to M-D zoning, to add a proposed warehouse/storage building addition on the west and a portion of the south side of the existing retail building. Provided parking will increase to 68 parking spaces, where 61 parking spaces are required. Additional parking will be installed to the north and west of the building addition. The site plan also depicts a new screened loading area on the southeast corner of the proposed building addition. The proposed addition will be set back 47 feet, 2 inches from the west property line, 85 feet, 5 inches from the north property line, and 20 feet, 3 inches from the south property line. There is an existing 6 foot high CMU block wall along the west and south property lines. This application includes waivers to increase retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed, landscaping, and driveway geometrics.

Landscaping

Aerial photographs show that there is an existing attached sidewalk with landscape planters along Desert Inn Road and Mojave Road. The northeast corner of the site currently does not have parking lot landscaping.

The new landscape plan shows that the existing landscape planters adjacent to the attached sidewalks will remain, and 1 new landscape finger island will be installed along the east property line. North and northwest of the building will include parking lot landscaping per Figure 30.64-14. However, the parking spaces on the east facing elevation of the existing retail building and new parking spaces on the southwest corner will be missing 1 landscape finger island each. In these areas, there will be 7 continuous parking spaces without a landscape finger island after the sixth parking space. The landscape plan shows that the site does not provide the required amount of trees.

A 20 foot wide landscape planter will be constructed along the south property line, with 24 inch box trees spaced every 20 feet. The west property line does not include a landscape planter, the only landscaping adjacent to the west property line are the 3 landscape finger islands.

The applicant is requesting to eliminate landscaping along the west property line where Figure 30.64-11 is required. In addition, the applicant is requesting to reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site (adjacent to the new parking spaces) where Figure 30.64-14 is required. Furthermore, the applicant is also requesting to reduce the landscape strip adjacent to Desert Inn Road to 11 feet where 15 feet is required per Code. Lastly, the applicant is requesting to reduce the landscape strip adjacent to Mojave Road to 8 feet where 15 feet is required per Chapter 30.64.

Elevations

The existing retail building for AutoZone has an overall height of 18 feet. The proposed building addition has an overall height of 21 feet. The proposed color scheme of the building addition includes white, orange, dark grey, red, and light grey. The plan shows that the proposed exterior finish includes split face CMU walls.

Floor Plans

The existing retail building floor plan will remain the same, however, the building addition will allow 18,340 square feet of warehouse/storage space. The new addition will also include a breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The primary retail use of the existing AutoZone store will remain, a zone change is required due to the size of the proposed warehouse space. Per Code, the cumulative area of accessory buildings shall not exceed the footprint of the principal building. The proposed 18,340 square foot warehouse addition is more than double the size of the 8,152 square foot retail store. As a result, the applicant requests a zone change to M-D, to allow for an accessory warehouse use. The proposed zone change to M-D will not result in a change in the applicant's use of the site. Retail will remain the primary use of the site, with a larger scale storage/warehouse area as an accessory use. The additional warehouse space will allow AutoZone to continue its current operations, while better meeting the needs of the community. The site fronts onto East Desert Inn

Road, which is a highly trafficked, 100 foot right-of-way, with existing commercial and retail uses in both directions. Therefore, the site remains appropriate for retail and warehouse uses. This AutoZone location has been operating with the existing driveways for more than 2 decades, with no reported on-site, traffic issues. The design of the site will allow for sufficient on-site circulation, in that there are 2 points of ingress and egress. The applicant proposes five, 24 inch box Acacia Stenophylla Trees and one, 24 inch box Acacia Aneura tree along the western property line. Although not up to Code, the proposed landscaping will provide an adequate buffer between the retail use and the existing multiple family use to the west. The applicant also requests a waiver to reduce landscaping along East Desert Inn Road and South Mojave Road. The applicant proposed 11 feet of landscaping along East Desert Inn Road and 8 feet of landscaping along South Mojave Road, where 15 feet is required when adjacent to attached sidewalks. This landscaping is existing, and the applicant is not proposing any changes. Therefore, the proposed landscaping will not negatively impact the site or the surrounding uses. Additionally, the reduced landscaping will reduce water consumption, and therefore, support valley wide, water conservation efforts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment request to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements 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

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from C-1 zoning to M-D zoning. Today, there are 3 multiple family residential complexes (R-3 and R-4 zoning) to the west, southwest, and to the east. South of the subject parcel is an R-1 zoned place of worship. Although there are C-1 and C-2 zoned parcels to the north and east, there are no industrial zoned parcels or planned land use designations within a 5,000 foot radius. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and Flamingo Wash. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Staff does not 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. Retail use is an active business model on the site, however, since the applicant is requesting to reclassify the site's zoning from C-1 to M-D a use permit request is required. Staff determines that since the zone change is not supported by staff, the use permit also cannot be supported.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds that reducing or eliminating any required landscaping on the site does not support the visual image desired by the community when a commercial use expansion is adjacent to a less intense use. Landscaping provides a physical and visual buffer between a potential warehouse building addition and an existing multiple family complex to the west, and a place of worship to the south. With this information and since staff does not support the Zone Change or the Use Permit, staff also cannot support these waivers.

Waiver of Development Standards #3

Plans show that the proposed retaining wall height of 5 feet where 3 feet is the maximum allowed per Code is only along the south property line. The landscape plan shows that trees will be planted within a 20 foot wide landscape strip, and the retaining wall will be incorporated north of this planter area. Staff does not foresee a negative impact of raising the retaining wall height to 5 feet, however since staff does not support the request in its entirety, staff cannot support this request

Design Review

Staff finds that a warehouse/storage building addition to the existing retail building is not a compatible site design for the neighborhood. Staff cannot support the design review since the aforementioned applications do not garner staff's support.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the reduction in throat depth for the driveway on Mojave Road. The Mojave driveway has the loading dock opposite the driveway, so trucks will have to back into the dock from the right-of-way, as well as trucks turning will block the driveway, both causing stacking of vehicles and increasing the potential for collisions.

The Applicant worked with staff to provide extra landscape buffer and removed spaces to help mitigate the reduced throat depth for the Desert Inn driveway. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4b & #4c

Staff cannot support the reduction in approach and departure distance for both driveways. Combined with waiver #4a the reductions will increase the potential for collisions as vehicles will not have enough distance to stop if vehicles are stacked in the right-of-way.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; the installation and use of cooling systems that consumptively use water will be prohibited; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of

development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site.

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 overlength dead end in excess of 150 feet is not allowed; and 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: AUTOZONE, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

10/03/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0523-AUTOZONE, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Winchester (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot wide government patent easement along the west project line of the subject parcel, and a 3 foot wide patent easement along the east property line. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning and include a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda.
ZC-23-0522	A zone change to reclassify the site from C-1 to M-D zoning; use permit to allow retail as a primary use; waivers of development standards for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition 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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 an additional 5 feet concentric to the radii at the northeast corner of the site;

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

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 overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: AUTOZONE INC
CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS,
NV 89135

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0523</u> DATE FILED: <u>8-7-2023</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9-12-23</u> PC MEETING DATE: <u>10-3-23</u> BCC MEETING DATE: <u>11-8-23</u> FEE: <u>\$ 275⁰⁰</u>
--	----------------	--

PROPERTY OWNER	NAME: <u>Autozone Inc.</u> ADDRESS: <u>123 S. Front Street</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
----------------	--

APPLICANT	NAME: <u>Autozone Inc.</u> ADDRESS: <u>123 S. Front Street</u> CITY: <u>Memphis</u> STATE: <u>TN</u> ZIP: <u>38103</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
-----------	---

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: <u>n/a</u> E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: <u>n/a</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 16213503017

PROPERTY ADDRESS and/or CROSS STREETS: 3185 E. Desert Inn Rd.

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

 Property Owner (Signature)*
 STATE OF NEVADA Tennessee
 COUNTY OF Shelby



SUBSCRIBED AND SWORN BEFORE ME ON 8/26/23
 By Timothy J. Goddard
 NOTARY PUBLIC: Keri Smith

My Commission Expires
November 9, 2025

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR - 22 - 101259

6

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

August 2, 2023

VIA ONLINE SUBMITTAL

VS-23-0523

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Compelling Justification Letter – Zone Change, Special Use Permit, Design Review; Waivers of Development Standards to: 1) Reduce Throat Depths; 2) Reduce Approach Distance; and 3) Reduce Departure Distance; and Vacations AutoZone – Retail Store Expansion APN: 162-13-503-017*

To Whom It May Concern:

This firm represents AutoZone, Inc. (the “Applicant”) in the above-referenced matter. The property (the “Site”) is located at 3185 E. Desert Inn Rd., Las Vegas, Nevada 89121, more particularly described as Assessor’s Parcel Number 162-13-503-017. The Site makes up 1.95 acres and consists of one existing building, which currently operates as an AutoZone retail store. The Site is zoned Local Business (C-1) and master planned Neighborhood Commercial (NC). The Applicant is requesting a zoned change from Local Business (C-1) to Design Manufacturing District (M-D), a design review and waivers of development standards to allow for a warehouse in conjunction with the existing AutoZone retail store.

Zone Change:

The Applicant is requesting a zone change to M-D, in conjunction with its request for a master plan amendment to Business Employment (BE). The Applicant is proposing an 18,340 square-foot addition to the existing 8,153 square-foot AutoZone retail store. The addition will be used as a warehouse for AutoZone inventory. The warehouse will house overstock inventory for the on-site retail store, as well as inventory that will be distributed to other local AutoZone Stores and retail consumers. The proposed 18,340 square-foot warehouse will not be accessible to customers. The warehouse will be used for storage purposes only.

Although the primary retail use of the existing AutoZone store will remain, a zone change is required due to the size of the proposed warehouse space. Per code, the cumulative area of accessory buildings shall not exceed the footprint of the principal building. The proposed 18,340 square-foot warehouse addition is more than double the size of the 8,152 square-foot retail store. As a result, the Applicant requests a zone charge to M-D, to allow for an accessory warehouse use.

The proposed zone change to M-D will not result in a change in the Applicant’s use of the Site. Retail will remain the primary use of the Site, with a larger scale storage/warehouse area as an accessory use. The additional warehouse space will allow AutoZone to continue its current operations, while better meeting the needs of the community. As previously mentioned, customers will not have access to the

6

warehouse portion of the store. Therefore, the warehouse addition is not expected to drastically increase the number of on-site retail customers. Additionally, delivery schedules are expected to go unchanged. Currently, the store receives one (1) delivery per day. Local shipments and deliveries will be done by small pickup trucks and vans.

Special Use Permit:

Retail uses as a primary use are permitted within an M-D zoned district, upon the approval of a special use permit. The Site has operated as an AutoZone retail store for more than two (2) decades and continues to have great success. The Site fronts onto East Desert Inn Road, which is a highly trafficked, 100-foot right-of-way, with tons of commercial and retail uses in both directions. Therefore, the Site remains appropriate for retail and warehouse uses.

Design Review:

The Applicant is proposing an 18,340 square-foot addition to the existing 8,153 square-foot AutoZone retail store. The addition will be used for storage/warehouse purposes only. The proposed height of the building addition is 18 feet, which is the height of the existing retail building. The Applicant is also proposing 68 parking spaces. Existing parking to the north and east of the existing retail store are to remain. The Applicant proposes additional parking along the western property line of the Site and in the northwest corner of the Site. There are two existing driveways that will also remain. One on East Desert Inn Road, and another on South Mojave Road.

Waiver of Development Standards

The Applicant requests the following waivers of development standards for the Site:

- **Throat Depth on East Desert Inn Road and South Mojave Road**

The Applicant requests a throat depth waiver for driveway access. The Applicant is proposing two (2) driveways and 68 parking spaces. With that, each driveway is required to provide a 25-foot throat depth. The Applicant requests a throat depth waiver for 15 feet for the East Desert Inn Road driveway. The Applicant also requests a throat depth waiver for 11 feet and 9 inches for the north side of the South Mojave Road driveway. The south side of the South Mojave driveway is 70 feet, where 25 feet is required. Both driveways are existing driveways that are to remain, unchanged. This AutoZone location has been operating with the existing driveways for more than two (2) decades, with no reported on-site, traffic issues. The design of the site will allow for sufficient on-site circulation, in that there are two points of ingress and egress. Additionally, with the proposed additional parking, customers will have the option of turning right or left when entering from the East Desert Road Inn driveway. This will prevent cars from backing up onto East Desert Inn Road.

- **Decrease Approach and Departure Distances**

The Applicant requests a waiver to reduce the approach distance to 79 feet and 8 inches, where 150 feet is required from the East Desert Inn Road driveway, to South Mojave Road. The Applicant also requests a waiver to reduce the departure distance to 155 feet and 6 inches, where 190 feet is required from East Desert Inn Road to the South Mojave Road driveway. Both the approach and departure distances have existed for more than two decades. Per NDOT Crash Data 2016-2020, there were minimal car accidents

that resulted in injury, near the intersection of East Desert Inn Road and South Mojave Road. Based on this data, the requested reduction will not negatively impact the project or the surrounding areas.

- **Landscape Reduction**

The Applicant requests a waiver to reduce landscaping along the western property line. Code requires one (1) tree per 20 feet when the commercial use is adjacent to a residential use. The Applicant proposes five (5) 24-inch box acacia stenophylla trees and one (1) 24-inch box acacia aneura tree along the western property line. Although not up to code, the proposed landscaping will provide an adequate buffer between the retail use and the existing multi-family use to the west.

The Applicant also request a waiver to reduce landscaping along East Desert Inn Road and South Mojave Ride. The Applicant proposed 11 feet of landscaping along East Desert Inn Road and 8 feet of landscaping along South Mojave Road, where 15 feet is required when adjacent to attached sidewalks. This landscaping is existing, and the Applicant is not proposing any changes. Therefore, the proposed landscaping will not negatively impact the Site or the surrounding uses. Additionally, the reduced landscaping will reduce water consumption, and therefore, support valley-wide, water conservation efforts.

Vacations and Dedications

The Applicant is requesting a vacation of existing government patent easements on the Site as they are no longer needed for development. The Applicant requests 33 feet along the western property line and 3 feet along the eastern property line. Additionally, the Applicant requests to dedicate a 5-foot future dedication in the northeast corner of the Site, near the South Mojave Road and East Desert Inn Road intersection for traffic signal purposes.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

10/03/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

FORD AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700024-STORYBOOK INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres.

Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-410-010; 177-14-410-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

BACKGROUND:

General Summary

- Site Address: 1320 Ford Avenue
- Site Acreage: 9.6

Applicant's Justification

The applicant indicates this site is surrounded by either multiple family, commercial, or an 8 lane highway (I-215). Since the site is along major corridors at densities that support pedestrian activity and transit use, the applicant assesses the location will encourage people living in the complex to walk to various services in the area. The applicant states the request is compatible with the surrounding area since the Urban Neighborhood (UN) designation would be ideal with the surrounding area since there are other higher density multiple family residential developments and a large commercial center to the south. Lastly, the proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1114	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0861-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired	Approved by BCC	January 2014
ZC-0780-14	Reclassified a portion of the overall site development to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
DR-1367-03	For an office complex - expired	Approved by BCC	October 2003
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	R-E, R-3, & C-1	Multiple family residential, single family residence & undeveloped property
South	Neighborhood Commercial & Compact Neighborhood (Up to 18 du/ac)	C-1 & R-E	Commercial complex & undeveloped property
East	Compact Neighborhood (Up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac); Compact Neighborhood (Up to 18 du/ac)	R-2 & R-3	Single family residential development; multiple family residential

Related Applications

Application Number	Request
VS-23-0539	A request to vacate patent easements and right-of-way is a companion item on this agenda.
ZC-23-0538	A zone change to reclassify the site to R-5 zoning with waivers of development standards and design reviews is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Compact Neighborhood (CN) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location. The subject site is adjacent to I-215 to the east and Maryland Parkway to the west, an arterial street, which are both major transportation corridors. The Master Plan encourages higher density uses, such as those intended in the UN land use designation, to be located along major streets and near existing services. The request to UN also complies with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff can support the proposed request.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners meeting for final action on November 8, 2023, at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

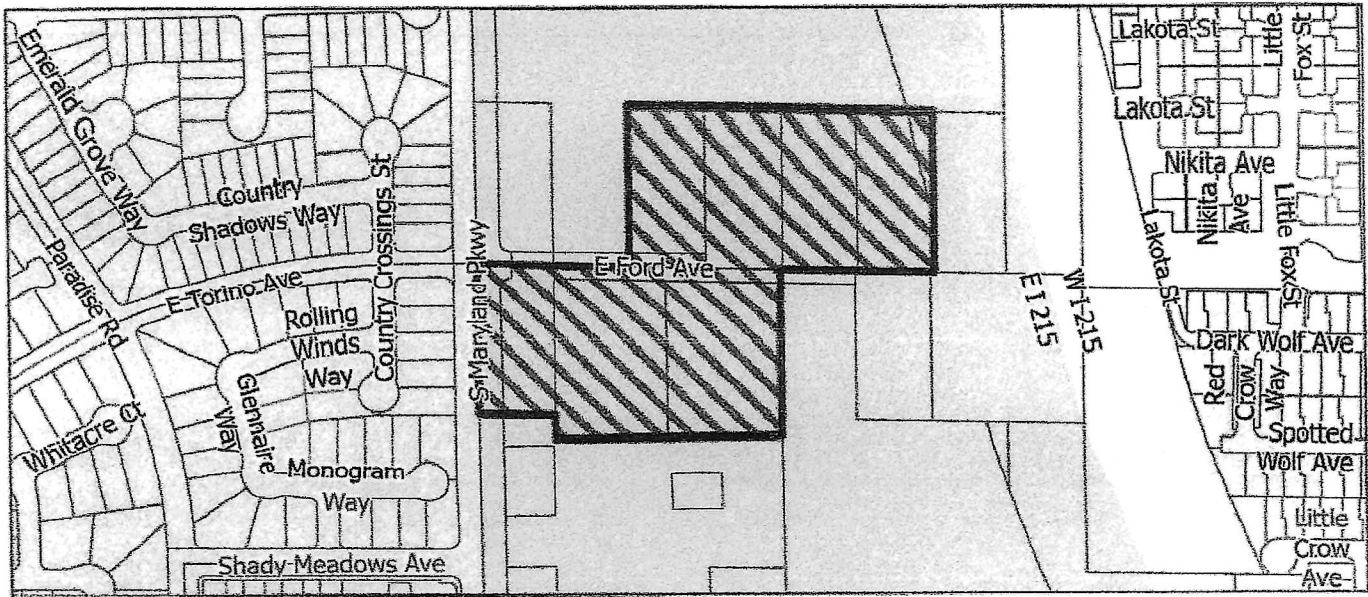
APPROVALS:

PROTEST:

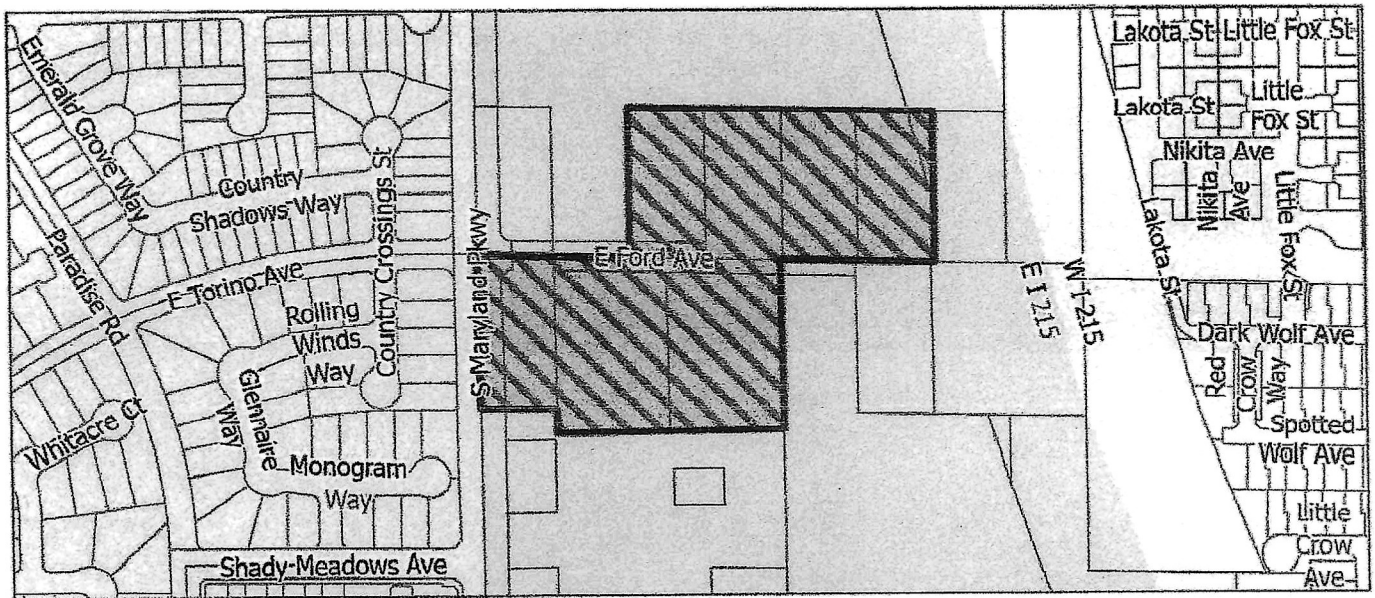
APPLICANT: THE CALIDA GROUP, LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**

Planned Land Use Amendment PA-23-700024



Current



Requested

DRAFT

Winchester Paradise Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LIV)
- Mid-Intensity Suburban Neighborhood (MIV)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Note: Categories denoted in the legend may not apply to the presented area.

Map created on: August 09, 2023

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	APP. NUMBER: <u>PA-23-20024</u>	DATE FILED: <u>8.9.23</u>
	PLANNER ASSIGNED: <u>RK</u>	TAB/CAC MTG DATE: <u>9.12.23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA)	TAB/CAC: <u>Paradise</u>	CN to UN MN
	<input type="checkbox"/> MAP	
	<input type="checkbox"/> TEXT	
	PC MEETING DATE: <u>10-3-23</u>	
STAFF	BCC MEETING DATE: <u>11-8-23</u>	
	TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	FEE: <u>\$2700.00</u>	

PROPERTY OWNER	NAME: <u>Storybook Investments, LLC</u>
	ADDRESS: <u>9830 W. Tropicana Ave #155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: _____ CELL: <u>702-327-2218</u>
	E-MAIL: <u>wlaska@sbhmanagement.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>The Calida Group</u>
	ADDRESS: <u>10777 Twain #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-947-2000</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>LAS Consulting</u>
	ADDRESS: <u>1930 Village Cir Cir #3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-14-301-016 thru 019, 177-14-401-001, 177-14-410, 011

CURRENT LAND USE PLAN DESIGNATION: Compact Neighborhood (up to 18 du/ac)

REQUESTED LAND USE PLAN DESIGNATION: UN Urban Neighborhood

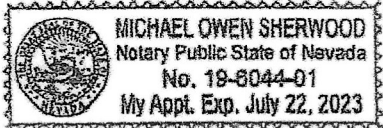
PROPERTY ADDRESS and/or CROSS STREETS: N & South sides of Ford, East of Maryland Pkwy

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Wayne Laska Property Owner (Signature)*
Wayne Laska Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 12 2023 (DATE)
 By Michael O. Sherwood
 NOTARY PUBLIC: Michael O. Sherwood



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

*LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV 89134
(702) 499-6469-cell
(702) 946-0857*

PA-23-700024

August 3, 2023

Mr. Robert Kaminski, Principal Planner
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter - 177-14-401-001; 177-14-301-016 thru 019; and 177-14-410-010 & 011
(APR-22-101345-to be changed at a later date).

Dear Mr. Kaminski:

Please accept this as our justification letter for several applications-Master Plan Amendment, Zone Change, Design Reviews, and Waiver of Development Standards.

BACKGROUND

The property is 9.65 acres located between Maryland Parkway and I-215, on the north and south sides of Ford Avenue. There are 4.76 acres on the north side of Ford Avenue and approximately 5 acres on the south side. The property is currently zoned Multiple-Family Residential [18 Units per Acre] (R-3) and the Planned Land Use is Compact Neighborhood (up to 18 du/ac). In 2017, a conforming zone change (ZC-129-17) was approved from R-E and R-3 to R-3 zoning, on the north side of Ford Avenue. In 2018, a conforming zone change (ZC 17-1114) from R-E, C-P, and C-1 was approved as R-3 zoning on the south side of Ford Avenue. There were no imposed conditions on either zone change limiting unit count or height.

To the north of the project, is a developed, three-story multi-family project (a 40 ft height waiver was approved for that project), and along Maryland Parkway, a developed, 2-story commercial building. To the east/southeast is a three-story, active adult rental community. Immediately south is a C-1 zoned commercial development with churches, offices, restaurant, and a variety of other commercial uses.

REQUESTED APPLICATIONS -LAND USE

REQUEST-Master plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN)

JUSTIFICATION- Title 30 state, "A proposed land use category allows a range of zoning districts; therefore, the approval of a planning area map, or an amendment thereto, shall not be construed to obligate the Commission or the Board to approve the maximum density or intensity of use permitted within an approved land use category. Requests for land use applications are subject to the discretion of the Commission or Board, within the general guidance contained within the Master Plan coupled with consideration of:"

A. The general prosperity, health, safety, and welfare of the public. *The project is being proposed as an attractive development with almost double the open space required by code. There are amenities such as a pool, gym, and clubhouse. The project provides a lifestyle for its residents. There is a shortage of housing in the Las Vegas valley, and this project will provide additional housing for its residents.*

B. The character of the area. *The character of the area is multifamily. The site is adjacent to I-215, and multifamily and senior housing (multi-family) projects, and commercial development. This will allow pedestrians to walk to and from the development to the commercial area. The area between Wigwam Avenue and Pebble Road, east of Maryland Pkwy has quite a bit of existing multi-family developments. This request blends with the area.*

C. The area's peculiar suitability for particular uses. *This site is surrounded by either multi-family, commercial, and an eight-lane divided highway (I-215). Across Maryland Parkway (six lane divided major roadway) is an R-2 development. The houses rear to Maryland Parkway, and the proposed development is buffered by the existing commercial on the north side of Ford Avenue, and the club house on the south side of Ford Avenue. The site is currently zoned multi-family, this request is for a more enhanced design, so the site is extremely suited for this use. The senior housing is more dense than this request.*

D. The availability of water and other required resources. *Water and utilities are adjacent to the site.*

E. The availability of, and facilities for, services.

Policy 1.1.2 encourage to concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. I-215 is an eight-lane divided highway and Maryland Parkway is a six-lane divided major roadway. This site is strategically located between an highway exit to the north and the southeast, approximately a quarter of a mile away. Metro's substation on LVBS is a 10-minute drive and Henderson West substation is a 9 minute drive. This site is located between CC Fire

Station #29 (south of Warm Springs and Maryland Pkwy) and CC Fire Station #38 (Spencer, north of Serene).

F. Encouraging the most appropriate land use. *The property is currently zoned for multi-family and surrounded by existing multi-family. Commercial and multi-family are the land uses (and a couple of churches) between Pebble and Windmill, east of Maryland Pkwy. The master plan shows the area as a mixture of Compact Neighborhood (up to 18 du/ac) and neighborhood commercial. The development is a mixture of three-story apartments, senior apartment housing, retail, offices and churches. While the senior housing is designated at 18 units an acre it is developed at 30.6 units per acre.*

G. The proposed amendment is consistent with the overall intent of the Master Plan.

Policy 1.3.1 encourages integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent new neighborhoods to minimize the need for longer-vehicle trips. *The project is within walking distance of several services in the area.*

Policy WP - 1.5 encourages residential infill development at a similar scale and style.

The Site is an infill request and fits in with other multi-family developments around it. The multifamily in the area have been approved at 3 stories and we are requesting 4 stories. The senior housing is developed at 30.6 units per acre and this request is for 28.39 units per acre.

Policy 1.1.2 encourages a concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. *I-215 is an eight-lane divided highway and Maryland Parkway is a six-lane divided major roadway. This site is strategically located between a highway exit to the north and the southeast, approximately a quarter of a mile away.*

Policy WP-1.1 encourages land uses along major corridors at densities that support pedestrian activity and transit use - especially along Maryland Parkway and discourages the proliferation of low-intensity uses. *This request complies with this policy. There are several commercial uses in the area which would encourage people living in the complex to walk to their services. There are a few existing restaurants and churches within walking distance.*

REQUESTED APPLICATIONS-ZONING

REQUEST-Request to rezone the property from R-3, Multiple-Family Residential District (18 units/acre) to R-5 Apartment Residential District (50 units per acre).

JUSTIFICATION- This request is for 28.39 dwelling units per acre, slightly over the 25 units/acre allowed

by R-4. The project is also over 50 feet in heights, so the R-5 district accommodates the building height and density the best.

REQUESTED APPLICATIONS -DESIGN REVEIWS

REQUEST-Design Review-site design and building design. The project is a multi-family project, bifurcated by Ford Avenue. The portion of the project on the north side of Ford is a multi-family building consisting of 4 Levels (45,427 square feet per level) and 231 Surface parking spaces, and a total of 188 units. This portion includes two courtyard areas, one including a dog park. The building is 52'3" in height, however, only 41 feet is living space, the remainder feet are architectural enhancements. A portion of the site is gated, allowing circular access/emergency access from Ford Avenue across the front of the development.

The portion of the project on the south side of Ford includes the amenity building which includes the leasing office, the mail room, gym, tanning/massage rooms, work out room and a club room. There is a pool and spa to the south of the club house/office building. There is a multi-family building consisting of 4 Levels (23,424 Square Feet per level) and 224 surface level parking spaces and a total of 84 units. The building is 52'3" in height, however, only 41 feet is living space, the remainder feet are architectural enhancements. There is a courtyard area, including a dog park. A portion of the site is gated with a portion of the parking not gated, allowing access from Ford Avenue to the leasing office.

The project includes 50,930 square feet of open space instead of the required 27,200 square feet, almost double the amount required by Title 30. An outdoor pool, spa, patio, and barbecue area will be featured on site. Building elevations will feature a variety of colors including blues, light/dark grays, greens, oranges. The elevations offer enhanced finishes such as stucco walls, vinyl windows, aluminum picket railings, balconies, and pop-outs.

JUSTIFICATION- The design of the project consists of 272 residential units including 168 one-bedroom units, 88 two-bedroom units, and 16 three-bedroom units. The normal vacancy rate in Las Vegas is around 6%. Vacancy reached 4.1% in the second quarter of 2021. There is a need for rental housing in the Las Vegas valley and this design will provide a mix of unit types, with an attractive appearance with amenities and almost double the amount of required open space.

REQUEST- Design Review as a Public Hearing to increase the grade by to Increase Grade by 8.7 feet where a maximum of 3 feet are allowed.

JUSTIFICATION-The site has historical drainage across the property. The drainage is being rerouted and the fill is leveling the ground consistent with the existing grade. This will have no impact on the adjacent parcels.

REQUEST- Request to provide alternative parking lot landscaping, and not provide a landscape island for every six spaces.

JUSTIFICATION-The site is showing almost double the required open space. Car ports are provided throughout the site making it difficult to provide the islands, however, the car ports provide shade for the cars and help reduce the heat within the parking lot. The landscape islands are provided, and the landscape plan shows trees along the perimeter of the parking lot, providing additional shade and cooling.

REQUEST- A lighting plan is a part of this request.

JUSTIFICATION-The lighting and photometric plan comply with Title 30 lighting standards. On the north side of Ford Avenue, the project is separated from Maryland Parkway by a commercial center and an existing apartment development. On the south side, the parcel is adjacent to Maryland Parkway, and covered parking is adjacent to Maryland Parkway. There is single family on the west side of Maryland Parkway, but the lights will have no impact on the residential, they are low level lights, screened by the parking and separated by a six lane, divided roadway.

REQUEST-A design review for signage. A) Project Identification Signs - Three (3) project identification signs (Signs A(1) - A(3)). Sign A(1) will be located at the corner of Maryland Parkway and Ford Avenue; Sign A(2) will be located at the south main entry way to the Site on Ford Avenue; and Sign A(3) will be located at the north main entry of the Site on Ford Avenue. Each sign will say "ely"; the name of the development. The wording will sit on a CMU block that is only a few feet in height.

Building/Wall Signs— Request to place signage on the elevations of the buildings in three (3) locations (Signs B1 - B3). Building/Wall Signs - Sign B1 is located on the east elevation of the building on the north side of Ford Avenue, oriented towards I-215. Sign B2 is shown on the west end of the multi-family building located on the south side of Ford Avenue with signage facing north towards Ford Avenue. Sign B3 is shown on the south elevation of the building located on the north side of Ford Avenue, oriented towards Ford Avenue. Each sign will be approximately 38.02 square feet.

Pool Sign - Sign C is not visible from any of the right-of ways and approximately 27 square feet, and 12 feet in height where 10' is allowed.

JUSTIFICATION-The signage will help identify the project and is an identity for all of their projects.

REQUESTED APPLICATIONS -WAIVER OF DEVELOPMENT STANDARDS

REQUEST- Pool Sign - Sign C is not visible from any of the right-of ways and approximately 27 square feet, and 12 feet in height where 10' is allowed.

JUSTIFICATION- The sign is internal to the site and not visible to the adjacent public street.

REQUEST- Request a waiver to place signage on the elevations of the buildings in three (3) locations (Signs B1 - B3). Building/Wall Signs - Sign B1 is located on the east elevation of the building on the north side of Ford Avenue, oriented towards I-215. Sign B2 is shown on the west end of the multi-family building located on the south side of Ford Avenue with signage facing north towards Ford Avenue. Sign B3 is shown on the south elevation of the building located on the north side of Ford Avenue, oriented towards Ford Avenue. Each sign will be approximately 38.02 square feet. Wall signs are allowed only in the CRT and C-P and all other non-residential districts.

JUSTIFICATION- The wall sign is their iconic logo and an integral part of their façade/design. Every project in the valley has their name/logo/wall sign and it makes their project identifiable as their project. The signs face the other buildings within the project, with the exception of the one labeled B2, however this only faces and emergency exit from the complex to the north, and the buildings side to the street.

REQUEST-Project Identification Signs – Request a height of up to 11' where 10' is allowed.

JUSTIFICATION-The majority of the signs are less than 7' in height, the increase in height is to accommodate the accent over the letter "y".

REQUEST-Project Identification Signs- Request to increase the square footage to 89.1 square feet where 70 square feet is allowed. The signs are monument signs, only one is on Maryland Parkway, and the remainder are on Ford which is a dead-end street.

JUSTIFICATION-The increased size is necessary to accommodate the accent over the "y".

REQUEST- Request to reduce the trash enclosure to 5 feet where 50 feet is required from residential.

JUSTIFICATION-The parcel to the north and west is zoned R-3, multi-family. The applicant had placed the trash enclosure south of where the trash enclosure is located on the property to the north. To the west, there is a row of mature pine trees and a 6-foot wall to screen/buffer the trash enclosure.

REQUEST-increase the building height to 52'3" where 50 feet is the maximum.

JUSTIFICATION-The actual living space is 41 feet, 1.5 feet over the previously approved project (on the subject property). The remaining 11 +/- feet are architectural enhancements which make for an attractive development.

REQUEST-To allow an attached sidewalk on Ford Avenue where a detached sidewalk is required.

JUSTIFICATION-The detached sidewalk is designed to move pedestrians away from traffic areas. Ford Avenue is a not through street, so there is limited traffic travelling along Ford Ave, mostly residents of this project, and the vacant parcel to the east. There is an existing attached sidewalk on Ford Ave at the intersection of Maryland Pkwy and Ford Ave. It makes sense to continue the attached sidewalk along Ford Avenue. A tubular steel fence is provided behind the sidewalk, to provide security but allows for visibility into the site. Twenty-Four-inch box, Evergreen trees (Pinus Pines) are placed along Maryland Parkway, 20 feet on center. The fence is continued along Ford Avenue on both sides of the street, providing security while allowing for the visibility of the landscaping. Twenty-four inch box, African Sumpac are placed, 20 feet on center, behind the open iron fencing, providing for a pleasant view into the complex.

REQUEST-Reduce the right of way of Ford Avenue from 60 feet to 48 feet.

JUSTIFICATION--Ford Avenue services this project but also two parcels to the east on the south side of Ford Avenue. Ford Ave cannot develop as a through street to the east because I-215 obstructs any extension. Reducing the right of way should have no impact since there is limited traffic on the street.

REQUEST-Increase the eastern most driveway on the north side of Ford Avenue to 61' 3 1/4" where 40 feet is the maximum allowed.

JUSTIFICATION-This driveway is widened to allow for a turning radius and maneuverability for the fire/emergency vehicle access. This is at the end of the street at the cul-de-sac and should have no impact on the vehicular traffic on Ford Avenue.

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

FORD AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0538-STORYBOOK INVESTMENTS, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade.

Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 53 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 6% increase).
2.
 - a. Allow wall signs where not permitted in residential zoning districts per Table 30.72-1.
 - b. Increase area for project identification signs to 89 square feet where a maximum of 70 square feet are permitted per Table 30.72-1 (a 27% increase).
 - c. Increase height for project identification signs to 11 feet where a maximum of 10 feet is allowed per Table 30.72-1 (a 10% increase).
3. Reduce the trash enclosure setback to 5 feet where 50 feet is the minimum setback from a residential development per Section 30.56.120 (a 90% reduction).
4. Allow an attached sidewalk with reduced street landscaping where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
5. Reduce the width of a public right-of-way (Ford Avenue) to 48 feet where 60 feet is required per Section 30.52.030 (a 20% reduction).
6.
 - a. Reduce the driveway throat depth for a call box to 84 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

REQUEST-Request to reduce the setback for the Call Box location on the north side of Ford Avenue to 84 feet where 100'+ is required.

JUSTIFICATION- The standard drawing requires a traffic study to determine the setback. The traffic study analysis indicates that 50 feet is suitable for this location.

REQUEST-Request to allow a minimum 17-foot throat depth where 25 feet are required, on the south side of Ford Avenue.

JUSTIFICATION-Ford Avenue is a dead-end street. The majority of the traffic will be tenants of the project and will be entering the development.

REQUEST- Request to allow a minimum 12-foot throat depth where 25 feet are required, on the western driveway, on the north side of Ford Avenue.

JUSTIFICATION-Ford Avenue is a dead-end street. The majority of the traffic will be tenants of the project and will be entering the development.

REQUEST- Request to allow a minimum zero-foot throat depth where 25 feet are required, on the eastern driveway, on the north side of Ford Avenue.

JUSTIFICATION-Ford Avenue is a dead-end street. The majority of the traffic will be tenants of the project and will be entering the development.

We believe this project is an attractive addition to the area and respectfully request approval of this request.

Yours truly,

Lucy Stewart

- c. Allow a driveway at a width of 62 feet where 40 feet is the maximum per Chapter 30.52 (a 55% increase).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Site signage and lighting.
3. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.
4. Increase finished grade to 104 inches (8.7 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 189% increase).

**PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE - URBAN NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: 1320 Ford Avenue
- Site Acreage: 9.6
- Number of Units: 272
- Density (du/ac): 28.3
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): Up to 53
- Square Feet: 275,404
- Open Space Required/Provided: 27,200/53,608
- Parking Required/Provided: 454/455

Site Plans

The plans depict a proposed gated multiple family project consisting of 2 buildings and a clubhouse. The site design shows Ford Avenue separating the northern half of the development from the southern half of the development. The portion of the project on the north side of Ford Avenue will consist of one, 4 level building with 188 apartment units and the portion of the project on the south side of Ford Avenue will consist of the clubhouse and one, 4 level building with 84 apartment units. There will be 2 driveways to the northern half of the development from Ford Avenue and 1 access point and a crash gate on the southern half of the development from Ford Avenue. No access is shown from Maryland Parkway to the west. The site is 9.6 acres with a density of 28.3 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of covered and surface parking spaces for both residents and visitors, which are distributed throughout the development. The waiver of development standards to reduce separation of the trash enclosure occurs near the northwest corner of the project located 5 feet east of an existing multiple family complex.

10/03/23 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

FORD AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0538-STORYBOOK INVESTMENTS, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade.

Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 53 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 6% increase).
2.
 - a. Allow wall signs where not permitted in residential zoning districts per Table 30.72-1.
 - b. Increase area for project identification signs to 89 square feet where a maximum of 70 square feet are permitted per Table 30.72-1 (a 27% increase).
 - c. Increase height for project identification signs to 11 feet where a maximum of 10 feet is allowed per Table 30.72-1 (a 10% increase).
3. Reduce the trash enclosure setback to 5 feet where 50 feet is the minimum setback from a residential development per Section 30.56.120 (a 90% reduction).
4. Allow an attached sidewalk with reduced street landscaping where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
5. Reduce the width of a public right-of-way (Ford Avenue) to 48 feet where 60 feet is required per Section 30.52.030 (a 20% reduction).
6.
 - a. Reduce the driveway throat depth for a call box to 84 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

- c. Allow a driveway at a width of 62 feet where 40 feet is the maximum per Chapter 30.52 (a 55% increase).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Site signage and lighting.
3. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.
4. Increase finished grade to 104 inches (8.7 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 189% increase).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1320 Ford Avenue
- Site Acreage: 9.6
- Number of Units: 272
- Density (du/ac): 28.3
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): Up to 53
- Square Feet: 275,404
- Open Space Required/Provided: 27,200/53,608
- Parking Required/Provided: 454/455

Site Plans

The plans depict a proposed gated multiple family project consisting of 2 buildings and a clubhouse. The site design shows Ford Avenue separating the northern half of the development from the southern half of the development. The portion of the project on the north side of Ford Avenue will consist of one, 4 level building with 188 apartment units and the portion of the project on the south side of Ford Avenue will consist of the clubhouse and one, 4 level building with 84 apartment units. There will be 2 driveways to the northern half of the development from Ford Avenue and 1 access point and a crash gate on the southern half of the development from Ford Avenue. No access is shown from Maryland Parkway to the west. The site is 9.6 acres with a density of 28.3 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of covered and surface parking spaces for both residents and visitors, which are distributed throughout the development. The waiver of development standards to reduce separation of the trash enclosure occurs near the northwest corner of the project located 5 feet east of an existing multiple family complex.

Landscaping

Street landscaping consists of 10 feet of landscaping behind an existing attached sidewalk along Maryland Parkway and 10 feet of landscaping behind partially existing and proposed attached sidewalks along Ford Avenue. The perimeter landscaping includes an 8 foot to 10 foot wide landscape planter along the interior property lines with the trees planted 20 feet on center. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, spa, courtyards, dog parks, and clubhouse. The recreation open space areas are facing Ford Avenue surrounded by the buildings in a courtyard fashion. The amount of passive and active open space is depicted at 53,608 square feet where 27,200 square feet is required. The alternative parking lot landscaping occurs near portions of the building footprints to provide covered parking for the residences.

Elevations

The residential buildings are 4 stories, up to 53 feet high, consisting of stucco, vinyl windows, and aluminum picket railings. The height of the buildings vary slightly from 47 feet to 53 feet and has been designed to break-up the roofline and enhance the overall look of the building. The buildings elevations will feature a variety of colors including blues, light/dark grays, green, and oranges accents. The units will have balconies with wrought iron railings. The clubhouse, leasing office, and various additional amenities are internal to the building.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 168, one bedroom units; 88, two bedroom units; and 16, three bedroom units. The clubhouse is shown at 7,700 square feet and includes a fitness room, club room, mail room, and leasing office.

Signage

The plans depict 38 square foot, internally illuminated wall signs, constructed of pan channel letters with a combination of white acrylic and magenta vinyl faces. The wall signs are at 3 locations (Signs B1 - B3) on the buildings. Sign B1 is located on the east elevation of the building on the north side of Ford Avenue, oriented towards I 215. Sign B2 is shown on the west end of the multiple family building located on the south side of Ford Avenue with signage facing north towards Ford Avenue and an existing multiple family complex. Sign B3 is shown on the south elevation of the building located on the north side of Ford Avenue, oriented towards Ford Avenue and the remainder of the subject multiple family project. Each sign will be approximately 38 square feet. Wall signs are allowed only in the CRT and C-P zones and all other non-residential districts.

The plans also show 3 identical, 11 foot by 89 square foot, internally illuminated project identification/monument signs, constructed of pan channel letters with a combination of white and blue vinyl faces. The pan channel letters sit on top of a CMU block base with most of the signs shown less than 7 feet in height. The first sign is located at the intersection of Maryland Parkway and Ford Avenue. The second sign is located just east at the first driveway entrance into the development. The third sign is located at the main entrance on the north side of Ford Avenue. All the signs are shown set back 10 feet from property line.

Lighting

The plans depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12 feet to 19 feet. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 25 feet, where a maximum height of 25 feet is permitted by Code.

Applicant's Justification

According to the applicant the character of the area is multiple family. The site is adjacent to either multiple family, commercial, or an eight-lane highway (I-215) making this zone boundary amendment appropriate for the area. In 2017 and 2018, conforming zone changes for this site were approved to R-3 zoning on both sides of Ford Avenue. There were no imposed conditions on either zone change limiting unit count or height. In fact, the R-3 developments were approved at 40 feet, which is over the height allowed in the zoning district. In addition, to the north of this project is a developed, 3 story multiple family project also approved at a height of 40 feet. The applicant indicates the normal vacancy rate in Las Vegas is around 6%. Vacancy reached 4.1% in the second quarter of 2021. There is a need for rental housing in the Las Vegas Valley and this design will provide a mix of unit types, with an attractive appearance with amenities and almost double the amount of required open space. Lastly, the applicant states that the proposed wall signs face either the I 215 or other multiple family developments across Ford Avenue and will not impact the single family development further west. The applicant states that the additional area and height for the project identification signs are needed since the signs have an artistic signature with an "i" that rises above the name and a "y" that drops below the name. Additionally, the applicant states that the proposed signs are not out of place and have been approved in the past for other Calida Developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1114	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2018
NZC-0861-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired	Approved by BCC	January 2014
ZC-0780-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
DR-1367-03	Office complex - expired	Approved by BCC	October 2003
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	R-E, R-3 & C-1	Multiple family residential, single family residential & undeveloped property
South	Neighborhood Commercial; Compact Neighborhood (Up to 18 du/ac)	C-1, C-P & R-E	Commercial complex & undeveloped
East	Compact Neighborhood (Up to 18 du/ac)	R-3	Multiple family complex & I 215
West	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac); Compact Neighborhood (Up to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential

Related Applications

Application Number	Request
VS-23-0539	A request to vacate patent easements and right-of-way is a companion item on this agenda.
PA-23-700024	A plan Amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) 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

Comprehensive Planning

Zone Change

There is a concurrent Master Plan Amendment application to re-designate the land use category from Compact Neighborhood (CN) (up to 18 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). The project is compatible with developments typically seen near the I 215 in terms of density and intensity. As such, the site is uniquely situated to provide the additional housing needs, not only to the area, but also to commercial areas along Maryland Parkway and I 215. The site is an in-fill request and fits in with other multiple family developments around it. This project also satisfies policies within the Master Plan which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff can support the zone boundary amendment request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff does not have an objection to the increased building height as it should have minimal impact on the surrounding land uses. The increased building height is necessary to accommodate and screen mechanical equipment and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this portion of the request.

Waiver of Development Standards #2 & Design Review #2

Staff can support the proposed wall sign request. The wall signs have no direct impact to single family residential development and is across the street from an existing multiple family development. The additional area and height for the project identification signs are needed since the signs have an artistic signature with an "i" that rises above the name and a "y" that drops below the name. The overall signage is cohesive and unified and will be constructed of material consistent with the project's overall design. The location of signage is also compatible with the character and scale of the overall project. Therefore, the signs are compatible with the surrounding area and staff can support these portions of the request.

Waiver of Development Standards #3

Although the reduction in trash enclosure setback is mitigated by a landscape area along the western property line, staff finds that there is sufficient room on the site to provide the required separation. The adjacent residential development to the west should not be impacted by this proposal since the enclosure could be easily located closer to the apartment building, thus meeting the separation requirement. Furthermore, the request conflicts with policies of the Master Plan that states when new development is proposed adjacent to existing development, nuisances caused by incompatible uses, noise, lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented. Therefore, staff cannot support this portion of the request.

Waiver of Development Standards #4

While staff does not typically support attached sidewalks where detached sidewalks are required, the sidewalk along Maryland Parkway has been installed and there are portion of Ford Avenue that have attached sidewalks and similar landscaping. The 10 feet of landscape area proposed by the applicant will still provide landscaping along the west side of the site and along Ford Avenue, which will improve the aesthetics of the streetscape and the surrounding area; therefore, staff can support this waiver.

Design Review #1

The multiple family project provides several amenities including open space, swimming pool, spa, clubhouse, and barbeque pits within the complex in compliance with policies of the Master Plan, which encourages multiple family developments to provide amenities for residents. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette,

and parapet walls along the roofline at various heights. Therefore, staff can support this portion of the request.

Design Review #3

As for the lighting, staff finds that careful consideration was taken when selecting fixtures to limit the amount of light pollution to the surrounding properties, as well as the impact on vehicles traveling on the adjacent streets. All Code requirements regarding lighting, hoods, and pole heights have been observed by the applicant. Additionally, the site is bounded by public rights-of-way in the middle and west side of the project, which has or will have full off-site improvements with public street lighting; therefore, staff does not anticipate any adverse impacts to the surrounding area and can support the request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in street width for Ford Avenue east of Maryland Parkway. Ford Avenue should see minimal traffic as it ends at this site.

Waiver of Development Standards #6a

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #6b

Staff has no objection to the reduction on throat depth for all the driveways on Ford Avenue. The applicant provided additional landscape buffers adjacent to the entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #6c

Staff cannot support the request to increase driveway width for the easternmost driveway on Ford Avenue. Staff finds the increased driveway width will cause conflict between pedestrians crossing the driveway and vehicles entering and exiting the site. Staff finds that a standard driveway width combined with a larger cul-de-sac will provide the turnaround needed for the Fire Department.

Design Review #4

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

Staff Recommendation

Approval of the zone change, design reviews, waivers of development standards #1, #2, #4, #5, #6a, and #6b; denial of waivers of development standards #3 and #6c. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;
- Coordinate with Public Works for the dedication of right-of-way for the Beltway on APNs 177-14-401-031 and 177-14-301-027.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0288-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CALIDA GROUP, LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**

DRAFT

10/03/23 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

FORD AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0539-STORYBOOK INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I 215, and between Wigwam Avenue and Pebble Road, and a portion of a right-of-way being Ford Avenue located between Maryland Parkway and I 215 within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a multiple family residential development. The request is to vacate government patent easements and right-of-way on Ford Avenue. The companion entitlement request for a multiple family development is requesting a reduction of the width of Ford Avenue. Ford Avenue ends in a cul-de-sac and only services this project and 2 other parcels. They are requesting to reduce the width from 60 feet to 48 feet, necessitating the vacation of a portion of the right-of-way. The applicant further indicates the easements that traverse this site are not necessary for the development of the area and conflicts with the design of the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1114	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2018
NZC-0861-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired	Approved by BCC	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0780-14	Reclassified a portion of the overall site development to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
DR-1367-03	For an office complex - expired	Approved by BCC	October 2003
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	R-E, R-3, & C-1	Multiple family residential, single family residential, & undeveloped
South	Neighborhood Commercial; Compact Neighborhood (Up to 18 du/ac)	C-1, C-P & R-E	Commercial complex & undeveloped
East	Compact Neighborhood (Up to 18 du/ac)	R-3	Multiple family complex & I 215
West	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac); Compact Neighborhood (Up to 18 du/ac)	R-2 & R-3	Single family residential & Multiple family residential

Related Applications

Application Number	Request
ZC-23-0538	A zone change request to reclassify this site to R-5 zoning for a multiple family development is a companion item on this agenda.
PA-23-700024	A plan amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;
- Coordinate with Public Works for the dedication of right-of-way for the I 215 on APNs 177-14-401-031 and 177-14-301-027.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CALIDA GROUP, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3 STE 577, LAS VEGAS, NV 89134



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-23-0539

DATE FILED: 8-9-23

PLANNER ASSIGNED: Rk

TAB/CAC: Paradise

TAB/CAC DATE: 9-12-23

PC MEETING DATE: 10-3-23

BCC MEETING DATE: 11-8-23

FEE: \$875.00

R-5
Compact Neighborhood
MN

PROPERTY OWNER

NAME: Storybook Investments LLC

ADDRESS: 9830 W Tropicana Ave Suite 155

CITY: Las Vegas

TELEPHONE: 702-327-2218

STATE: NV

ZIP: 89147

E-MAIL: wlaska@sbhmanagement.com

CELL: _____

APPLICANT

NAME: The Calida Group

ADDRESS: 10777 Twain #115

CITY: Las Vegas

TELEPHONE: 702.947.2000

STATE: NV

ZIP: 89135

E-MAIL: hsimbal@thecalidagroup.com

CELL: _____

REF CONTACT ID #: _____

CORRESPONDENT

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

TELEPHONE: _____

STATE: NV

ZIP: 89134

E-MAIL: stewplan@gmail.com

CELL: 702-499-6469

REF CONTACT ID #: 165577

ASSESSOR'S PARCEL NUMBER(S): 177-14-301-016; 017; 018; 019; 177-14-401-001; 177-14-410-010, & 011

PROPERTY ADDRESS and/or CROSS STREETS: Maryland Pkwy & Ford Ave

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

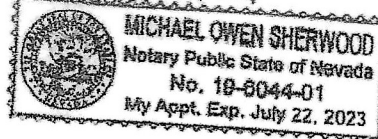
Wayne Laska

Property Owner (Signature)*

Wayne Laska

Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON 11th Day of April 2023 (DATE)

By Michael O. Sherwood
NOTARY PUBLIC: [Signature]

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

June 6, 2023

Mr. Robert Kaminski, Principal Planner
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Vacation Justification Letter

Dear Mr. Kaminski:

Please accept this as our request for a vacation and abandonment, for the property on the north and south sides of Ford Ave, east of Maryland Pkwy. We are requesting to vacate patent easements, which need to be vacated so development can occur. Other patent easements on this property were vacated by VS-0499-96.

We are also requesting to vacate a portion of the right of way for Ford Avenue. The companion entitlement request for a multi-family development is requesting a reduction of the width of Ford Avenue. Ford Ave ends in a cul-de-sac and only services this project and two other parcels. We are requesting to reduce the width from 60 feet to 48 feet, necessitating the vacation of a portion of the right of way.

Thank you for your consideration in this matter.

Yours truly,

Lucy Stewart

Lucy Stewart

10/03/23 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

WYNN RD/CANNOLI CIR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0514-CAMMARERI ADRIENNE:

USE PERMIT to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:
162-19-810-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate screening for mechanical equipment where required per Table 30.56-2.
2. Allow a parking reduction to 13 spaces where 28 spaces are required per Table 30.60-2 (a 54% reduction).
3. Eliminate setback from a gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
4. Reduce the trash enclosure setback to the street to 8 feet where 10 feet is required per Section 30.56.120 (a 20% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4795 Wynn Road
- Site Acreage: 0.5
- Project Type: Vehicle Repair
- Number of Stories: 1
- Building Height (feet): 19

- Square Feet: 2,567 (addition)/2,432 (existing)
- Parking Required/Provided: 28/13

Site Plans

The plans depict an existing vehicle repair facility within a 2,432 square foot building built in 1983. The existing building is located along the west side of the site. The proposed addition to the subject site is 2,567 square feet and the maximum height is 19 feet. The proposed metal building addition is located along the south side of the site and will be internally connected with the existing building. Access to the site is via a private cul-de-sac, Cannoli Circle. Thirteen parking spaces are provided for this facility where 28 parking spaces are required by Title 30. The trash enclosure is located on the northeast corner of the site, intruding into the right-of-way setback along Cannoli Circle by 1 foot 2 inches; therefore, waivers of development standards are included in this application. Additionally, a design review for the addition, as well as a use permit to allow service bay doors facing a street (Cannoli Circle) are a part of this request. The hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m. The vehicles being repaired are automobiles and light trucks and will not include any watercraft or recreational vehicles.

Landscaping

Existing 6 foot wide street landscaping (palm trees) is provided along Wynn Road. The applicant states the landscaping has been there for at least 20 years. No parking lot landscaping is proposed on site.

Elevations

The plan shows an existing 1 story plaster over CMU 2,432 square foot building. The proposed 1 story addition is a 2,567 square foot metal building, which will be internally connected to the existing building. The proposed metal building will be painted to match the existing CMU building. Existing roof mounted A/C equipment will remain exposed. The overall height of the vehicle repair facility is 19 feet.

Floor Plans

Plans depict a 4,999 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing), and 2,567 new service bays (proposed).

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the existing conditions of the site have been there at least the past 20 years. Additionally, the lot size is small. A special use permit to allow service bay doors facing a street is needed since the proposed doors face the side street Cannoli Drive, which is less impactful than the existing service bay doors that face Wynn Road. The applicant states the request for a waiver of development standards to allow the existing roof-mounted AC equipment to be exposed is needed, but all new units will be either ground-mounted or wall mounted on the back side of the newly proposed structure, which will not be visible from the street.

The reduction in parking from 28 spaces to 13 spaces is necessary and the applicant states the business does not generate trips from visitors. Customers leave their vehicles for repairs; the shop technicians move the cars in and out of the bays as they repair them. Consequently, they can stack several cars deep as vehicles don't move daily. The applicant states customers' cars would not be trapped because of another customer parking behind them. Additionally, the parking is existing and has been for at least 20 years, requiring the owner to comply with today's Code would further reduce the amount of parking allowed. Likewise, having the gate set back 18 feet and the trash enclosure relocated to meet today's Code would result in further reduction of parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0144-83	Reclassified 5.3 acres from R-E to M-1 zoning	Approved by BCC	September 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Business Employment	M-1	Industrial uses
South	Entertainment Mixed-Use	M-1	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The applicant's request to allow service bay doors to face Cannoli Circle is less intrusive than the bays facing Wynn Road. The surrounding area is industrial, and several other businesses have service bay doors facing the public right-of-way. Staff can support this request; however, since staff does not support the waivers of development standards, staff does not support the use permit.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff finds the request to eliminate screening for mechanical equipment visible from the right-of-way a self-imposed hardship. By providing the Code required screening, the site will be more aesthetically pleasing and contribute to the betterment of this industrial area. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff does not typically support such a large parking lot reduction. Sufficient on-site parking is necessary to avoid street congestion and traffic jams due to the off-site parking that can be caused by lack of on-site parking. Staff finds the proposed stacking of parking which the applicant utilizes as justification for the parking reduction is acceptable. The vehicles are dropped off and worked on in the order they are received. The shop technicians are the only ones having to maneuver the vehicles on site. However, the small site and the proposed addition could contribute to difficult maneuvering of the tandem parked vehicles. Consequently, staff cannot support the request to reduce the required parking.

Waiver of Development Standards #3

The request to eliminate the gate setback cannot be supported by staff. The gate setback requirement is to avoid vehicle queuing into the public right-of-way. Staff understands the access to the site is via a private cul-de-sac. However, there is only 25 feet, approximately, between the gate along Cannoli Circle and Wynn Road. Consequently, this can create a spillover effect of vehicles along Wynn Road, which is the main access point for several business in the area. Due to all these factors, staff cannot support this request.

Waiver of Development Standards #4

Staff finds the trash enclosure setback is acceptable given the fact that this have been the location of the trash enclosure for decades and staff could not find any filed complaints. Staff could support the request for this waiver of development standards. However, since staff is not supporting the additional waivers of development standards, staff cannot support this request.

Design Review

The proposed metal building addition is compatible with the existing CMU building in height and color. However, staff finds that the proposed addition could create an over build of the site, which in turn could cause circulation/maneuvering conflicts. Hence staff cannot support the proposed design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DARRELL WOOD

CONTACT: DARRELL WOOD ARCHITECT, 3263 PALM DESERT WAY, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0514</u> DATE FILED: <u>8/4/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: <u>10/3/23 @ 7:00 P.M.</u> @ 7:00 PM. BCC MEETING DATE: _____ FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>ADRIENNE CAMMARERI</u> ADDRESS: <u>1517 CUTLER DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702 739 9627</u> CELL: _____ E-MAIL: <u>ACAMMARI@ymail.com</u>
	APPLICANT NAME: <u>SALVATORE CAMMARERI</u> ADDRESS: <u>1517 CUTLER DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702 506 3730</u> CELL: _____ E-MAIL: <u>CAMMICO TRANSMISSION @ gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Darrell Wood</u> ADDRESS: <u>155 S. Water St #220</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>702-373-5210</u> CELL: _____ E-MAIL: <u>dw@woodlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-810-008

PROPERTY ADDRESS and/or CROSS STREETS: 4795 Wynn Rd

PROJECT DESCRIPTION: Expansion to existing vehicle transmission repair facility

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Property Owner (Print) Adrienne Cammareri

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) See Attached Certificate

NOTARY PUBLIC: _____

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



DARRELL WOOD
ARCHITECT LLC

7-19-23

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

UC-23-0514

**PLANNER
COPY**

To whom it may concern,

Camco Transmission intends to expand their operation at 4795 Wynn Road.
The current facility is 2,432 sf. The proposed addition is 2,567 sf for a total of 4,999 sf.

The design of the expansion along with the requested waivers are consistent with the nature of the older industrial community where the project is located.

The hours of operation are Monday thru Friday from 7 AM to 6 PM. There are currently 5 full-time employees and the expansion will allow the hiring of an additional 4 full-time employees. The vehicles being repaired are automobiles and light trucks. Vehicles will not include any watercraft or Recreational Vehicles.

We request a Design Review for an expansion to an existing vehicle repair facility.

We request a special use permit to allow service bay doors facing a street where not allowed per Table 30.44.1. The proposed doors face the side street Canolli Drive which is less impactful than the existing service bay doors that face Wynn Road.

We request a Waiver of Development Standards to allow the existing roof-mounted AC equipment to be exposed. All new units will be either ground-mounted or wall mounted on the back side of the new structure, which will not be visible from the street.

We request a Waiver of Development Standards to reduce required parking from 28 spaces to 13 spaces. The business does not generate trips from visitors. Customers leave their vehicles for repairs. The shop moves cars in and out of the bays as they repair them. Because the service technicians move the cars they are able to stack several cars deep as vehicles don't move daily. We lost an existing parking space by providing code required trash enclosure.

We request a Waiver of Development Standards to allow tandem parking where not permitted per 30.60.050(c)(6). The vehicles are parked by the repair technicians and not customers. As such the situation is the same as allowing tandem parking by valet parkers. Customers' cars would not be trapped as a result of another customer parking behind them.

We request a Waiver of Development Standards to reduce street landscaping to 6 feet where 15 feet is required. The landscaping is existing and has been for at least 20 years. Requiring the 15' would require us to delete all of the onsite parking along Wynn Rd.

email: dw@woodlv.com

mobile: 702-373-5210

3263 palmdesert way, las vegas, nv 89120

①

10



DARRELL WOOD
ARCHITECT LLC

We request a Waiver of Development Standards to allow alternative street landscaping where figure 30.64-13 is required. Some of the existing palm trees are in the sight visibility zone and will be removed. We will provide shrubs that comply with 30.64-030(k).

We request a Waiver of Development Standards to waive parking lot landscape fingers where figure 30.64-14 is required. This parking is existing and has been for at least 20 years. Requiring the Owner to comply now would further reduce the amount of parking allowed. We are already requesting a reduction.

We request a Waiver of Development Standards to reduce gate setback to zero feet where 18 feet is required per 30.64.020(7). The gate exists and has been for at least 20 years. As this site is small, requiring the owner to comply would reduce parking by another 4 cars where we are already requesting a reduction.

We request a Waiver of Development Standards to reduce the required setbacks for the trash enclosure. The enclosure is not in compliance with 30.56.120, however it is in the location where the dumpster has been located for at least 20 years. Moving it to comply with required setbacks would result in further reduction of parking spaces.

We respectfully request support of this project as it will have a positive impact on this small business and the neighborhood.

Respectfully,

Darrell Wood
Darrell Wood Architect

**PLANNER
COPY**

email: dw@woodlv.com

mobile: 702-373-5210

3263 palmdesert way, las vegas, nv 89120

(2)

10

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

TWAIN AVE/UNIVERSITY CENTER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0517-NERVOSA LLC;

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.

DESIGN REVIEW for a multiple family development on 0.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Twain Avenue, 235 feet west of University Center Drive within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-312-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side yard setback for a trash enclosure to zero feet where a minimum setback of 5 feet is required per Table 30.40-3 and Section 30.56.120 (a 100% reduction).
- b. Reduce the rear yard setback for a trash enclosure to zero feet where a minimum setback of 20 feet is required per Table 30.40-3 and Section 30.56.120 (a 100% reduction).
- c. Reduce the setback for a trash enclosure from a residential development to zero feet where a minimum setback of 50 feet is required per Section 30.56.120 (a 100% reduction).
2. Allow an alternative trash enclosure design where the floor of the trash enclosure shall be concrete and extend 5 feet beyond the opening per Section 30.56.120.
3. Reduce parking to 7 spaces where 15 spaces are required per Table 30.60-1 (a 53.3% reduction).
4. Reduce the width of parking spaces to 8 feet where a minimum width of 9 feet is required per Section 30.60.050 (an 11.2% reduction).
5. Eliminate parking lot landscaping where required per Table 30.64-2 and Figure 30.64-14 (a 100% reduction).
6. Reduce open space to 700 square feet where a minimum of 1,000 square feet of open space is required per Table 30.40-3 (a 30% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 737 E. Twain Avenue
- Site Acreage: 0.3
- Number of Units: 10
- Density (du/ac): 47.7
- Project Type: Multiple family development
- Number of Stories: 2
- Building Height (feet): 26.5
- Square Feet: 8,896
- Open Space Required/Provided: 1,000/700
- Parking Required/Provided: 7/15

Site Plans

The plans depict a 2 story multiple family building featuring 10 dwelling units with a density of 47.7 dwelling units per gross acre. The proposed multiple family building is centrally located within the project site and has been designed with the following setbacks: 1) 20 feet from the north property line along Twain Avenue; 2) 7 feet from the east property line adjacent to the existing multiple family development (an architectural intrusion, being a staircase, is set back 3.5 feet to 4 feet from the property line); 3) 5 feet from the west property line adjacent to the existing multiple family development; and 4) 35 feet from the south property line along the public alley. Waivers of development standards are required to reduce the setback for the trash enclosure, located at the southeast corner of the multiple family building, adjacent to the public alley. A waiver is also required for an alternative trash enclosure design. The trash enclosure will be secured with a rolling gate on the property line along the alley. A concrete pad is not extending beyond the trash enclosure. Access to the project site is granted via a 20 foot wide public alley, located to the southeast of the multiple family building. A row of 7 head-in parking spaces are located immediately adjacent to the alley. A waiver of development standards is requested to reduce the width for 3 of the parking spaces. Pedestrian walkways measuring a minimum of 5 feet in width are located at the northeast and northwest corners of the building, that connect to the existing 5 foot wide attached sidewalk along Twain Avenue. The multiple family building requires 7 parking spaces where 15 parking spaces are required, necessitating a waiver of development standards to reduce parking. No increase to finished grade beyond 36 inches is proposed with this development.

Landscaping

The plans depict a 20 foot wide landscape area located behind an existing 5 foot wide attached sidewalk along Twain Avenue. The street landscape area consists of trees, shrubs, and groundcover. The multiple family development requires 1,000 square feet of open space where 700 feet of open space is provided, requiring a waiver of development standards. The provided open space is located along the southeast side of the building consisting of a barbecue area with benches.

Elevations

The plans depict a proposed multiple family building with a maximum height of 26 feet to the top of the parapet walls. The exterior of the building consists of a stone veneer base with stucco siding and trim. The building will be painted with varying shades of contrasting gray.

Floor Plans

The plans depict 4, two bedroom units and 6, one bedroom units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that due to the small lot size and location, it is impossible to meet current parking requirements without a parking reduction. The applicant proposes to rent to Affordable Housing and Veterans Administration clientele that primarily walk to and from work in the area, many of whom do not own cars. The applicant is working with resort hotels in the area to help provide housing for its employees within walking distance of several resort hotels. Given the small width of the parcel, the applicant indicates that meeting the landscaping requirements would reduce the proposed parking even further. The applicant is proposing a trash enclosure to match the new 6 foot high privacy block walls at the property lines that will utilize a rolling and lockable gate for tenants and Republic Services. The rolling gate would secure the trash containers and would prevent any protruding gates into the alley. The applicant states there is a great shortage of affordable housing in the City of Las Vegas and Clark County and that the project will benefit the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-20-0093	Rename Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue	Withdrawn at PC	August 2020
SC-14-0154	Rename Twain Avenue to Sands Avenue between the intersection of Maryland Parkway and Paradise Road	Denied by PC	May 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	R-5	Multiple family development
East & South	Entertainment Mixed-Use	H-1	Multiple family development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Multiple family residential developments require the approval of a use permit in the H-1 zoning district to permit the use and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments. Per the Master Plan, multiple family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. However, since staff is not supporting the waivers of development standards and design review, staff cannot support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff recognizes that it will not be possible to meet the required trash enclosure setback of 50 feet from an existing residential development due to the size of the project site. However, staff is concerned the proposed design and setbacks for the trash enclosure will create conflict and an unsafe situation for pedestrians and motorists. Vehicles backing out from the row of parking spaces next to the proposed development, particularly adjacent to the trash enclosure, creates conflict with vehicles utilizing the 20 foot wide public alley for ingress and egress. Due to the potential negative impact the design and setbacks of the trash enclosure present to the alley and the safety of motorists and pedestrians, staff cannot support these requests.

Waiver of Development Standards #3

Staff recognizes the multiple family building consists of 1 and 2 bedroom units, and is located in proximity to mass transit along Twain Avenue. However, the request to reduce parking is a self-imposed burden, which staff cannot support; therefore, recommends denial.

Waiver of Development Standards #4

Staff finds reducing the width of the parking spaces is a self-imposed burden. Therefore, staff recommends denial of this request.

Waiver of Development Standards #5

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden. Staff finds the applicant has not provided compelling justification to waive the required parking lot landscaping; therefore, cannot support this request.

Waiver of Development Standards #6

The intent of open space is to provide areas that are conveniently located, accessible, and visible for the occupants of the development. Open space may include barbecue, pool, and shade areas intended for recreational use. Staff finds the applicant has provided some open space along the southeast side of the building, consisting of a barbecue area with benches. However, the applicant has not provided sufficient justification to reduce the required amount of open space. Therefore, staff recommends denial of this request.

Design Review

Staff finds the proposed multiple family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. The proposed development is consistent and compatible with the multiple family development to the south and the previously approved commercial development to the east. However, the site is not conducive to the proposed number of units and since staff is not supporting the use permit and waivers of development standards requests, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0286-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GVS CONSTRUCTION, LLC

CONTACT: MIGUEL GUTIERREZ, GVS CONSTRUCTION, LLC, 6470 W. DESERT INN RD, LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0517</u> DATE FILED: <u>8/4/23</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: <u>6/3/23 @ 7:00 P.M.</u> @ 7:00 P.M. BCC MEETING DATE: _____ FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>Nervosa, L.L.C.</u> ADDRESS: <u>737 East Twain Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-202-1211 x:3</u> CELL: <u>702-234-6893</u> E-MAIL: <u>miguel@gvslv.com</u>
	APPLICANT NAME: <u>Miguel Gutierrez</u> ADDRESS: <u>6470 West Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-202-1211</u> CELL: <u>702-234-6893</u> E-MAIL: <u>miguel@gvslv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Miguel Gutierrez</u> ADDRESS: <u>6470 West Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-202-1211</u> CELL: <u>702-234-6893</u> E-MAIL: <u>Miguel@gvslv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-15-312-033

PROPERTY ADDRESS and/or CROSS STREETS: 737 East Twain Avenue

PROJECT DESCRIPTION: Multi-Family 10-Plex New Construction - Low Income & Veteran Apartments

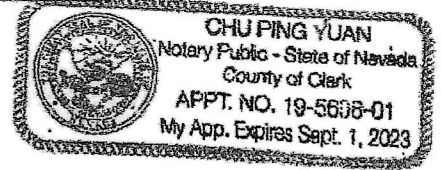
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this Application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Miguel Gutierrez Miguel Gutierrez
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 09/23/2022 (DATE)
 By Miguel Gutierrez

NOTARY PUBLIC: Chu Ping Yuan



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



6470 West Desert Inn Road, Las Vegas, NV 89146 – www.gvsLV.com
(Clark County Lic #: 2001467-023-140 – Multi-Jurisdiction ID: 1002175349)
NV Lic #s: B-2 0080553 Limit \$950,000 – C-2G 0083309 Limit \$200,000 – C-3 0083631 Limit \$250,000
Quality construction | Honest service | Great value

**737 East Twain Avenue
Las Vegas, NV 89169
APN-162-15-312-033**

Justification Letter

To: Clark County Comprehensive Planning Department

From: Miguel Gutierrez, GVS Construction, L.L.C.

CC: file

Date: 10/21/2022 rev. 07/18/2023

Re: SUP, Design Review & Waiver of Development Standards Application – Justification Letter

PLANNER
COPY

Greetings,

We are requesting approval to construct a two story 8,896 sq. ft. multi-family housing apartment building. The structure would stand 25'-10" high at the top of the parapet walls. The parcel is approached from E. Twain Ave. by foot from the existing sidewalk adjacent to East Twain Avenue and approached by foot and vehicle from the alley. The 135' deep lot with a width of 70' across also having an existing ground transformer in that parking area.

- a) We are requesting consideration for a Special Use Permit for Multi-Family Dwellings in an H-1 Zoning District – 30.40-7 Special Districts.

The parcel had previously held a two-story 8-plex apartment building which was torn down due to a fire and remains a vacant lot with just the old concrete slab remaining. We propose to remove the old existing concrete slab and re-build the new structure 5' further away from East Twain Avenue to maintain the required 20' setback from East Twain Avenue and still maintain required 5' side setbacks and 20' rear setback. This would allow for additional front landscaping on East Twain Avenue & no building footprint setbacks would be violated.

The immediately surrounding parcels are also two-story apartment housing structures. These older apartment building immediately adjacent would certainly not meet today's Title 30 requirements.

There is a great shortage of Affordable Housing in the city and county.

b) We are requesting consideration for a Waiver of Development Standards for the following:

c) For reduced parking requirements.

Due to the small lot size and location, it is impossible to meet current parking requirements without a parking reduction waiver of development standards.

17 spaces are required to meet 30.60-1 Multi-Family Dwellings requirements. Due to the lot width of a mere 70' we can only fit 7 parking spaces with one being a van accessible space.

The area has a walkability score of 76 out of 100 on walkscore.com. We propose renting to Affordable Housing and Veterans Administration clientele that primarily walk to and from work in the area, many of whom do not own cars. We are also working with the Casinos in the area to help provide housing for its employees within walking distance of the Wynn Resort 0.6 miles and the Venetian 1.1 miles.

d) For rear landscaping islands requirements.

We are proposing 225 sq. ft. of landscaping in the rear parking area, however, it will be placed differently than the requirements dictate w/ islands etcetera. Given the small width of the parcel if we would meet the landscaping requirements it would reduce the proposed parking even further.

e) For rear trash enclosure only 20' setback.

We are proposing a trash enclosure to match the new 6' high block privacy walls at the property lines that will utilize a rolling and lockable gate for tenants and Republic to easy access keeping the trash more secured. This rolling gate would eliminate any protruding gates into the alley. We are also proposing a security fence along the north width of the rear parking area with a lockable gate for added rear security and a lockable gate at the East Twain Avenue front east wall location for easy access to East Twain Avenue and added front security for the tenants as shown on the site plan.

Reduce the side & rear yard setback to 0 feet where a minimum of 20'-0" is required.

Add Waiver of development standards to Eliminate the requirement for the trash enclosure to extend 5'-0" beyond the opening.

f) Waiver to reduce the separation between the trash enclosure & The residential use to the East to 0 feet where a minimum if 50 feet is required.

g) Waiver of development standard to reduce the width of three parking spaces to 8'-0" where a minimum of 9'-0" is required.

h) Request to reduce the required amount of open space from 1,000 sq. ft. to 700 sq. ft.

i) GVS has added a BBQ, 4 benches, and a bike rack for the occupants.

Please find attached letters of recommendation for support from the following:

- ✎ Commissioner E - Tick Segerblom
- ✎ Assistant to the Commissioner - Beatriz
- ✎ Las Vegas Police Command Center

PLANNER
COPY

Thank you for your consideration of this proposed Multi-Family Beautification Project.

Sincerely,

Sincerely,

Miguel Gutierrez — Miguel Gutierrez, Property Owner, Developer,
& Applicant (702)234-6893 Miguel@gvsiv.com

Miguel
Gutierrez

Digitally signed by
Miguel Gutierrez
Date: 2022.10.21
17:37:58 -0700'

737 East Twain Avenue

PLANNER
COPY

Paradise, Nevada, 89169

Very Walkable – 72 of 100 - Most errands can be accomplished on foot.

Very Bikeable – 74 of 100 - Flat as a pancake, minimal bike lanes.

Some Transit – 48 of 100 - A few nearby public transportation options.

Shopping Centers

Shoppers will appreciate East Twain Apartments proximity to The Twain Center, Twain Swenson Plaza, and Twain Plaza. The Twain Center is 0.1 miles away, and Twain Swenson Plaza is within a 3 minute walk.

Commuting

With a Transit Score of 48, East Twain Apartments has some transit, including 5 transit stops within 2.5 miles. Transit options include Las Vegas Convention Center Station and Las Vegas Hilton Station. Pedestrians can reach Las Vegas Convention Center Station with a 20 minute walk.

Parks and Recreation

Recreational activities near East Twain Apartments are plentiful. Discover 5 parks within 5.2 miles, including UNLV Arboretum, Shark Reef at Mandalay Bay, and DISCOVERY Children's Museum.

Airports

PLANNER
COPY

//

Living in East Twain Apartments provides easy access to McCarran International, located just 7 minutes from the East Twain Apartments. Another nearby airport is North Las Vegas, located 8.2 miles away.

PLANNER
COPY

10/03/23 PC AGENDA SHEET

KIOSKS
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0553-SG VEGAS OWNER, LLC:

USE PERMIT for retail sales (kiosks).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive setback; 2) waive landscaping.

DESIGN REVIEW for retail sales kiosks in conjunction with an approved shopping center on 6.5 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS

1. a. Waive the front setback for retail sales kiosks where 10 feet is the minimum setback per Table 30.40-7 (a 100% reduction).
- b. Waive the setback from Las Vegas Boulevard South where 25 feet from back of curb of 10 feet from property line whichever is greater, is required per Figure 30.56.060 (a 100% reduction).
2. Waive landscaping along the street frontage (Las Vegas Boulevard South) where required per Figure 30.64-17.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3743, 3755, & 3763 Las Vegas Boulevard South
- Site Acreage: 6.5
- Project Type: Kiosks
- Number of Stories: 1
- Building Height (feet): 9 feet, 6 inches
- Square Feet: 100 (7 kiosks)/75 (1 kiosk)/775 (8 kiosks total)
- Parking Required/Provided: 1,324/456

Request and Site Plan

In August 2022, UC-22-0410 approved a shopping center on the subject property and 1 adjacent parcel. This development consists of 2 new connected 3 story retail buildings that include shops, restaurants with outside dining, supper clubs, service bars and outside entertainment space. The property is the site of the former Hawaiian Marketplace which has been demolished. The site plan shows a 15 foot wide pedestrian easement on the property along the front of the 2 proposed retail buildings. Within the 5 foot wide area between the pedestrian easement and the Las Vegas Boulevard right-of-way, the applicant is proposing a total of 8 new updated kiosks which will replace 5 kiosks, 3 vending machines, and a ticket booth that were previously on the site of the Hawaiian Marketplace. The overall site plan indicates there will be 7 kiosks which will be 5 feet x 20 feet (100 square feet) while 1 kiosk will be 5 feet x 15 feet (75 square feet). The kiosks adjacent to the northern building will be a minimum of 19 feet apart, while the kiosks adjacent to the southern building will be a minimum of 13 feet apart. The kiosks are placed on the property line, with no setback from Las Vegas Boulevard South.

The remainder of the site consists of a future shopping center and parking area on the east side of the property. The required number of parking spaces is 1,324, while 456 spaces will be provided which was a parking reduction approved with UC-22-0410.

Landscaping

A revised plan for the pedestrian access easement indicates various areas of hardscape along the Las Vegas Boulevard South frontage along with several tree planters. The surface area of the sidewalk/pedestrian access easement is required as a condition of UC-22-0410 to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza areas. Also approved was alternative landscaping along the street frontage to allow six 4 foot wide planter boxes with trees and shrubs rather than require landscaping per Figure 30.64-17. The applicant is now seeking to eliminate the planters.

Elevations

Plans depict the kiosks as comprised of metal composite with small windows, and approximately 9 feet 6 inches in height with 7 feet 7 inch wide openings on each side. Clear acrylic advertising panels are located to the right of the openings on each side of the kiosk. Customers will conduct business within the kiosk.

Floor Plans

Plans indicate that each kiosk will be air conditioned and feature metal flooring, display cabinets, and roller shutters. The kiosks are prefabricated with a metal frame and are bolted to the sidewalk. Seven kiosks will be 100 square feet and 1 kiosk will be 75 square feet.

Signage

Each kiosk includes 2 advertising panels on each side which are within the size that is allowed within the H-1 zone.

Applicant's Justification

The applicant is proposing to replace previous kiosks and ticket booths that were previously associated with Hawaiian Marketplace with 8 new, updated, and modern kiosks. The kiosks will

have doors on both sides which will allow for customers to enter from either side to ensure there is no queuing within the pedestrian access easement, meeting a condition of approval of UC-22-0410. Sales representatives will assist customers from inside each kiosk. The waivers are needed to allow the kiosks within the required setback areas. However, the kiosks will be located outside of the 15 foot wide pedestrian easement and the existing sidewalk within the Las Vegas Boulevard South right-of-way which will allow ample room for pedestrian traffic. The request to waive the required planter boxes will improve the appearance of the area, aid with pedestrian access, and remove high water consumption palm trees.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 Shopping Center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and 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, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0332-15 (AR-17-0003)	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	Amusement/theme park with waivers 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
West	Entertainment Mixed-Use	H-1	City Center resort hotel complex, Park MGM Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

The kiosks are prefabricated metal composite structures that appear to be modern and not unsightly in appearance. The design of the kiosks will allow customers to enter from either side rather than queue outside in pedestrian areas. Staff can support the placement of the kiosks as proposed so long as the pedestrian access easement is maintained and kept clear of any obstructions, including all customer queuing.

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

These waiver requests are needed to allow the kiosks to be located between the 15 foot wide pedestrian easement and the Las Vegas Boulevard South right-of-way. Staff does not object to the reduction in setbacks if it does not impact the pedestrian easement and the sidewalk areas within the right-of-way. UC-22-0410 approved a zero foot setback for the upper levels of the shopping center building; therefore, approval of these waivers would not be out of character with the previously approved setbacks for this development.

Waiver of Development Standards #2

This waiver is requested to eliminate the landscape planters previously approved under UC-22-0410 as alternative landscaping to the street frontage requirements in Figure 30.64-17. The alternative landscaping approved 6 planters along the street frontage as well as 4 elevated planter areas within the open area on the third level of the shopping center. Plans continue to show landscaping elsewhere on the property including the parking areas to the east and valet drop-off areas. The placement of planters on the sidewalk areas could impede pedestrian movement, especially with the addition of the kiosks. The intent was to plant palm trees in the planters which do not provide significant shade for pedestrians. Therefore, staff can support this waiver.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;
- Kiosks shall be designed so that business may be conducted from within the kiosk.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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 #0456-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SG VEGAS OWNER, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC 23-0553</u> DATE FILED: <u>8-9-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9-12-23</u> PC MEETING DATE: <u>10-3-23</u> BCC MEETING DATE: _____ FEE: <u>\$1825.00</u>
	PROPERTY OWNER NAME: <u>SG Vegas Owner, LLC</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>SG Vegas Owner, LLC</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>ckaempfer@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-009, 016 and 018

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard and Harmon Avenue

PROJECT DESCRIPTION: Design Review for kiosks in H-1 and a waiver for setbacks.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

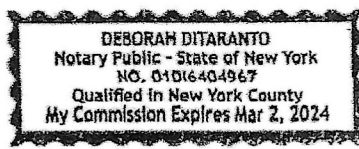
Jack Braha
Property Owner (Print)

PLANNER COPY

STATE OF New York
COUNTY OF New York

SUBSCRIBED AND SWORN BEFORE ME ON March 14, 2023 (DATE)

By Jack Braha
NOTARY PUBLIC: Deborah D. Sarant



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

UC-23-0553

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eeolson@kcnvlaw.com

July 20, 2023

PLANNER COPY

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: *Justification Letter – Special Use Permit, Design Review and Waiver
for Kiosks and Landscaping
APNs: 162-21-301-009, 016 and 018
SG Vegas Owner, LLC***

To Whom It May Concern:

This firm represents SG Vegas Owner, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, design review and waiver for proposed kiosks and landscaping on property located near the southeast corner of Las Vegas Boulevard and Harmon Avenue (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 162-21-301-009, 016 and 018.

The Site is zoned Limited Resort and Apartment (H-1) with an underlying master plan designation of Entertainment Mixed-Use (EM) and was recently approved for retail and restaurant uses, including on-site consumption of alcohol and live entertainment via application UC-22-0410. The Site was home to the now demolished Hawaiian Marketplace which included several kiosks (5 total), vending machines (3 total) and a ticket booth along the west side of the Site along Las Vegas Boulevard. The Applicant is proposing to replace the existing ticket booth, kiosks and vending machines with eight (8) new, updated and modern kiosks along the western property line of the Site.

The Applicant is proposing to have four (4) kiosks adjacent to both future buildings. Seven kiosks will be 20-feet by 5-feet and one kiosk will be 15-feet by 5-feet. All kiosks will be 9-feet high and will be comprised of metal composite, windows and internally illuminated signage. Each kiosk will be air conditioned. The kiosks will have doors on both the east and west sides, which will allow for customers to enter from either side to ensure there is no queuing within the pedestrian access easement, meeting the condition of approval for UC-22-0410. Moreover, the proposed tenants of the kiosks will not require queuing of any kind. Unlike kiosks such as Tix4Less, customers will not need to wait in line for service from a single cashier. Rather, they can circulate the kiosk and enter from both sides to allow the sales representative to assist from inside the kiosk.

The Applicant is requesting a waiver to allow for a reduced setback on 15'feet from the buildings. The kiosks will be located along the western property line setback a total of 15-feet from the building and entirely outside of the recently approved pedestrian access easement. Typically, kiosks along the Las Vegas Strip are required to be setback a total of 18-feet from a building (3-foot shy zone and 15-foot pedestrian access easement). Here, while the kiosks are proposed to be setback only 15-feet, there is additional space for pedestrian circulation on the west sides of the kiosks, along the existing sidewalk within the right-of-way as shown on the submitted plans. The additional space along the sidewalk provides ample room for pedestrian traffic, meeting the overall intent of 18-foot setback.

The Applicant is also requesting a to waive a portion of the previously approved landscaping along Las Vegas Boulevard where it would otherwise be required. Per the approved plans, the project was approved with six (6) landscape planter boxes with palm trees within the Las Vegas Boulevard right-of-way adjacent to the northern building. Following internal discussions and review of the overall project, the removal of the planter boxes and palms trees was decided based on several factors. First, the planter boxes look out of place as they are only located along a small portion of the right-of-way and there is no other landscaping along right-of-way or adjacent to the southern building. Second, the planter boxes will eliminate a portion of the pedestrian walkway located along the Boulevard making it more congested in the area. Finally, based on the water crisis in Nevada, and the amount of water palm trees consume, the Applicant believes it is in the overall best interest of the County to remove unnecessary high water consumption palm trees or other landscaping. Even without the planter boxes, the new project will be a major enhancement to the area.

Lastly, the Applicant is requesting a 0-foot setback along the Las Vegas Boulevard right-of-way line. As shown on the site plan, there is an existing sidewalk located within the Las Vegas Boulevard right-of-way, which will provide an adequate buffer from the street.

The updated kiosks will provide an added benefit to the future restaurant and retail space, while also beautifying the Site significantly from what previously on the property. Thank you in advance for your consideration. We look forward to discussing the proposal in more detail during the pre-review process. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

10/03/23 PC AGENDA SHEET

FOOD PROCESSING
(TITLE 30)

MAULE AVE/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0499-SEC 1910, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-02-603-022

WAIVER OF DEVELOPMENT STANDARDS:

Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the front of the complex of an industrial building where not permitted per Section 30.60.070.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.1
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 16,291
- Parking Required/Provided: 25/31

Site Plans

The plan depicts an existing 16,291 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the office/warehouse building is in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans show that an existing 7 foot to 8 foot CMU block wall is located along the interior and rear property lines to screen the property. Parking is mainly located in the southern portion of the building with additional spaces located in the rear of the building. There are 15 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 31 parking spaces provided where 25 parking spaces are required. The 2 lots are connected through two, 25 foot to 28 foot drive aisles on either side of the building. An existing 7.5 foot tall chain-link fence secures these drive aisles. Access to the site is provided by 2 commercial driveways that access Maule Avenue spaced 75 feet apart. The plan also shows that a 48 foot by 10 foot loading dock with ramp and guardrails will be provided in the front of the building directly adjacent to the eastern drive aisle, which is recessed approximately 23.5 feet into the building. The loading dock ramp is set back approximately 61 feet from Maule Avenue.

Landscaping

The plans indicate that there will only be minor changes to the existing landscaping on-site. Along the street are 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips include several palm trees and shrub palms along with 2 other tree species. Within the front parking lot, landscaping is provided per Figure 30.64-14, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands have been provided each with a Red Ironbark (*Eucalyptus Sideroxylon*) tree. No additional landscaping is being provided within the northern parking area and no perimeter landscaping is being provided.

Elevations

The plans depict a 27.5 foot tall office/warehouse building. The exterior of the building will mainly consist of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks will be provided to articulate the front façade. There are several access points into the building. Along the front/south façade of the building a commercial window door system is provided on the west side of the façade with a roll-up door with a ramp located on the eastern side of the façade. Along the rear/northern façade of the building, 2 metal doors are located on both the eastern and western portions of the façade. On the side facades, there are no additional access points. Four windows are provided on the second story of the front façade to line up with the interior office area and pack lights are provided at regular intervals between the first and second stories.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor will primarily be a reception and processing area. A large portion of the interior space is dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer

room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that include a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. On the second floor, there is a 1,219 square foot office space which includes an open office area, break area, restrooms, and conference room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the office/warehouse building will be used for the processing of salmon for sale to local businesses for final consumption. They state that the receiving, smoking, slicing, and packaging of the salmon will occur on-site. The applicant also states that the exterior of the building will remain mostly as is, except for the addition of a front facing loading dock. They state that deliveries will only occur once a week with semi-trucks that will back into the recessed loading dock that limits visibility. The applicant states that similar loading docks are provided in the area and that most changes to the building are interior.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Business Employment	M-D	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

In general, the purpose of requiring loading docks to be placed in the rear, screened, and recessed is to limit visibility that may cause distraction and visual disturbances to the neighboring area. Staff finds that there are similar loading docks in the area, particularly to the east of the site. In addition, the area in which the site is located other office/warehouse buildings are immediately surrounding the site, which is on a local street with limited traffic. With that said, staff finds that the location of the loading dock itself is problematic as the ramp is directly adjacent to the driveway, which limits screening opportunities and may cause trucks to enter Maule Avenue to back into the ramp. This would result in possible issues with traffic in front of the site and the viewing of the loading ramp by residences that are just beyond the adjacent industrial properties. Lastly, since the site is an existing office/warehouse building and there is an existing loading area at the rear of the site that could be modified, staff finds this request is a self-imposed hardship. For these reasons, staff cannot support this request.

Design Review

Overall, staff finds that the siting of a food (salmon) processing facility within an existing office/warehouse building is well placed given the industrial nature of the surrounding buildings. In addition, staff finds that the exterior of the building will minimally change with the building being similar in architecture to the nearby industrial buildings. The site also has nearby access to rail, air, and interstate connections. With that said, staff is greatly concerned with the siting of the loading dock in the front of the building due to nearby residences and the lack of sufficient screening landscaping within the front of the property. In addition, staff has additional concerns regarding the possible odors that may emanate from the site due to the processing and smoking of fish products, which is not a similar use to the surrounding industrial area. Therefore, staff cannot support this request.

Public Works - Development Review

Design Review

Staff cannot support this application with the loading dock opposite the easternmost driveway. Trucks will have to back into the dock from the right-of-way causing stacking of vehicle and increasing the potential for collisions.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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: MARC LEMOINE

**CONTACT: MARC LEMOINE, 9081 W. SAHARA AVENUE, SUITE 210, LAS VEGAS,
NV 89117**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>20-1973-99</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0499</u> DATE FILED: <u>8/11/23</u> PLANNER ASSIGNED: <u>NW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>SEC 1910 LLC</u> ADDRESS: <u>1910 East maule Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-846-9829</u> E-MAIL: <u>d.amiel@whitetoque.com</u>
	APPLICANT NAME: <u>Marc Lemoine Architecture, LLC</u> ADDRESS: <u>9081 West Sahara Ave. #210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u> E-MAIL: <u>marc@mia-lv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Marc Lemoine Architecture, LLC</u> ADDRESS: <u>9081 West Sahara Ave. #210</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u> E-MAIL: <u>marc@mia-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-02-603-022

PROPERTY ADDRESS and/or CROSS STREETS: 1910 East Maule Ave.

PROJECT DESCRIPTION: Interior remodel with new loading dock.

(I/We) the undersigned swear and say that (I am/We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein, are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I/We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Didier Amiel

Property Owner (Signature)*

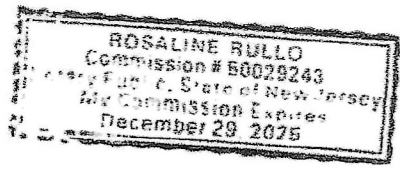
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

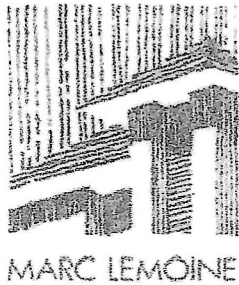
SUBSCRIBED AND SWORN BEFORE ME ON 4/11/23 (DATE)

By _____

NOTARY PUBLIC: Rosaline Bullo



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



MARC LEMOINE

PLANNER
COPY

WS-23-0499

22025

June 26, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: 1910 East Maule Avenue Design Review, Waiver of Development Standards and
Waiver of Conditions 1st Review

To Whom It May Concern,

The project consists of the remodel of an existing 15,316 sf. warehouse on a 1.08 acre fully improved property. The building was constructed in 2002. Current zoning is M-D.

The remodel will house a planned salmon processing facility. This use will include salmon receiving, smoking, slicing and packaging, freezer storage. In addition to the storage and processing the facility will include a loading dock, employee facilities and administrative offices. Employee facilities and administrative offices comprise 19.2% of the total building area.

The CMU exterior finishes of the building will remain unchanged. New and closed building openings will match existing finishes. The existing street edge landscaping will remain and maintenance will be reinstated.

A loading dock is proposed for the front of the building. This location is required due to the configuration of the property. A truck may enter the property via the west driveway, drive around the building and positioned in the east driveway to back into the recessed loading dock.

Per Title 30.60.070 loading areas with roll-up doors and areas intended for large semi-truck parking shall be located in the rear of the complex unless adequate screening is provided to obscure the view from public streets. Customer parking shall not be located in the vicinity of these of these areas.

This single use facility will have limited semi deliveries. Semi-truck deliveries will occur once a week. Small truck deliveries will occur once a day. The single loading dock is recessed 23'-6" behind the building facade. The recess reduces the visibility of the loading dock.

An adjacent building at 1950 East Maule immediately east of this project has a similar loading dock at the front of the building.

PLANNER

COPY

LOS-23-0499

The Waiver of Conditions is for two conditions from the original zone change (ZC-1973-99) is requested; placement of the building on the east side of the property and limiting loading bays to the rear and side of the building.

- o The building was constructed in the center of the property.
- o While the size of the building is ideal for salmon processing, it is uncommon to find a small building with a loading dock for a semi-truck.

The site at 1910 East Maule Avenue is fully improved with mature landscaping along the street. East Maule Avenue is a fully improved 80 foot ROW. The site is fully served by utilities.

A salmon processing facility will not require additional police resources.

Existing fire hydrants and a planned upgrade to the building's fire sprinkler system will allow the fire department to serve the building from the street.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please do not hesitate to contact our office.

Sincerely,
MARC LEMOINE ARCHITECTURE, LLC



Marc Lemoine, A.I.A.
Principal
ML/mm

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/SANDS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0501-VENETIAN VENUE PROPCO, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) freestanding sign location; 2) directional sign area; 3) directional sign number; 4) directional sign height; 5) directional sign setbacks; and 6) wall sign setback intrusion; and 7) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) animated sign number; 2) animated sign area; 3) wall sign area; and 4) a comprehensive sign package for a previously approved recreational facility, fairground, and music venue (Sphere Las Vegas) in conjunction with an existing resort hotel (Venetian/Palazzo) on 81.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Sands Avenue and the east side of Las Vegas Boulevard South within Paradise. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-213-002 through 162-16-213-004; 162-16-213-048; 162-16-213-049; 162-16-301-011; 162-16-311-002 through 162-16-311-006; 162-16-311-009; 162-16-311-011; 162-16-702-002
ptn

DEVIATIONS:

1. Allow a freestanding sign to not be located within a landscaped area where required per Table 30.72-1.
2. Increase the area of directional signs to 729 square feet where 256 square feet is the maximum per Table 30.72-1 (a 185% increase).
3. Increase the number of directional signs to 52 where a maximum of 8 directional signs is permitted per Table 30.72-1 (an 85% increase).
4. Increase the height of a directional sign to 15 feet where 9 feet is the standard per Table 30.72-1 (a 67% increase).
5. Reduce the setbacks of a directional sign to the back of the curb of Sands Avenue to 4 feet where 10 feet is the standard per Table 30.72-1 (a 60% decrease).
6. Increase the setback intrusion of a wall sign to 3.5 feet where 3 feet is the standard per Table 30.72-1 (a 17% increase).
7. Allow all other deviations as shown per plans on file.

DESIGN REVIEWS:

1.
 - a. Increase the number of animated signs on the Sphere Las Vegas site to 3 where 2 are permitted per Table 30.72-1 (a 50% increase) and where 1 was previously permitted (a 200% increase).
 - b. Increase the number of animated video boards to 3 where only 1 is permitted per Table 30.72-1 (a 200% increase).
 - c. Increase the number of animated signs on the Venetian/Palazzo site to 15 where 4 are permitted per Table 30.72-1 (a 275% increase) and where 14 were previously permitted (a 7% increase).
2.
 - a. Increase the area of animated signs on the Sphere Las Vegas site to 580,180 square feet where 300 square feet is permitted per Table 30.72-1 (a 193,294% increase) and where 580,000 square feet was previously permitted (a 0.1% increase).
 - b. Increase the area of animated signs on the Venetian/Palazzo site to 13,248 square feet where 450 square feet is permitted per Table 30.72-1 (a 2,844% increase) and where 11,990 square feet was previously permitted (an 11% increase).
3.
 - a. Increase the area of wall signs on the Sphere Las Vegas site to 580,226.3 square feet where 16,576 square feet is permitted per Table 30.72-1 (a 3,400% increase) and where 580,000 square feet was previously permitted (a 0.1% increase).
 - b. Increase the area of wall signs on the Venetian/Palazzo site to 253,969 square feet where 44,030 square feet is permitted per Table 30.72-1 (a 477% increase) and where 252,711 square feet was previously permitted (a 0.5% increase).
4. Comprehensive sign package to include wall signs, freestanding signs, directional signs with animated and video board signs for the Sphere Las Vegas recreational facility, fairground, and music venue, and modifications to the existing Venetian/Palazzo sign package.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 255 Sands Avenue
- Site Acreage: 81.7
- Project Type: Signage
- Sign Height (feet): 30.8 (maximum)
- Square Footage: 2,422.4

Site Plan, History, & Request

The plan depicts an existing recreational facility and music venue (Sphere Las Vegas) associated with an existing resort hotel (Venetian/Palazzo) located at the southeast corner of Sands Avenue and Koval Lane. The recreational facility and music venue was originally approved through UC-1096-17 with a subsequent modification to the plans approved through WS-18-0218, which

permitted 580,000 square feet of wall signage for the facility. This wall signage is comprised of a spherical exoskeleton which contains an animated video display. In addition, the sign package of the Venetian/Palazzo site was previously modified through DR-19-0937 in January 2020 to increase and change wall signage along the northwest corner of the Venetian/Palazzo site. The applicant is now requesting to establish a comprehensive sign package for the site, which will include the previously approved spherical wall signs. The site plan shows several signs scattered throughout the Sphere property. The plans depict several directional signs located throughout the parking lots on the site located in the southwest portion of the site. In addition, several wall signs are being proposed with several being shown on the southern and northwest portion of the Sphere building. The plans show that there are 3 freestanding signs located along the northern and eastern portions of the property. One freestanding is in the northwest portion of the property, another in the northern portion, and another in the east-central portion of the site. All freestanding signs are not shown to be located within required landscaping areas and are separated by 258 feet to 809 feet. Several of the directional signs are located along the property boundaries and adjacent to the right-of-way with most being set back between 10 feet and 75 feet. The exceptions; however, are 2 directional signs, 1 located in the southwestern portion of the site, and another in the northeastern portion of the site along Sands Avenue, that are set back 4 feet. Additionally, the site plans indicate that an off-site wall sign associated with the Sphere project will be located at the corner of pedestrian bridge's connection with the Venetian Expo Center, approximately 660 feet from the Sphere site. The plans also show that the sign will be at a reduced setback from both Sands Avenue and the property line at 3 feet. The proposed wall sign on the pedestrian bridge will be associated with the Sphere project but will be incorporated into the sign package of the Venetian/Palazzo.

Signage

The elevations and the plans provided show that a total of 75 signs are being proposed with this sign package. There will be 3 freestanding signs, 20 walls signs, and 52 directional signs total with 74 signs being associated with the Sphere project and 1 being associated with the Venetian/Palazzo site. Of these signs, 4 will be animated and 3 will be video/LED boards. A total of 210 square feet of freestanding signs, 1,485 square feet of wall signage, and 729 square feet of directional signage will be provided.

The elevations show that there are 17 models of signs being provided between all signs. The freestanding signs are shown to be about 18.5 feet tall and 3.8 feet wide for a total of 70 square feet for each sign. The signs are shown to be black with a 0.5 foot tall Sphere logo at the top of the sign. Below the logo is an 8.5 foot tall and 3.5 foot wide animated, LED video board, and farther below directional information and a map within a 2.5 foot tall and a 3 foot to 3.5 foot wide area. The freestanding signs are constructed as aluminum cabinets with a black satin exterior with white trim and are internally illuminated.

The wall signs within the Sphere site are primarily information signs placed along the building to indicate entrances, addresses, and similar information. All of these are white channel letters placed either directly on the wall or on a black aluminum back panel. The letters themselves range in height from 7 inches to 1.2 feet in height with the back panels similarly the back panel areas range from 1.6 feet to 2 feet tall and between 3.5 and 25 feet wide. Overall, none of the wall signs on the Sphere site are higher than 12 feet above the ground.

The directional signs tend to be split between 2 types of structures, a wide base sign or pole mounted signs. The wide base signs tend to be located along pedestrian paths and internal drives to direct visitors and cars on the site. The wide base signs range in height between 7.3 feet and 8.7 feet with a width between 2.5 feet and 4.5 feet. These wide base signs are constructed as aluminum cabinets with a matte or gloss black exterior with white trim and are either non-illuminated or internally illuminated if along the internal drives. The area of these signs varies between 18 square feet and 33 square feet. The pole type directional signs tend to be located within parking areas to indicate exits and identify parking lots. These signs tend to be 1.2 feet to 3 feet high with a width of 1.5 feet to 2.5 feet. The signs tend to be satin black with white lettering attached to light post or metal posts. The overall height of these signs ranges between 5 feet to 15 feet above the ground.

Additionally, the pedestrian bridge animated wall sign is shown to be directly attached to the wall of the existing pedestrian bridge that connects the Venetian Expo Center to the Sphere. The sign will be located above a ground level entrance into the Expo Center. The elevations show that the sign will wrap around the corner of the attachment and will extend 32 feet along the northwest wall of the bridge and 36 feet along the northeast wall of the bridge. The sign will extend the entire 18.5 feet of the pedestrian bridge façade with the sign located 12.3 over the ground elevation for a total height of 30.8 feet. Lastly, all the signs will consist of an animated LED video board with black satin trim.

For the Sphere site:

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Percent Increase	Allowed per Title 30 (sq. ft)	# of existing Signs	# of proposed Signs	Total # of Signs
Freestanding	0	210	210	n/a	15,385	0	3	3
Wall	580,000	227	580,227	0.1	16,576	1	19	20
Directional	0	729	729	n/a	256	0	52	52
Overall total	580,000	1,166	581,166	0.1	32,217	1	74	75

The details for the animated signs included in the signs above are listed below.

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Percent Increase	Allowed per Title 30 (sq. ft)	# of existing Signs	# of proposed Signs	Total # of Signs
Video/LED	0	90	90	n/a	150	0	3	3
Animated	580,000	90	580,090	0.1	150	1	3	4

For the Venetian/Palazzo site:

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Percent Increase	Allowed per Title 30 (sq. ft)	# of existing Signs	# of proposed Signs	Total # of Signs
Freestanding	27,345	0	27,345	n/a	22,015	9	0	9
Wall/Awning	252,711	1,258	253,969	0.5	44,030	187	1	188
Hanging	10	0	10	n/a	32	2	0	2
Projecting	2,282	0	2,282	n/a	32	12	0	12
Overall total	282,348	1,258	283,606	0.5	66,109	210	1	211

The details for the animated signs included in the signs above are listed below.

Type of Sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Percent Increase	Allowed per Title 30 (sq. ft)	# of existing Signs	# of proposed Signs	Total # of Signs
Animated	11,990	1,258	13,248	10	450	14	1	15

Applicant's Justification

The applicant indicates that this sign package will add to the existing Sphere wall sign, which is already operational. They state the purpose of the requested signs is to provide both on and off-site message pertinent to the site and its surroundings. Furthermore, the applicant states that the Sphere site is surrounded by the Expo Center and the Las Vegas Convention Center, a timeshare development, and an office development and does not foresee any negative impacts to the surrounding area due to the signs mostly being directional and facing major streets.

Prior Land Use Requests*

Application Number	Request	Action	Date
WS-20-0145	Eliminated sound level maximums for the Sphere	Approved by BCC	April 2020
DR-19-0937	Modifications to the north entrance of the Venetian/Palazzo with an increase in wall/animated sign area	Approved by BCC	January 2020
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Pedestrian bridge between Venetian/Palazzo and the Sphere	Approved by BCC	February 2018
DR-0760-13	Modifications to Venetian/Palazzo sign package for additional wall signage	Approved by BCC	January 2014
DR-0165-13	Modifications to Venetian/Palazzo sign package for animated and wall signs	Approved by BCC	May 2013

* There are several applications at this site. The most recent and relevant are provided in the table.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	H-1	Wynn Las Vegas Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use	H-1	Harrah's Las Vegas Resort Hotel & Desert Club Resort Condominiums
East	Entertainment Mixed-Use	H-1	Hughes Center office buildings
West	Entertainment Mixed-Use	H-1	Mirage & Treasure Island Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Deviation #1

The usual purpose of requiring freestanding signs within required landscaping is to assure that such signs are placed in a way that reduces distractions, reduces clutter along the street, and assure that streetscapes are maintained. Staff finds that in the case of the Sphere site, the placement of the freestanding signs is farther away from both Sands Avenue and Koval Lane than is typical for most freestanding signs with the closet being more than 60 feet away from Sands Avenue. In addition, staff finds that the freestanding signs have been placed to be more accessible to pedestrians within the site, so the location of the signs not within the required landscaping area makes sense for the operation of site. Additionally, with the freestanding signs being setback significantly from the right-of-way and being more orientated to slow speed internal drives, staff does not anticipate the video boards on the signs to be a distraction. As a result, since the signs are setback and are mostly for internal use that should not cause a significant distraction, staff can support this deviation.

Deviations #2, #3, & #4

Usually, directional signs tend to be limited in size and scope to small signs along entrance points to reduce distraction from the right-of-way and to limit the visual impact that many directional signs on a property can cause. Staff finds that while the Sphere site is not as large as some other sites in the area, the proposed use of the site as a music venue, theater, and recreational facility will require more signs than may be permitted. Such a venue that will cater to many people will require signs to direct people to the site, direct people on the site, direct rideshare cars to drop-off area, and aid customers in remembering the location of the car. Due to the use of the site and the obvious need for additional site signage for such a use, staff can support these deviations.

Deviation #5

The requirement for a 10 foot setback for a directional sign along a right-of-way is to assure that the sign does not encroach into the right-of-way, but does not pose a safety hazard, cause a distraction, and does not encroach into the view of on-coming traffic. Staff finds that the directional sign being proposed along Sands Avenue is not particularly large and is being used to direct drivers onto the site, which is a necessity for a such a use. In addition, staff finds that the

sign should not cause a major distraction as it will not be animated nor illuminated, along with the fact that the sign is a simple black and white design. Additionally, the sign should be located behind a turn-out area separated by several feet from the nearest driveway, which should not cause a major safety issue. Provided the sign is not located within the right-of-way area itself, staff can support this deviation.

Deviations #6

The purpose of wall sign setbacks are to assure that wall signs do not encroach into either adjacent properties nor into the right-of-way and cause either a distraction, a safety hazard, or a visual disturbance. Staff finds that the proposed wall sign will be attached to an existing pedestrian bridge and will minimally extend out from this structure. While animated signs close to the street will always pose a potential for distraction, this sign is located within the Resort Corridor area where similar signs are located. In addition, staff finds that if the existing pedestrian bridge has not caused any major issues than the addition of the wall sign should not disturb the safety and peace of the surrounding area any more than what is currently existing.

Design Reviews

Overall, staff finds that the signs proposed are designed in a uniform fashion with similar material, colors, and fonts. Many of the signs are internal to the site and, while visible from the street, are not overly intrusive to the surrounding area. In addition, staff finds that since many of the signs do not contain animation and are not illuminated, they should not cause an undue visual burden to the surrounding areas. Staff also finds that the number of signs provided on the site is not unusual for the Resort Corridor, where large numbers of people will be entering and exiting the site and directional signs will need to be provided. In terms of the proposed animated signs on the property, staff finds that the current animated spherical exoskeleton sign that was previously approved is both brighter and more visually intrusive than any sign proposed with this application, so the freestanding signs and animated signs that are mostly directed at pedestrian and internal drives should not pose any additional burden to the surrounding area. Lastly, staff finds that the combination of the spherical exoskeleton and the signs proposed are a unique type of signage that should contribute an interesting aesthetic to the Las Vegas skyline, which promotes Policy 5.1.3 of the Master Plan that states that tourism is one of the bases of the local economy and should continue to be enhanced where possible. Given that Las Vegas Boulevard South and its surrounding area are designated as a National Scenic Byway, to which signage contributes, staff finds that the proposed signage would positively contribute to the existing slate of signage in the Byway. For these reasons, staff can support these design reviews.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MSG LAS VEGAS, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0501</u> DATE FILED: <u>8/02/23</u> PLANNER ASSIGNED: <u>HWO</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Venetian Venue Propco, LLC</u> ADDRESS: <u>535 Madison Avenue, 20th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10022</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>MSG Las Vegas, LLC</u> ADDRESS: <u>Two Pennsylvania Plaza</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10121</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Nick.Tomasino@msg.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>jlazovich@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-16-702-002 and 162-16-301-011

PROPERTY ADDRESS and/or CROSS STREETS: Sands Avenue and Koval Lane

PROJECT DESCRIPTION: Master Signage Plan

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert J. Brimmer Jr.

Robert J. Brimmer Jr.

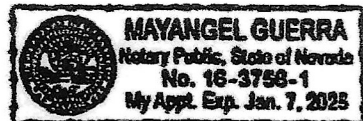
Property Owner (Signature)* CFO of Pioneer OpCo, LLC Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 10th, 2023 (DATE)

By Robert J. Brimmer Jr.

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 21, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY CURRENT PLANNING
500 So. Grand Central Pkwy., 1st Flr.
Las Vegas, NV 89155

PLANNER
COPY
UL-23-0501

Re: Updated Justification Letter
MSG Sphere – Master Sign Plan
APN: 162-16-702-002

To Whom It May Concern:

Please be advised, this firm represents the Applicant. On behalf of the Applicant, we are filing the master sign plan for the MSG Sphere (the "Sphere"). The Sphere is under construction on APN: 162-16-702-002 and is generally located near Sands Avenue and Koval Lane (the "Site"). The Sphere operates in conjunction with the resort hotel. In 2018, the Clark County Board of County Commission approved WS-18-0218 which, among other things, approved 580,000 square feet of wall/animated sign area on the exosphere (exterior of the Sphere). The Applicant is requesting design reviews for 1) Modification to the comprehensive sign package; 2) increase animated sign number; 3) increase wall sign area; and 4) increase animated sign area. Additionally, the Applicant is requesting Use Permits/Deviations for 1) Freestanding sign location; 2) Increase directional sign area; 3) increase directional sign number; 4) increase directional sign height for parking lot signs; 5) reduced directional sign setbacks for Sign X-12.4; and 6) reduced wall sign setbacks for MU-1 sign

The attached master sign plan amends the signage plan that was approved in 2018 by adding additional ad varied types of signs as more fully set forth below.

Within this master sign plan are the following types of signs: (i) Three (3) freestanding signs with a total square footage of 210 sf; (ii) Twenty (20) wall signs to include animation totaling 1,484.3 square feet; and (iii) Fifty two (52) directional signs with a total square footage of 728.1 sf. In total, MSG Sphere will add 2,422.4 square feet of additional signage spread across the Site. We have included the exosphere signage on the attached overall sign summary table but noted that the exosphere signage was already approved. The intent for all signage, including the exosphere, is intended to be used for on and off premise messaging in accordance with projects operated in conjunction with a resort hotel. The MU-1 sign is located on Venetian/Palazzo property and has been added to their sign calculations and included on the master sign package.

The Sphere is surrounded by the Sands Expo and Convention Center to the west, Holiday Inn Club Vacation at Desert Club Resort to the south, and the Hughes Center office complex to the east. All new signage included in this proposed master sign plan which faces these

PLANNER

COPY

UL-23-0501

Clark County Planning Department
Page 2

KAEMPFER

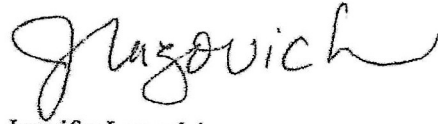
CROWELL

developments will be directional and it is not anticipated that this signage will have a negative impact on those neighboring landowners. The Wynn Golf Course is located to the north across Sands Avenue. The freestanding signs will be facing onto Sands Avenue but will not negatively affect the golf course.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/jmd

10/04/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SPENCER ST/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0545-MARIANO, MARILOU:

VACATE AND ABANDON easements of interest to Clark County located between Spencer Street and Bruce Street, and between Robindale Road and Sur Este Avenue (alignment) within Paradise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-603-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement encumbering the western portion of the project site. The area occupied by the easement measures 7,268 square feet. The applicant states the vacation of the easement is necessary for the development of the project site. Furthermore, according to the applicant, the portion of the easement being vacated is not necessary for the conveyance of stormwater.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400094 (UC-21-0184)	First extension of time for a place of worship - extended to June 16, 2025	Approved by BCC	August 2023
UC-21-0184	Place of worship with waivers for parking, setbacks, landscaping, pedestrian walkways, drive aisle width and driveway design standards - waivers and design review for a facility - denied	Approved by BCC	June 2021
VS-21-0185	Vacated and abandoned a portion of a public drainage easement	Denied by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & drainage channel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & drainage channel

Related Applications

Application Number	Request
WS-23-0544	A waiver of development standards and design review for a place of worship 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 a portion of the drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;

- Grant necessary easements and/or right-of-way;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILIP WAKEFIELD

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILSPIE STREET, SUITE 120, LAS VEGAS, NV 89183

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS. 23-0545</u>	DATE FILED: <u>8-9-23</u>
		PLANNER ASSIGNED: <u>AI</u>	TAB/GAG DATE: <u>9-12-23</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10-4-23</u>	
		FEE: <u>\$ 375.00</u>	

PROPERTY OWNER	NAME: <u>MARILOU MARIANO</u>
	ADDRESS: <u>1605 VESPERTINA COURT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: <u>702-521-6598</u> CELL: _____
	E-MAIL: <u>marilou.mariano65@yahoo.com</u>

APPLICANT	NAME: <u>Blue Diamond Civil Engineering / Phil Wakefield</u>
	ADDRESS: <u>9816 Gilespe Street, Ste 120</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>702.478.8580</u> CELL: _____
	E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Blue Diamond Civil Engineering / Angela Baca</u>
	ADDRESS: <u>9816 Gilespe Street, Ste 120</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-11-603-003

PROPERTY ADDRESS and/or CROSS STREETS: Spencer/ Robindale

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

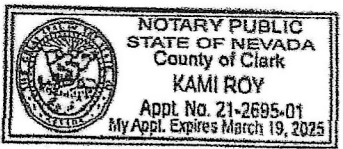
Mariano

 Property Owner (Signature)*

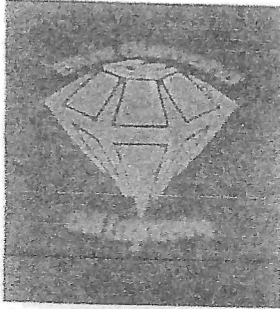
MARILOU MARIANO

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Jan. 4th, 2023 (DATE)
 By Marilou Mariano
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



January 2, 2023

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Justification Letter for 7630 Spencer Street
(Vacation of a Portion of Drainage Easement)**

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client would like to formally request your review and approval of our application to vacate a portion of a drainage easement that encumbers the property. The project is located at 7630 Spencer Street near the cross streets of Robindale Road and Spencer Street. (APN 177-11-603-003)

Vacation

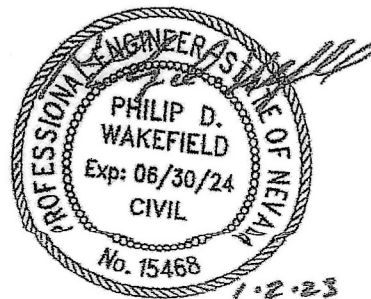
This vacation of a portion of the drainage easement is to remove the portion encumbering a critical part of the site for access. The area to be vacated can be seen on the attached site plan for this application. The drainage easement was created by the document shown per File 5, Page 97 of Parcel Maps. It appears the full width of the drainage easement is not needed for the conveyance of stormwater.

I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

Blue Diamond Civil Engineering

Philip Wakefield, P. E.
Principal



10/04/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SPENCER ST/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0544-MARIANO, MARILOU:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.

DESIGN REVIEW for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-11-603-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback for a proposed trash enclosure to zero feet where a minimum of 50 feet is required from any residential development (single family residence) on a separate parcel per Section 30.56.120 (a 100% reduction).
- b. Reduce the interior side yard setback for a proposed trash enclosure to zero feet where a minimum of 5 feet is required per Table 30.40-1 and Section 30.56.120 (a 100% reduction).
2. Waive screening for mechanical equipment where required per Table 30.56-2.
3. Eliminate street landscaping (Spencer Street) where required per Section 30.64.030.
4. Eliminate parking lot landscaping where required per Figure 30.64-14.
5. Eliminate landscaping adjacent to a less intensive use (single family residences) where landscaping per Figure 30.64-11 is required.
6. a. Reduce one-way drive aisle width to a minimum of 10 feet where a minimum width of 12 feet is required per Table 30.60-4 (a 16.7% reduction).
- b. Reduce two-way drive aisle width to a minimum of 10 feet where a minimum width of 24 feet is required per Table 30.60-4 (a 58.3% reduction).
7. a. Permit an existing pan driveway where a commercial driveway is required per Uniform Standard Drawing 222.1.

- b. Reduce the width of an existing driveway along Spencer Street to 20 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (a 44.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7630 Spencer Street
- Site Acreage: 0.8
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 20 (top of building)/23 (top of cross)
- Square Feet: 3,653
- Parking Required/Provided: 37/37

History

In June 2021, the Board approved UC-21-0184 to allow the site to be used as a place of worship. UC-21-0184 included similar requests for a design review and waivers of development standards as are being included with this application in addition to a waiver request to reduce parking. The Board denied the waivers and design review to convert the existing single family residence into a place of worship that were included with the use permit application. The applicant has submitted this application for the redesign of the site to convert the residence into a place of worship. The applicant filed an extension of time application ET-23-400094 (UC-21-0184) for the use permit, which was approved by the Board in August 2023 to extend the time to commence the use to June 16, 2025.

Site Plan

The plans depict an existing 1 story single family residence that is being utilized as a place of worship. The place of worship is set back 215 feet from the west property line along Spencer Street, 12 feet from the north property line, 15 feet from the south property line, and 48 feet from the east property line. The place of worship is located within the eastern portion of the project site. An existing carport is located 9 feet to the west of the building, with a setback of zero feet along the south property line, which is being removed to allow for a drive aisle to the rear of the property for additional parking. A proposed trash enclosure is located to the northwest of the place of worship, with a setback of zero feet from the north property line requiring a waiver of development standards. Two existing storage buildings, each measuring 48 square feet, are located on the northeastern portion of the site with a 5 foot setback from the rear and side yards, and a minimum separation of 6 feet between structures. An existing pool is located within the rear yard of the project site; however, the pool appears to be empty based on recent aerial photographs. The place of worship is required to have 37 parking spaces and 37 parking spaces are depicted on the plans, with 34 parking spaces located to the west of the building and 3 parking spaces located on the southeastern corner of the site. Six parking spaces are designed as

parallel with a minimum length of 21 feet and width of 9 feet, meeting Code standards. The on-site circulation of vehicles is serviced by a one-way circular drive aisle, ranging between 10 feet to 18 feet in width. Bicycle spaces are located at the northwest corner of the building. Access to the site is granted via a single, existing 20 foot driveway along Spencer Street, requiring a waiver to reduce the required width of the driveway. An existing 5 foot wide attached sidewalk is located along Spencer Street.

Landscaping

The existing attached sidewalk along Spencer Street will remain and no street landscaping is proposed along the right-of-way, requiring a waiver of development standards. The interior of the parking lot features a central landscape area with 11 existing palm trees, 8 of which will be removed to accommodate the drive aisle width and parking adjacent to the place of worship. Per the Development Code, palm trees are not allowed in the interior of parking lots as they provide minimal shade; therefore, a waiver is necessary to eliminate parking lot landscaping. Five existing palm trees are provided along a portion of the southwest property line, adjacent to a single family residence, which will be removed to allow for parking along the south property line. The plan depicts 4 existing palm trees along a portion of the northwest property line, adjacent to the drainage channel. No other perimeter landscaping is provided along the northeast, east, and southeast property lines of the project site, which are adjacent to single family residences. Waivers are being requested to eliminate landscaping adjacent to the existing residential uses. An existing 6 foot high CMU block wall surrounds the perimeter of the project site.

Elevations

The plans depict an existing place of worship consisting of a stucco exterior and an asphalt shingled roof. The height of the existing building is 20 feet to the top of the pitched roof and 23 feet to the top of the cross. The exterior of the building is painted with neutral, earth tone colors. The height of the existing metal carport is 8 feet. The existing storage buildings are 7.5 feet in height. The storage buildings consist of an asphalt shingled roof with exterior wood siding. The storage buildings are painted with neutral earth tone colors.

Floor Plans

The plans depict a 3,653 square foot place of worship consisting of a front and main sanctuary area, prayer room, media room, restroom facilities, children's room, kitchen, mass hall, storage and equipment rooms, and pantry.

Signage

Signage is not a part of this request.

Applicant's Justification

UC-21-0184 was approved by the Board to allow the site to be used as a place of worship; however, the design review and waivers of development standards submitted with that request were denied. The site has been redesigned to gain the most functionally as possible to allow for the place of worship given the existing site constraints that limit design possibilities. The proposed design will provide the minimum number of parking spaces required by Code.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400094 (UC-21-0184)	First extension of time for a place of worship - extended to June 16, 2025	Approved by BCC	August 2023
UC-21-0184	Place of worship with waivers for parking, setbacks, landscaping, pedestrian walkways, drive aisle width and driveway design standards - waivers and design review for a facility - denied	Approved by BCC	June 2021
VS-21-0185	Vacated and abandoned a portion of a public drainage easement	Denied by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & drainage channel
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
VS-23-0545	A request to vacate and abandon a portion of a public drainage easement is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE-19-17787 is a violation for building without a permit (alterations to the front entry, garage conversion, and room addition) and CE19-17788 (operation of a place of worship without approved land use).

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

Although the reduction to the required trash enclosure setback is significant, there is 150 feet of separation between the proposed enclosure and the single family residence to the northeast of the project site. However, since staff is not supporting the remaining waivers of development standards and design review associated with this request, staff recommends denial of this waiver.

Waiver of Development Standards #2

There is existing mechanical equipment located on the roof of the building which will be visible from the adjacent developments. The plans do not show the mechanical equipment being screened and staff does not support this request.

Waiver of Development Standards #3

The west property line of the subject property, adjacent to Spencer Street, is approximately 100 feet wide. However, 65 feet of the lot width along Spencer Street is encumbered by an existing public drainage easement, and 20 feet of the lot width is occupied by an existing driveway. The remaining 15 feet of potential landscape area is located within the sight visibility zone, where no trees can be planted. Staff does not have an objection to this waiver request as the lack of street landscaping within this area will have minimal impact on the surrounding land uses. However, since staff is not supporting the additional waiver requests or the design review, staff recommends denial of this request.

Waiver of Development Standards #4

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The request to waive the required landscaping is a self-imposed burden. Staff finds the applicant has not provided compelling justification to waive the required parking lot landscaping; therefore, cannot support this request.

Waiver of Development Standards #5

The applicant has designed the parking lot of the site with spaces close to the property lines to provide the minimum number or required parking spaces for the facility. This is not leaving space along the southern property line and portions of the northern property line to allow for landscaping to buffer the use from the adjacent single family residences. Staff could support modifications to the standard, for example there are areas along the east property line and the northeastern corner of the site where trees could be provided. Since there are alternatives to provide some landscaping along portions for the property, staff finds the request to eliminate landscaping adjacent to the existing single family residences is a self-imposed burden. Therefore, recommends denial.

Waiver of Development Standards #6

With the location of the existing building and the impacts of the drainage channel, this site has constraints that limit its redevelopment as a place of worship. However, staff does not support the requests to reduce the widths of the drive aisles and believes the plans could be modified to improve the design and provide for additional driveway width. The reduced drive aisle widths are self-imposed burdens and staff cannot support this request.

Design Review

Staff finds the architecture and height of the proposed place of worship is consistent and compatible with the single family residences within the surrounding area. To the north of the project site is an existing 2 story single family residence and to the south is an existing 1 story single family residence. However, staff is concerned with the cumulative impact the requested waivers may have on the surrounding residential neighborhood. Specifically, the sub-standard driveway width, and the lack of substantial landscaping adjacent to existing residential uses may potentially impact the surrounding single family residences. Therefore, since staff is not supporting the waiver requests, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #7

Since the site has very limited frontage, a commercial curb return driveway cannot be installed. Staff has no objection to allowing the existing driveway width of 20 feet to remain, as long as it is upgraded to comply with Americans with Disabilities Act (ADA). However, since Planning cannot support this application, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Existing carport to be removed prior to building permits;
- 1 tree to be provided on the southwest corner of the site within the existing landscape area along the street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;

- Grant necessary easements and/or right-of-way;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawing 224;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

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 appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILIP WAKEFIELD

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE STREET, SUITE 120, LAS VEGAS, NV 89183

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) \$475
- DESIGN REVIEW (DR) \$675
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)

STAFF

APP. NUMBER: WS-23-0544 DATE FILED: 8-9-23
 PLANNER ASSIGNED: AI
 TAB/CAC: Paradise TAB/CAC DATE: 7-12-23
 PC MEETING DATE: _____
 BCC MEETING DATE: 10-4-23
 FEE: \$1,150

PROPERTY OWNER

NAME: MARILOU MARIANO
 ADDRESS: 1605 VESPERTINA COURT
 CITY: LAS VEGAS STATE: NV ZIP: 89128
 TELEPHONE: 702-521-6598 CELL: _____
 E-MAIL: marilou_mariano165@yahoo.com

APPLICANT

NAME: BLUE DIAMOND CIVIL ENGINEERING
 ADDRESS: 9816 GILESPIE STREET, STE 120
 CITY: LAS VEGAS STATE: NV ZIP: 89183
 TELEPHONE: 702.478.8580 CELL: _____
 E-MAIL: pwakefield@bdce-lv.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: BLUE DIAMOND CIVIL ENGINEERING
 ADDRESS: 9816 GILESPIE STREET, STE 120
 CITY: LAS VEGAS STATE: NV ZIP: 89183
 TELEPHONE: 702.478.8580 CELL: _____
 E-MAIL: abaca@bdce-lv.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-11-603-003

PROPERTY ADDRESS and/or CROSS STREETS: 7630 SPENCER STREET

PROJECT DESCRIPTION: PLACE OF WORSHIP

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)*

Property Owner (Print)

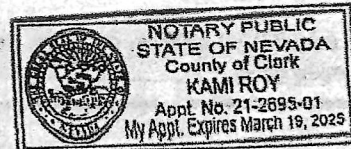
STATE OF Nevada
COUNTY OF Clark

MARILOU MARIANO

SUBSCRIBED AND SWORN BEFORE ME ON Jan. 4th, 2023 (DATE)

By Marilou Mariano

NOTARY PUBLIC:



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



WS-d 3-0544

March 16, 2023

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for 7630 Spencer Street (Design Review, and Waiver)

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client would like to formally request your review and approval of our applications for design review and waivers for the Religious Center located at 7630 Spencer Street. The project is on an approximate 0.76-acre property that is located near the cross streets of Robindale Road and Spencer Street. (APN 177-11-603-003)

We have revised the project site plans in order to gain the most functionality of the site as possible. The changes have been made without causing any adverse impact to the surrounding parcels. however the following waivers will be required:

1. Reduce the setback for a proposed trash enclosure to 0 feet where a minimum of 50 feet is required from any residential development per Figure 30.56-24 and Section 30.56.120, page 30.56-29. A trash enclosure has been provided, however, the 50-foot setback from a residential use requirement cannot be met based on the width of the lot. The trash enclosure has been placed in a practical location with zero setback from the northern property line.
2. Reduce the interior side yard setback for a proposed trash enclosure to 0 feet where a minimum of 5 feet is required from any residential development per Figure 30.56-24 and Section 30.56.120, page 30.56-29. The trash enclosure has been placed in a practical location with zero setback from the northern property line.
3. Eliminate street landscaping where required per Figures 30.64-9 and 30.64-10. The frontage of the property currently exists and is limited.
4. Eliminate parking lot landscaping where required per Figure 30.64-14. The parking lot currently exists with mature and well-maintained landscaping.
5. Eliminate landscaping adjacent to a less intensive use where required per Figure 30.64-11. The parking lot currently exists with mature and well-maintained landscaping.
6. Reduce the one-way drive aisle width to 10 feet were a minimum of 12 feet is required for one-way drive aisle and 24 feet is required for a two-way drive aisle. The driveway currently exists and a 10 foot drive aisle should be sufficient for onsite circulation.
7. Permit an existing pan driveway where a commercial driveway is required per CCAUSD 222.1. The frontage of the property currently exists and the existing onsite driveway is limited to 20 feet.
8. Reduce the width of an existing driveway along Spencer Street to 20 feet where a minimum of 36 feet is required per CCAUSD 222.1. The frontage of the property currently exists and the existing onsite driveway is limited to 20 feet.

Blue Diamond Civil Engineering
9816 Gilespe Street., Suite 120
Las Vegas, NV 89183
(702) 478-8580

16



I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

Blue Diamond Civil Engineering

Philip Wakefield

Philip D. Wakefield, P.E.
Principal

Blue Diamond Civil Engineering
9816 Gillespie Street., Suite 120
Las Vegas, NV 89183
(702) 478-8580

16