



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 13, 2022

7:00pm

AGENDA

Note:

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

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

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

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

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

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 9, 2022. (For possible action)
- IV. Approval of the Agenda for August 30, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **TM-22-500165-MGP LESSOR, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (For possible action)
 - 2. **VS-22-0430-CHURCH LDS PRESIDING BISHOP:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)
 - 3. **UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:**
USE PERMIT for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action)
 - 4. **NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)
 - 5. **NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:**
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)

6. **TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:**
TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

7. **UC-22-0478-FLAMINGO VEGAS HOLDCO, LLC:**
USE PERMITS for the following: 1) multiple family residential development; 2) restaurant; and 3) on-premises consumption of alcohol on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow modify driveway design standards.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development with a ground level restaurant; and 2) alternative parking lot landscaping. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/syp (For possible action)

8. **WS-22-0483-CURBELO, ISBEL:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height on 0.2 acres in a CRT (Commercial Residential Transitional) (AE-60) Zone. Generally located on the south side of Desert Inn Road and the east side of Oneida Way within Paradise. TS/sd/syp (For possible action)

9. **DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):**
DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

10. **UC-22-0461-ITAI INVESTMENTS, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

11. **UC-22-0468-WESTSTATE LAND:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)

12. **VS-22-0447-4251 OQUENDO RD LLC:**
VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)
13. **UC-22-0446-4251 OQUENDO RD LLC:**
USE PERMITS for the following: 1) outdoor banquet facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.
DESIGN REVIEWS for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)
14. **WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive and within Paradise. MN/md/syp (For possible action)
15. **WS-22-0463-LV LIVE LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)
16. **WS-22-0464-SERVICE MASTERS PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)
17. **WS-22-0466-PRECISION PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.3 acres in in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)

18. **WS-22-0467-5 STAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)

VII. General Business (For possible action)

Select/nominate a representative and alternate for the Community Development Advisory Committee (CDAC) for the 2022/2023 FY

Review previous fiscal year budget request(s) and take public input regrading suggestions for the next budget year (FY 2023/2024)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: September 27, 2022.

X. Adjournment.

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



Paradise Town Advisory Board

August 30, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **EXCUSED**
 Jon Wardlaw– **EXCUSED**
 Katlyn Cunningham – **PRESENT**
 Roger Haywood- **PRESENT**

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

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

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

Blanca Vazquez Community Liaison;

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

II. Public Comment:
None

III. Approval of August 9, 2022 Minutes

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

Approval of Agenda for August 30, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**
USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduced departure distance; 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant and drive-thru; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)
PC 9/6/22

Held per applicant. Return to the September 27, 2022 Paradise TAB

2. **VS-22-0430-CHURCH LDS PRESIDING BISHOP:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)
PC 9/20/22

No show. Return to the September 13, 2022 Paradise TAB

3. **WS-22-0449-SPIRIT INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce access gate setback; 3) eliminate curb returns; and 4) reduce throat depth.
DESIGN REVIEW for an outdoor storage facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Cannoli Circle, 240 feet west of Wynn Road within Paradise. MN/jad/syp (For possible action)
PC 9/20/22

MOVED BY-Williams

APPROVE-Subject to IF approved staff conditions

ADDED Condition

- 1 year review as a public hearing

VOTE: 3-0 Unanimous

4. **AR-22-400094 (UC-0849-14 (WC-0174-16))-MGM GRAND PROPCO LLC:**
WAIVER OF CONDITIONS FIFTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/jud/syp (For possible action)
BCC 9/21/22

MOVED BY-Haywood

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

5. **UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:**
USE PERMIT for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action) **BCC 9/21/22**

Held per Board. Return to the September 13, 2022 Paradise TAB.

6. **ZC-22-0427-OCEAN SHOWBOAT INC:**
ZONE CHANGE to reclassify 9.4 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** waive Asian Design Overlay District standards; **3)** reduce landscaping; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade in the Asian Design Overlay District. Generally located on the south side of Pioneer Avenue and the west side of Valley View Boulevard within Paradise (description on file). JJ/rk/syp (For possible action) **BCC 9/21/22**

MOVED BY- Williams

APPROVE-Subject to IF approved staff conditions

VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be September 13, 2022
- IX. Adjournment
The meeting was adjourned at 8:15 p.m.

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

09/20/22 PC AGENDA SHEET

EXCALIBUR HOTEL & CASINO
(TITLE 30)

TROPICANA AVE/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500165-MGP LESSOR, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

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

RELATED INFORMATION:

APN:

162-29-503-002; 162-29-510-001; 162-29-510-006

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3850 to 3858 Las Vegas Boulevard South
- Site Acreage: 51.4
- Number of Lots: 1
- Project Type: Resort hotel (Excalibur)

The plans depict a 1 lot commercial subdivision consisting of 51.4 acres for an existing resort hotel (Excalibur). Existing attached sidewalks are located adjacent to Las Vegas Boulevard South, Tropicana Avenue, Frank Sinatra Drive, and Reno Avenue. Access to the project site is granted via existing commercial driveways adjacent to Las Vegas Boulevard South, Tropicana Avenue, Frank Sinatra Drive, and Reno Avenue. No changes are proposed or required to the existing street and site landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail	Approved by BCC	October 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400020 (VS-0387-11)	Waiver of conditions of a vacation and abandonment of a portion of Mandalay Bay Road requiring advertising visible from the public right-of-way will not be permitted within the vacated area, and even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and Codes that apply to public rights-of-way	Approved by BCC	May 2020
UC-18-0917	Allowed temporary events longer than 10 days per event, deviations for alternative building materials, permit a use (show) now within a permanently enclosed building, permit access to accessory uses from the exterior of a resort hotel (Excalibur), design reviews for a fabric structure (tent), and accessory structures in conjunction with a resort hotel (Excalibur) - expired	Approved by BCC	January 2019
UC-0574-14	Convention center expansion, reduced on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels and allowed surplus parking to be used as off-site parking for other developments within the Resort Corridor	Approved by BCC	August 2014
RS-0918-14	Record of Survey	Processed by staff	June 2014
UC-0747-13	Reduced on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels and allowed surplus parking to be used as off-site parking for other developments within the Resort Corridor - expunged by UC-0574-14	Approved by BCC	January 2014
UC-1469-98 (ET-0366-99)	First extension of time for a parking reduction	Approved by PC	October 1999
UC-1469-98	Allowed combined parking for the Excalibur, Luxor, and Mandalay Bay Resort Hotels and established required parking at 19,000 spaces	Approved by PC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	T-Mobile Arena & New York New York Resort Hotel
South	Entertainment Mixed-Use	H-1	Luxor Resort Hotel
East	Entertainment Mixed-Use	H-1	Tropicana Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	H-1 & P-F	Short & long term lodging, water reservoir, pumping station, & communication tower

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Current Planning Division - Addressing

- 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: GCW, INC.

CONTACT: GCW, INC., 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146

DRAFT

09/20/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TROPICANA AVE/BURNHAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0430-CHURCH LDS PRESIDING BISHOP:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:
162-26-502-001

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located on the south and west of the site and a 3 foot wide patent easement located on the east of the site. The applicant indicates that the existing place of worship has an existing recreation area on the southern end of the property with trees and lawn area. The area is enclosed with a chain-link fence to the north and east of the existing CMU 6 foot high wall at the south and west of the property. A pavilion has been recently approved for the recreation area and does not encroach on or over the current patent easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900167	Accessory structure (pavilion) in conjunction with an existing place of worship	Approved by ZA	July 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-1 & R-E	Commercial development & single family residential
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Commercial development & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KEVIN REISCH

CONTACT: KEVIN REISCH, ARK STUDIO, 1771 E. FLAMINGO ROAD, SUITE 218-B,
LAS VEGAS, NV 89119

DRAFT

SCHOOL
(TITLE 30)

EASTERN AVE/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:

USE PERMIT for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APNs:

177-14-710-003; 177-14-710-008; 177-14-710-012; 177-14-710-014; 177-14-710-018; 177-14-710-025; 177-14-710-027; 177-14-710-028; 177-14-710-030; 177-14-710-035; 177-14-710-036; 177-14-710-039; 177-14-710-040; 177-14-710-042 through 177-14-710-047; 177-14-710-049 through 177-14-710-053

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8645 S. Eastern Ave
- Site Acreage: 0.8
- Project Type: School
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 30,000
- Parking Required/Provided: 802/807

Site Plans & Request

The applicant is requesting a special use permit to operate a school within an existing retail and office shopping center. Given the location of the subject site being 464 feet from the city limits of the City of Henderson, Nevada, this application is considered a Project of Regional Significance.

The plans depict a 200,330 square foot existing office and retail shopping center consisting of 19 buildings spread across 17.5 acres. Access to the center is through 1 driveway along Ford

Avenue, 3 driveways along Eastern Avenue, and 3 driveways along Wigwam Avenue. Parking is shown throughout the site with parking stalls surrounding most of the buildings, and is also provided in a central lot towards the middle of the center. The location of the school that is the subject of this request is located in the southwestern portion of the center in the south half of the building labeled "2 story Office G."

The plans provided also indicate the flow of traffic for the drop-off of students with traffic flowing in a south to north direction through the retail center. The plans show that drop-off traffic will enter the center from the driveway on Ford Avenue, then proceed west and then north along the existing drive aisles before then going west then north again to reach a drive aisle that runs behind the set of buildings along the western extent of the center. Children will be dropped off at the back of the building and traffic will continue north along this back drive aisle before exiting onto Wigwam Avenue using the western most drive aisle.

Landscaping

Existing landscaping will remain unchanged with street landscaping located along Wigwam Avenue and Eastern Avenue. Landscaping has also been provided along the western property line that is adjacent to existing residential development and along the base of the buildings and through parking lot fingers and islands.

Elevations

The plans show the subject location of the school is a 2 story office building that includes painted stucco walls with portions of the wall projecting outwards creating archways. Foam cornice treatments are provided along the top of parapet walls along the roofline. Triple frame office windows are provided through out and a typical retail double door system is also provided at the entrance. No changes to the exterior are proposed.

Floor Plans

The suite that will be utilized for the school is a total of 30,000 square feet split between two floors. The total space dedicated to classrooms, which are located on both floors, is approximately 14,000 square feet with the remaining 16,000 square feet being dedicated to offices, conference rooms, restrooms, nurse's office, breakroom, and utility and building support rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, they are looking to locate a proposed public charter school that will use a blended campus model, where students will be taught on-line by state certified teachers, while students who require additional help or are failing a class can attend in person 1 day a week for additional support. The school is looking to serve both middle and high school level students. Students that attend in person will be assigned to come to the site 1 day a week for 3 hours Tuesday through Thursday with each grade level assigned a particular time. High schoolers would attend between 9:00 a.m. and 12:00 p.m. with middle schoolers attending between 12:30 p.m. and 3:30 p.m. The maximum number of students that would attend at any 1

time would be 100 students. The subject site will accommodate 40 administrative staff during the week along with 6 to 7 teachers Tuesday through Thursday. The applicant further indicates that the school is compatible with the existing office uses nearby and would not significantly impact the neighboring residential uses. They also state the proposed drop-off/pick-up plan reduces on-site conflicts as this traffic would only occur at certain times and they will utilize an electronic program that will allow students to be dismissed as parents arrive speeding up the process.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0419-14	Medical marijuana establishment in conjunction with an existing shopping center - denied without prejudice	Denied by BCC	December 2014
ADR-0772-05	Minor expansion to an existing shopping center	Approved by ZA	July 2005
VS-1564-04	Vacated and abandoned the Jeffery Street right-of-way between Ford Avenue and Wigwam Avenue	Approved by PC	October 2004
DR-1349-04	Revised plans for an approved shopping center	Approved by BCC	September 2004
DR-0196-04	Restaurant in conjunction with an approved shopping center	Approved by BCC	March 2004
DR-1643-03	Financial services in conjunction with an approved shopping center	Approved by BCC	November 2003
ZC-1326-00 (ET-0164-03)	First extension of time for a zone change that reclassified the site from R-E to C-2 and C-P zoning for a shopping center	Approved by BCC	August 2003
ZC-1326-00 (WC-0341-02)	Waived the conditions of ZC-1326-00 requiring single story buildings only and no buildings permitted in the C-P zoned portion of the proposed shopping center	Approved by BCC	December 2002
VS-0467-01	Vacated and abandoned patent and other easements for a shopping center	Approved by PC	June 2001
ZC-1326-00	Reclassified the site from R-E to C-2 and C-P zoning for a shopping center	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	C-P & R-E	Retail and single family residential
South	Corridor Mixed-Use	C-2	Retail nursery

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	City of Henderson; Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CN, C-P, & R-1	Retail, office, and single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Overall, the actual use of the site for the proposed school and its administrative functions does not concern staff, as the current shopping center contains other office uses along with restaurants and retail that would be conducive to such a use. In addition, parking for the site overall appears sufficient, the single family residential uses in the area may benefit with such a school nearby, and the school would be accessed by Eastern Avenue, an arterial street, and Wigwam Avenue, a collector street.

Staff, however, is concerned that the proposed pick-up/drop-off plan may cause undue conflicts with the existing traffic patterns on the site, thereby impacting the other offices and business on the site. Staff is concerned that the south to north trajectory of the plan may lead to stacking that may increase traffic conflicts and block access to surrounding businesses. In addition, the location of the trajectory along the western property line may impact the adjacent single family homes due to an increase in noise and exhaust from passing cars dropping-off and picking-up students. Therefore, as proposed, staff cannot support the use permit.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

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: NEVADA VIRTUAL ACADEMY

**CONTACT: G. C. GARCIA, INC C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014**

10/04/22 PC AGENDA SHEET

EXISTING COMMERCIAL CENTER
(TITLE 30)

SUNSET RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:

ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center.

Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-410-004; 161-31-410-006

LAND USE PLAN:

PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3460 E. Sunset Road & 6420 S. Pecos Road
- Site Acreage: 3
- Project Type: Commercial zone boundary amendment
- Square Feet: 36,482 (total subject building area)
- Parking Required/Provided: 146/181

Neighborhood Meeting Summary

The applicant conducted a virtual neighborhood meeting via Zoom on July 12, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 2 attendees present at the open house meeting for this project. According to the applicant there were no questions or concerns raised over the presentation of the nonconforming zone change.

Project History & Description

The subject site currently has a land use designation of Business Employment (BE). This subject site was rezoned in 1995 (ZC-0972-95) from R-E to M-D for 54,000 square foot shopping center which includes the subject parcels and with 4 out parcels. The M-D zoning allows for retail uses with an approved special use permit. Over the course of 24 years many special use permits have been approved on the subject sites. Of the active special use permits, UC-0898-01 is of

particular interest as it permits for office and retail uses to be allowed in an M-D zoning district. Special use permits are still required for personal services and other miscellaneous uses not covered in the 2001 application.

Site Plan

The plan depicts an existing commercial center on the northeast corner of Sunset Road and Pecos Road. There are 2 parcels with 2 retail buildings, an in-line retail building and a standalone pad site building which make-up the scope of this zone change request. The entire shopping center is comprised of multiple buildings totaling 328,523 square feet and are located mainly to the east and north of this site.

This request is strictly for a zone boundary amendment, as the site layout and design have not changed from the plans on file from 1995.

Applicant's Justification

The applicant indicates that the proposed zone change from M-D to C-2 on this site is appropriate given the multitude of previous approvals for special use permits and the original approved zoning for a retail center in 1995. By rezoning the site to conform to the previous approvals for a retail shopping center it will bring the property into conformance with the approved and existing use without the need of special use permits. Furthermore, the applicant states that the application process for a use permit approval has been burdensome to owners, tenants, and the County.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0116	Major training facility	Approved by PC	April 2022
UC-21-0435	Personal services (beauty salon)	Approved by PC	October 2021
UC-18-0802	Personal services (tanning salon/beauty salon)	Approved by PC	December 2018
UC-0489-17	Day spa	Approved by PC	August 2017
UC-0682-13	Secondhand sales	Approved by PC	December 2013
UC-0898-01	Office and retail uses as a principal use in M-D zoning	Approved by PC	August 2001
ZC-0972-95	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	July 1995

Since 1995 there have been numerous land use applications for various uses, the list above are more recent applications.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Retail center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The subject site was approved for office and retail uses in an M-D zone in 2001. Staff finds given the multitude of previous approvals for special use permits the best planning practices dictate that the site should be rezoned to a commercial use.

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

The proposed C-2 zoning is appropriate for the location and character of the immediate area. The intensity of proposed uses by this amendment are compatible with the existing and planned land uses within the shopping center. Also, there are multiple properties developed with commercial zoning all along Sunset Road. Therefore, the land use and intensity proposed with this application is consistent and compatible with the surrounding properties.

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

This request is strictly for a zone boundary amendment and no additional improvements will be needed. Therefore, there will not be a substantial adverse effect on public facilities and services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities which already exist.

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

The proposed project conforms to the applicable adopted plans, goals, and policies of the Master Plan. Particularly the site conforms to Policy 5.5.3 which encourages the retention and revitalization of established local businesses and the expansion of small businesses in unincorporated Clark County. Also the request conforms to Policy 6.1.2 for a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley, as well as in outlying communities.

Summary

The proposed C-2 zoning is appropriate for the location and character of the immediate area. The intensity of proposed uses by this amendment are compatible with the existing and planned land uses within the shopping center. The proposed nonconforming zone boundary amendment will not adversely impact public utilities and services, and it conforms to applicable adopted plans, goals, and policies. Therefore, staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 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:

Current Planning

- No resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHNITZER PROPERTIES, LLC

CONTACT: G. C. GARCIA, INC., MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT

10/04/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SERENE AVE/MANHATTAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:

ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) a single family residential development.

Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-24-601-016; 177-24-601-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for 6 proposed single family residences where yards are established per Chapter 30.56.
2. Reduce street intersection off-set to 118 feet where 125 feet is required per Chapter 30.52 (a 5.6% reduction).
3.
 - a. Reduce the distance to the security gate call box to 31 feet where a minimum distance of 50 feet is required per Uniform Standard Drawing 222.1 (a 38% reduction).
 - b. Reduce the width of the security gate controlled driveway to 44 feet where a minimum width of 48 feet is required per Uniform Standard Drawing 222.1 (an 8.4% reduction).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Serene Avenue and Manhattan Road where required per Chapter 30.52.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 6
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 13,935 to 15,713 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 35
- Square Feet: 3,926 to 5,426

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 2.1 acres from an R-E zoning district to an R-D zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on May 2, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Seven neighbors attended the meeting with 2 persons expressing concern with the increase in density. The neighbors also expressed concern with finished grade, maintaining the existing 6 foot high block wall, eliminating the third floor of the residences, and single story residences on Lots 4, 5, and 6. The applicant conducted a second meeting and arranged to meet individually with 80 neighbors that live within 1,500 feet of the proposed development. The applicant states the combined feedback from the neighborhood meeting and post neighborhood meeting is summarized as follows: 1) 78 neighbors "in-favor" of development proposal; 2) 2 neighbors have "no objection" to the proposal; and 3) 5 neighbors are "not in-favor" of the proposal.

Site Plans

The plans depict a single family residential development consisting of 6 lots on 2.1 acres with a density of 3 dwelling units per acre. The minimum and maximum lot sizes are 13,935 square feet and 15,713 square feet, respectively. The sole means of ingress/egress to the proposed development is via an east/west 39 foot wide private street (terminating in a cul-de-sac bulb) that connects to Manhattan Road. Access to the development will be controlled by a security gate, which includes corresponding waivers of development standards for reduced distance to the call box and reduced driveway width. No internal sidewalks are provided adjacent to the private street. Furthermore, no off-site improvements are provided adjacent to Serene Avenue and Manhattan Road, necessitating a waiver of development standards. A waiver of development standards is requested to reduce the street intersection off-set from the private street serving the development to Serene Avenue. A request to establish alternative yards for the development is required due to the footprint orientation of the residences and the configuration of the residential lots. A 3 foot retaining wall with a 4 foot high screen wall is proposed along the north property line. Six foot high screen walls are proposed along the west, east, and south property lines. The finished grade for the proposed single family residential development will not exceed 36 inches.

Landscaping

The plans depict large trees planted 30 feet on center along Serene Avenue and Manhattan Road. The trees are located inside of the perimeter wall adjacent to the 2 streets. Landscaping is also located throughout the interior of the project site, including within the planter area with the gate call box.

Elevations

The plans depict 6 different residences consisting of 1 to 2 stories measuring between 17 feet to 35 feet in height. The custom homes feature a contemporary design with exteriors consisting of decorative metal shading/sun breakers, stucco, stone cladding, decorative metal, and glass. Rooftop decks are not proposed for Lots 3 and 4, which are adjacent to an existing 2 story single family residence to the west.

Floor Plans

The plans depict 6 different homes ranging in area from 3,926 square feet to 5,426 square feet. Each residence features multiple bedrooms, bathrooms, family room, dining room, home office, kitchen, and living room. Rooftop decks, terraces, and balconies range between 873 square feet to 1,236 square feet for Lot 1 and Lots 4 through 6. Each residence contains a garage ranging between 823 square feet to 903 square feet.

Applicant's Justification

The applicant states the request to establish alternative yards is justified for the following reasons: 1) the entrance to the garages have been carefully designed/oriented to face sideways and varying the orientation (where possible) will minimize their visual dominance; 2) in Lots 1, 2, 3, 4 and 5, garage doors are facing sideways (which makes them not visible from the front yards); 3) in Lot 6, though the garage doors are facing the front yard, the garage structure was pushed farther to the east in order to minimize its visual impact by screening it by the proposed perimeter boundary wall; and 4) in properly designing custom homes, garage doors should not face the main entrance.

The applicant indicates the request for alternative security gate geometrics is justified for the following reasons: 1) three cars should be able to queue before the call box, and 5 cars in total outside the gate), which makes them well over designed for this project; and 2) two neighboring developments (with 5 units each) have the call box and gate located 20 feet and 38 feet away from the lip of the gutter (allowing for 2 cars queuing only), and have a 44 feet wide driveway (clear width).

The applicant states the request to reduce the street intersection off-set is justified for the following reasons: 1) the minimum street intersection off-set requirement has been set to reduce the number of conflicts and improve traffic flow when opposite roads make a 3 leg T-intersection with a common road. Such configuration does not apply to the project for the simple fact that a roundabout exists at east Serene Avenue/Manhattan Road, and since east Serene Avenue does not stop at Manhattan Road (which eliminates the T-intersection configuration). One of the "roundabouts" characteristics is to eliminate left turns and the T-intersection configurations, and consequently any associated street intersection off-set requirements; and 2)

the proposed main entrance driveway to the development is centered in the middle of the property line at Manhattan Road for proper subdivision.

The applicant indicates the request to waive off-site improvement is justified for the following reasons: 1) currently, no off-site improvements (sidewalks, curbs and gutters, and streetlights) exist in the neighborhood all along east Serene Avenue and Manhattan Road except at the roads' intersections, the 3 roundabouts on east Serene Avenue or for the Community Commercial (CC) and Public Use (PU) land (i.e. the South Hills Community church); 2) the neighborhood is mainly zoned as Rural Estates Residential, and is master planned as Ranch Estate Neighborhood, where no pedestrians are anticipated. The exiting pavement, bike lanes and swales on both roads' sides are to be maintained; and 3) there currently are 4 streetlights and curb/gutter/sidewalk at the southeast corner of the development as part of the existing roundabout at east Serene Avenue and Manhattan Road with 2 additional nearby streetlights (located at the south side of east Serene Avenue and west side of Manhattan Road), making the roundabout fully improved (no trees for sight visibility).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1178-05	Reduced front yard setback for a proposed single family residence - expired	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship
South	City of Henderson	RS-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
TM-22-500168	A tentative map for a 6 lot single family residential development is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states the property is located in a residential neighborhood that includes single family detached residences. Some of these residences have been built over 30 years ago. Others have been built recently (in 2022). Most of the residences are 2 stories high. Growth and development factors in the community indicate the need for or appropriateness of the rezoning. Below are key points that make the proposed amendment (rezoning from R-E to R-D) appropriate for the following reasons: 1) the development is located at the eastern edge of the residential neighborhood, creating a smooth transition between land uses (commercial, public, and residential), as well as a visual and acoustical buffer between the residences and the existing office buildings, the existing South Hills Community Church, and I-215; 2) the project is located within walking distance from several existing and well-established public facilities, commercial spaces, and amenities including schools, restaurants, parks, trails, shopping centers, health centers, cultural centers, children's emergency, Green Valley Ranch Hotel, The District at Green Valley Ranch, general commercial, and offices; 3) the development is in-line with the existing density and buildings height in the neighborhood. Whereas the average net lot size of 50% of the neighboring lots (119 lots) is 0.324 acre, the development average net lot size is 0.335 acre. Most of the neighboring residences are 2 story high; 4) the architectural features, proportions, and details of the 6 residences along with the landscape have been carefully designed to beautify the neighborhood. All 6 lots will have large open areas (30.28% lot coverage only); and 5) the development will have a negligible impact on the existing infrastructure and the environment. All utilities that the project requires (water, sewer, phone, gas, etc.) are already running along Manhattan Road in front of the property; as such, there will not be any disturbance to the existing roads and infrastructure to bring in any utility line.

Immediately to the north of the proposed subdivision is an existing place of worship zoned R-E with a planned land use of Public Use. To the west of the project site is an existing single family residence zoned R-E with a planned land use of Ranch Estate Neighborhood. Approximately 330 feet to the west of the project site is an existing R-1 zoned single family residential development with a planned land use of Mid-Intensity Suburban Neighborhood. The R-1 subdivision, consisting of 20 lots on 4.4 acres, was approved by the Board of County Commissioners (BCC) via ZC-1335-02 in December 2002. Furthermore, approximately 1,000 feet to the west of the site is an existing R-D zoned single family residential development with a planned land use of Low Intensity Suburban Neighborhood. The R-D subdivision, consisting of 14 lots 4.7 acres, was approved by the BCC via NZC-0443-05 in August 2005. To the east of the site is, across Manhattan Road, is an undeveloped parcel zoned R-E with a planned land use of

Ranch Estate Neighborhood. To the south of the proposed development, across Serene Avenue, is an undeveloped parcel located within the City of Henderson. Staff finds there has not been a recent change in law, policies, trends, or facts which makes the proposed nonconforming zone boundary amendment appropriate.

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

The applicant indicates the density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area for the following reasons: 1) the proposed development has a density of 2.984 units per net acre, and an average lot size of 0.335 acre, which is very compatible with the existing land uses, densities, and lot sizes in the surrounding area; 2) more than 50% of the neighboring lots (119 units) have an average lot size of 0.324 acre, which is slightly less than the proposed development (0.335 acre per lot); 3) two close by developments (having 44 units in total) located about 300 feet and 1,000 feet to the west side of the property, and extending on approximately 12 acres of land (gross area), have an average lot size of 0.2538 acre; 4) the development 300 feet away (20 units in total) has a density of 5.34 units per net acre and an average lot size of 0.1875 acre; and 5) the development 1,000 feet away is made-up of 2 blocks, the denser 1 (14 units in total) has a density of 4.305 units per net acre and an average lot size of 0.2323 net acre.

Immediately to the north of the proposed subdivision is an existing place of worship zoned R-E with a planned land use of Public Use. To the west of the project site is an existing single family residence zoned R-E with a planned land use of Ranch Estate Neighborhood. Approximately 330 feet to the west of the project site is an existing R-1 zoned single family residential development with a density of 4.5 dwelling units per acre with a planned land use of Mid-Intensity Suburban Neighborhood. Furthermore, approximately 1,000 feet to the west of the site is an existing R-D zoned single family residential development with a density of 3 dwelling units per acre with a planned land use of Low-Intensity Suburban Neighborhood. To the east of the site is, across Manhattan Road, is an undeveloped parcel zoned R-E with a planned land use of Ranch Estate Neighborhood. To the south of the proposed development, across Serene Avenue, is an undeveloped parcel located within the City of Henderson. Staff finds the proposed density of 3 dwelling units per acre with the nonconforming zone change request is not compatible with the planned land use designation of Ranch Estate Neighborhood (up to 2 du/ac) for the adjacent parcels to the east and west of the project site.

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

According to the applicant, there will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed for the following reasons: 1) there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities by the proposed development; 2) as per the proposed design (6 residences), only 1 unit is being added on top of what is allowed in the current zoning. As such, any impact is negligible and will not have a noticeable effect on the roads, accesses, school, parks, fire and police facilities, and

stormwater and drainage facilities; and 3) site access and circulation will not negatively impact the adjacent roadways or neighborhood traffic, who were designed to accommodate what is being proposed.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 1 additional elementary school student, 1 middle school student, and 1 high school student. Furthermore, the school district has indicated Vandenburg Elementary School, Miller Middle School, and Coronado High School are currently 72, 16, and 735 students over capacity. The school district has also indicated that Twitchell Elementary School is under capacity by 98 students.

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

The applicant states the proposed development is compatible with the adjacent developments, and is consistent with the General Plan, Title 30, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other plans, policies and standards duly adopted by Clark County. Residences and landscape materials are appropriate for the area and for the neighborhood. Residence's elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; they create an orderly and aesthetically pleasing environment and are harmonious and compatible with the developments in the area.

Staff finds the isolated location of the requested R-D zoning, in relation to the surrounding zoning districts, is not compatible with the existing land uses.

Summary

Zone Change

Staff finds there has not been a change in law and policies that make this request appropriate for the area. The reclassification of this site to an R-D zoning district for the proposed project is not compatible with the surrounding zoning districts and densities. Staff finds the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-D zoning; therefore, staff recommends denial.

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

Staff finds the proposed alternative yards should not have an adverse impact on the proposed development, or the surrounding land uses and properties. The proposal to rotate the homes at various angles will allow the properties to have larger rear yards while the homes can potentially have a better front yard aesthetic. The homes will continue to meet the required setbacks and building separations required by Code. However, the waiver of development standards request cannot function independently of the nonconforming zone change and design reviews, which staff is not supporting. Therefore, staff recommends denial.

Design Reviews

Architectural enhancements, including varying rooflines, are provided on all sides of the proposed residences. Staff finds that the design of the residences and the overall site comply with Policy 1.3.1 of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, common landscape areas, and other character defining features that contribute to a distinct neighborhood identity. However, since staff is not supporting the nonconforming zone change request and waiver of development standards #1, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reduction of the street intersection off-set from Serene Avenue to Private Street since there is a significant amount of traffic from the place of worship and the mini-storage to the north.

Waiver of Development Standards #3

Staff cannot support the reduction in the entry street width and the reduced distance to the call box location. The reductions combined will cause stacking in the right-of-way. There is a significant amount of traffic on Manhattan Road due to the place of worship and mini-storage just north of the site. A redesign of the site will allow for the standards to be met.

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 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:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the streetlight located just south of the driveway entrance on Manhattan Road may need to be relocated; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0333-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EJA DESIGN STUDIOS, LLC

CONTACT: EJA DESIGN STUDIOS, LLC, 3010 SCENIC VALLEY WAY, HENDERSON, NV 89052

10/04/22 PC AGENDA SHEET

MANHATTAN 702 RESIDENCES
(TITLE 30)

SERENE AVE/MANHATTAN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:

TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-24-601-016; 177-24-601-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 6
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 13,935/15,713
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 6 lots on 2.1 acres with a density of 3 dwelling units per acre. The minimum and maximum lot sizes are 13,935 square feet and 15,713 square feet, respectively. The sole means of ingress/egress to the proposed development is via an east/west 39 foot wide private street (terminating in a cul-de-sac bulb) that connects to Manhattan Road. No internal sidewalks are provided adjacent to the private street. Furthermore, no off-site improvements are provided adjacent to Serene Avenue and Manhattan Road, necessitating a waiver of development standards. A 3 foot retaining wall with a 4 foot high screen wall is proposed along the north property line. Six foot high screen walls are proposed along the west, east, and south property lines.

Landscaping

The plans depict large trees planted 30 feet on center along Serene Avenue and Manhattan Road. The trees are located inside of the perimeter wall adjacent to the 2 streets. Landscaping is also located throughout the interior of the project site, including within the planter area with the gate call box.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1178-05	Reduced front yard setback for a proposed single family residence - expired	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship
South	City of Henderson	RS-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
NZC-22-0481	A nonconforming zone change to reclassify 2.1 acres from an R-E to an R-D zone for a proposed single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, since staff is not supporting the nonconforming zone boundary amendment, waivers of development standards, and design reviews, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised that the streetlight located just south of the driveway entrance on Manhattan Road may need to be relocated; and that off-site improvement permits may be required.

Current Planning Division - Addressing

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

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 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 #0333-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EJA DESIGN STUDIOS, LLC

CONTACT: EJA DESIGN STUDIOS, LLC, 3010 SCENIC VALLEY WAY, HENDERSON, NV 89052

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

FLAMINGO RD/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0478-FLAMINGO VEGAS HOLDCO, LLC:

USE PERMITS for the following: 1) multiple family residential development; 2) restaurant; and 3) on-premises consumption of alcohol on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow modify driveway design standards.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development with a ground level restaurant; and 2) alternative parking lot landscaping.

Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-504-004; 162-21-504-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 98 feet where a maximum of 50 feet is permitted per Table 30.40-3 (an 96% increase).
2. Reduce parking to 590 spaces where a minimum of 725 spaces are required per Table 30.60-1 (a 21% reduction).
3. Reduce throat depth for the driveway along Flamingo Road to a minimum of 19 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 87% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 377 E. Flamingo Road
- Site Acreage: 8
- Number of Units: 368
- Density (du/ac): 45.9
- Project Type: Multiple family residential development

- Number of Stories: Up to 8
- Building Height (feet): Up to 98
- Square Feet: 622,717 (excluding subterranean & podium parking areas)
- Open Space Required/Provided: 36,800/107,928
- Parking Required/Provided: 745/590

Site Plans

The plans depict a multiple family residential apartment complex consisting of 368 dwelling units distributed within 2, multi-story buildings. The 2 buildings are in the middle of the site with a central courtyard located between the buildings. The site is 8 acres with a density of 45.9 dwelling units per acre. The project will provide 1, 2, and 3 bedroom units. The setbacks of the buildings are as follows: 92 feet to the north property line (Flamingo Road); 78 feet to the south property line; 63 feet to the east property line; and 58 feet to the west property line. There will be 3 access points to the development from Flamingo Road to the north. The project will include several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, a wine room, game room, yoga and pilates studios, tennis and badminton courts, and resident lounge with rooftop deck. Internal circulation within the project consists of 24 foot wide drive aisles. A subterranean parking garage is provided under Building 1 (the front building) and podium parking is provided for Building 2 (the back building). All other parking areas will consist of covered and surface parking spaces for both residents and visitors, which are provided around the perimeter of the property.

Landscaping

The street landscape area along Flamingo Road is shown at a width of 20 feet behind an existing 5 foot wide attached sidewalk. A 5 foot to 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the south, east, and west property lines. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion near the center of the site. These amenities include a swimming pool, spa, cabanas, and deck with extensive landscaping. The amount of passive and active open space is depicted at 107,928-square feet where 36,800 square feet is required.

Elevations

Building 1 is an 8 story structure with maximum heights up to 98 feet. Above the seventh floor there is a rooftop lounge (indoor/outdoor) that faces northeast towards the "Strip". Building 2 is a 6 story structure with maximum heights up to 76 feet. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of pop-outs, wrought iron railing, stone veneer accents, and metal awnings located at various entrances.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 172, one bedroom units, 186, two bedroom units, and 10, three bedroom units. The project will include several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, a wine room, game room, yoga and pilates studios, tennis and badminton courts, and resident lounge with rooftop deck. The rooftop lounge (indoor/outdoor) is a total of

5,000 square feet and is located above the seventh floor of Building 1. The proposed restaurant will be approximately 10,000 square feet and located on the first floor of Building 1 along Flamingo Road.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant contends that a multiple family apartment complex is the appropriate use for this site as it is near 4 other multiple family projects within the general area. The applicant also states these multiple family complexes are either at or near full occupancy. The site is also in close proximity to the "Strip" allowing for transportation alternatives which includes mass transit. Furthermore, the development meets the design standards for a multiple family project and the density and intensity of the project are compatible with multiple family projects in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0541-05 (ET-0051-07)	First extension of time	Approved by BCC	April 2007
UC-0541-05	Multi-level resort hotel and condominium project - expired	Approved by BCC	June 2005
UC-1604-04	Additions including a hotel tower and residential condominiums to the Key Largo Resort Hotel - demolished	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Retail & restaurants (Howard Hughes Center)
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Retail, restaurant, convenience store, & gasoline station
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits #1 through #3

The location of this site is within walking distance from the Las Vegas Strip, and the site is also located in Community District 1, which is designated for properties that contribute to a regional economic base with the most urban form of development. In addition, the site is located near a variety of commercial and residential uses, and the project also incorporates a variety of uses and amenities within the development. This proposed project also complies in part with goals and policies of the Master Plan which encourages the development of multi-storied residential uses with appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, walking paths, etc.) and local supporting commercial uses (e.g. restaurants, entertainment facilities, etc.). Additionally, there have been past approvals on this site for projects of greater intensity than the proposed project. Therefore, staff finds the proposed uses are appropriate at the proposed location and will not result in a substantial or undue adverse effect on adjacent properties.

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

This is a unique request, the applicant is requesting to have a maximum building height of 98 feet. The site is located in an H-1 zone which allows building heights up to 100 feet, except for residential developments which are required to comply with the R-5 development standards, which allows a maximum height of 50 feet. Staff finds there have been past approvals on the site itself and the surrounding area which range in height from 182 feet to 445 feet. Since there have been higher buildings approved in the area, and the proposed height of the building is lower than the allowed height for nonresidential development in an H-1 zone, staff has no objection to the increase in building height. However, since the Department of Aviation has concerns with this residential project the applicant is advised that addressing all conditions of approval from the Department of Aviation is necessary.

Waiver of Development Standards #2

A separate parking study prepared by Kimley-Horn and Associates is included with this submittal to justify the reduction in parking. The parking analysis determined at peak parking times, depicts that only 587 parking spaces would be required. There have been several projects on or within close proximity of the Las Vegas Boulevard South that have been approved for parking waivers based upon residents and guests primarily using rideshare programs and/or walking to and from their destinations. Additionally, the site is located within close proximity to mass transit along Flamingo Road and Paradise Road, and within walking distance from the "Strip". The development will also provide a large transportation vehicle available to residents

for transportation to special events around town. Therefore, staff has no objection to the reduction in parking.

Design Reviews

Staff finds the proposed uses are consistent and compatible with planned and existing uses in the area. Staff also finds that the design of the proposed building is compatible with existing developments in the area. Regarding alternative landscaping, there are no parking lot landscape fingers along portions of the site near the buildings due to covered parking. The elimination of the trees within the landscape fingers will alternatively be provided on other portions of the project. Therefore, since the plant material will be distributed throughout the site, particularly within the large courtyard and the perimeters of the site, staff can support this alternative parking lot design.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduced throat depth for all of the driveways on Flamingo Road. For the central driveway, drivers will come to an immediate conflict with a decision to park west of the driveway or use the valet and drop-off areas east of the driveway. Driver confusion can cause stacking in the right-of-way, increasing the potential for collisions. The eastern driveway is too close to the driveway to the parcel to the east, increasing the potential for an accident. Additionally, that driveway will be used for cross access to the Chick-Fil-A parcel to the southeast and for trash collection, which will increase the number of users of the driveway and, while trash is being collected, the drive aisle will be blocked. The throat depth for the western driveway can be extended farther south to provide drivers more room to exit the right-of-way to access the site.

Department of Aviation

The subject property is located just under 1 mile north of Harry Reid International Airport (LAS) runways, and underneath a well-established corridor of aircraft overflights. As expected, the subject property is exposed to significant single-event aircraft overflight noise, and many aircraft are at low altitudes above it. The property lies within the AE-60 (60-65 DNL) noise contour for LAS 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 upgrading Harry Reid International facilities to meet future air traffic demand. The current planned land use designation of EM - Entertainment Mixed Use and the current zoning of H-1 - Limited Resort and Apartment, permit many airport-compatible uses. Although permitted with a special use permit by the zoning designation, any residential or long term stay use in this area is a concern to the Department of Aviation (DOA).

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

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and design reviews; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

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 #0447-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHULMAN PROPERTIES, LLC

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

10/04/22 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

DESERT INN RD/ONEIDA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0483-CURBELO, ISBEL:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall height on 0.2 acres in a CRT (Commercial Residential Transitional) (AE-60) Zone.

Generally located on the south side of Desert Inn Road and the east side of Oneida Way within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-14-110-001

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a block screen wall up to 8 feet where a maximum height of 6 feet is permitted per Section 30.64.020 (a 33% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 3314 Oneida Way
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Office
- Number of Stories: 1

Site Plans

The plans depict a 1 story, 2,252 square foot commercial office that was previously approved through a zone change from an R-1 (Single Family Residential) zone to a CRT (Commercial Residential Transition) zone that converted an existing single family residence into an office building. The site is located on the southeast corner of Desert Inn Road and Oneida Way and the existing building was constructed in 1961 as a residential home but was modified for commercial use. The entrance to the proposed office is located on the west side of the building. An existing attached garage is located on the north side of the home.

The access to the parking area is located on the west side of the property from Oneida Way. The plans show a total of 6 parking spaces, including a mobility impaired parking space. Existing attached sidewalks are located on both frontages of the lot. The applicant is requesting to increase the height of the existing 4 foot high block wall for the west 46 feet of the property line located along Desert Inn Road to 8 feet for security reasons.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans submitted by the applicant show a block wall up to 8 feet in height with stucco finish with concrete base and rebar and bond beam unit on the top of the wall.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request in wall height is for security reasons as the applicant's property is at the corner of Desert Inn Road. The current height allows for people to throw trash into the rear and side yards and is concerned about people accessing their property by climbing over the current wall, which is 4 feet in height.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0542-06	Reclassified from R-1 to CRT zoning, waivers for reduced parking, allowed existing landscaping, and design review for an office	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	H-1	Undeveloped
South	Neighborhood Commercial	C-P	Single family residential
East	Mid-Intensity \ Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Staff agrees with the justification provided by the applicant and finds the increase in screen wall height up to a maximum of 8 feet will not adversely impact the surrounding area. In addition, the increase in height will not extend beyond 46 feet in length from its current location and will not encroach into the sight visibility zone for Desert Inn Road nor increase pedestrian hazards. The increased height of the block wall will provide additional security and privacy along a major arterial street with increased vehicular and pedestrian traffic. The proposed wall will be enhanced with stucco to match the existing block wall. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISBEL CURBELO

CONTACT: ISBEL CURBELO, 3314 ONEIDA WAY, LAS VEGAS, NV 89169

10/04/22 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

DECATUR BLVD/SOBB AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):

DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-201-002; through 162-31-201-010; 162-31-201-012; 162-21-201-013; 162-31-201-016; 162-31-201-017; 162-31-201-018; 162-31-296-001; 162-31-301-002 through 162-31-301-013; 162-31-301-033; 162-31-301-034; 162-31-396-003; 162-31-396-002; 162-31-601-001;

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6160 S. Decatur Boulevard
- Site Acreage: 97.3
- Project Type: Parking lot in conjunction with an existing detention basin

History and Request

ADR-20-900226 was approved by the Zoning Administrator (ZA) in May 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900095 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting a design review for the existing parking lot in conjunction with the principal use of the site, which is a detention basin. The project site has been secured by the applicant under a short-term lease and has been used solely as a staff parking site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot (south lot) consisting of 17.5 acres on a 71.4 acre site located at the northeast corner of Decatur Boulevard and Sobb Avenue. A second unpaved

parking lot (north lot) is located immediately south of Oquendo Road and east of Decatur Boulevard. The 2 parking lots provide a total of 2,760 parking spaces used solely for employee parking. The applicant states the north lot has not been used to date, but can be made available for overflow parking if circumstances warrant. Access to the North lot is provided by 2 driveways located on Oquendo Road and a temporary chain-link fence 6 feet in height has been installed adjacent to the detention basin to prevent vehicles from accessing the actual basin. Access to the south lot is provided by 3 driveways, 2 driveways are located on Sobb Avenue and 1 driveway is located on Decatur Boulevard. As with the north lot, temporary chain-link fencing 6 feet in height has been installed on the interior of the south lot to prevent vehicles from accessing the actual basin. No site or landscaping improvements are proposed with this application.

The applicant indicates that on stadium event days, employees typically access the south lot through the 2 driveways on Sobb Avenue. Employees traveling northbound on Decatur Boulevard can access the site through either eastbound Post Road. (and then north on Cameron Street) or through eastbound Sobb Avenue from Decatur Boulevard. For southbound vehicles on Decatur Boulevard, the center median on Decatur Boulevard restricts left hand turn movements at the Decatur Boulevard driveway, but the designated left hand turn lane at Sobb Avenue provides a convenient access to the site. As employee vehicles arrive on-site and park, employees are loaded on large passenger buses stationed on the southwest part of the south lot. From there employees are transported to the drop-off area on Procyon Avenue, near the Stadium. Stadium buses access the south lot through the western most driveway on Sobb Avenue and egress the site through the Decatur Boulevard driveway where the center median requires a forced right-hand turn heading north on Decatur Boulevard. Employees generally egress the site through the 2 Sobb Avenue driveways. For employees heading north on Decatur Boulevard, the majority of vehicles will exit to Sobb Avenue where, again, they will be required to make a forced right hand turn movement on to northbound Decatur Boulevard. Employees desiring to head south on Decatur Boulevard are directed on-site to Cameron Street and then west on Post Road to a signalized intersection at Decatur Boulevard where they can turn south and make their way to I-215.

Landscaping

No street or site landscaping exists or is required for the project site.

Signage

Signage is not a part of this request.

Applicant's Justification

The development of this site for employee parking has been done in close coordination with the Public Works Department over the past 18 months. Initially, the applicant graded, compacted, and finished the north and south lots with 2 inches of clean gravel. Unfortunately, the heavy vehicular traffic on event days seriously degraded driving conditions at the south lot and resulted in ongoing maintenance between events. As a result, the applicant petitioned the County requesting to pave the south lot, and in late 2021 the Board of County Commissioners approved an amendment to the applicant's agreement authorizing the pavement of the south lot. Upon the completion of the paving project on the south lot, the County began its Decatur Boulevard

Improvement project which not only included off-site improvements to Decatur Boulevard abutting the south lot, but also included off-site improvements to Sobb Avenue and Cameron Street adjacent to the site. The culmination of all these improvements has led to this site being an incredibly effective site for employee parking on event days.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900231	Parking lot	Approved by ZA	April 2021
ADR-20-900222	Parking lot - expunged	Approved by ZA	April 2020
ZC-1391-99	Reclassified the project site to P-F zoning for a detention basin	Approved by BCC	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-D & P-F	Warehouse, Clark County Building Department, & LVMPD Traffic Bureau and fleet parking lot
South	Business Employment & Public Use	C-2, R-E, P-F, & M-1	Undeveloped & health club
East	Business Employment	M-1	Warehouse & industrial buildings
West	Business Employment	C-2, M-D, & M-1	Vehicle sales, office/warehouse, office & retail development

*Immediately to the east of the site are Union Pacific Railroad tracks

Related Applications

Application Number	Request
UC-22-0468 UC-22-0461; WS-22-0458; WS-22-0463 WS-22-0464; WS-22-0466; and WS-22-0467.	Additional requests for parking lots are related items on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The intent of the Public Facility (P-F) zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures and uses, and related private buildings, structures, and accessory uses. Development within the P-F zoning district is established per the submitted plans for the project. Landscaping was not included with the initial plans for the detention basin and was not proposed with the subsequent administrative design reviews for the site. The parking lot has been developed in conjunction with the principal use, a detention basin, and is necessary to serve the thousands of employees working at the stadium on event days. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (employee parking) and the potential for littering, staff recommends approval with a condition to provide on-site areas for trash collection.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Coordinate with Public Works - Development Review on the design of signage to be installed by the applicant designating the name and information for the operator of the parking lot.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LV STADIUM EVENTS CO LLC
CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

DRAFT

10/04/22 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

HACIENDA AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0461-ITAI INVESTMENTS, LLC:

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-29-205-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street corner setbacks for an existing chain-link fence to 5 feet where 10 feet is required per Table 30.40-6 (a 50% reduction).
 - b. Reduce the setback from the right-of-way (Dean Martin Drive and Hacienda Avenue) for an existing chain-link fence to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
 - c. Reduce the setback for existing access gates along Dean Martin Drive and Hacienda Avenue to 6 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 66.7% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020 (a 100% increase).
5. Waive the trash enclosure required per Section 30.56.120.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5285 Dean Martin Drive
- Site Acreage: 1.9
- Project Type: Parking lot

History and Request

ADR-20-900225 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900233 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of a use permit, waivers of development standards, and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used solely as a rideshare site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot consisting of 1.9 acres located at the northwest corner of Dean Martin Drive and Hacienda Avenue. Existing parking spaces are located around the perimeter of the site. Three double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 existing driveways adjacent to Dean Martin Drive, necessitating a waiver of development standards to reduce the setback for the existing access gates. A third access point is granted via an existing driveway adjacent to the residual portion of Hacienda Avenue. A waiver of development standards is also required to reduce the setback for the existing access gate along Hacienda Avenue. A total of 223 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the south and east property lines of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. The chain-link fence has been removed from the west property line of the subject parcel to permit cross access to the adjacent site, APN 162-29-205-005, which is a related item (WS-22-0458) for a parking lot on this agenda. Attached sidewalks measuring a minimum width of 6 feet are located adjacent to Dean Martin Drive and Hacienda Avenue. Allegiant Stadium is located immediately to the south of the parking lot, across Mandalay Bay Road. No site or landscaping improvements are proposed with this application.

The applicant indicates that on Stadium event days, the parcel is used solely to provide rideshare services in support of the transportation needs of Allegiant Stadium. The adjoining parcel to the west, APN 162-29-205-005, is used primarily to provide Stadium attendees arriving and departing by rideshare with safe and convenient access between the rideshare lot and the Stadium site. This site is served by 2 existing driveways off Dean Martin Drive and 1 driveway on Hacienda Avenue. On Stadium event days, vehicular traffic on Dean Martin Drive is turned one-way southbound hours before the start of the event. Metropolitan police officers provide traffic control on Dean Martin Drive and all southbound non-Stadium traffic is diverted westbound on Ali Baba Lane. The 2 southbound Dean Martin Drive lanes south of Ali Baba Lane are used by rideshare vehicles serving the Stadium and all rideshare vehicles enter the site through the 2

driveways off of Dean Martin Drive where they are guided to vehicle queuing lanes on-site for the purpose of picking-up or dropping-off Stadium attendees. Upon pick-up or drop-off, all rideshare vehicles depart the site to Hacienda Avenue either through the driveway on the south side of the parcel or through the driveway on the adjacent parcel (APN 162-29-205-005), where all vehicles are forced to make right hand turns on Dean Martin Drive. Jersey barriers are used on-site to separate vehicles and pedestrians and generally run the length of the parcel boundary between APN 162-29-205-005 and APN 162-29-205-008.

Landscaping

Recent aerial photographs depict 2 existing trees located at the southeast corner of the site, adjacent to Dean Martin Drive and Hacienda Avenue. The landscape area along Dean Martin Drive measures 5 feet in width, and features limited groundcover. The existing landscape area along the southeast corner of the site, adjacent to Hacienda Avenue and Dean Martin Drive, measures 7 feet in width and also contains limited groundcover. Recent aerial photographs also depict 170 linear feet of an improved surface (parking spaces) located immediately behind the existing attached sidewalk along Hacienda Avenue. Due to the very limited landscaping along Dean Martin Drive and Hacienda Avenue, a waiver of development standards is required to eliminate street landscaping. Landscape finger islands are not provided within the interior of the parking lot, and require a waiver of development standards to eliminate parking lot landscaping. A waiver of development standards is required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Dean Martin Drive and Hacienda Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

Over its 9 months of operation, this parking lot has experienced high utilization on event days. The lot's close proximity to Allegiant Stadium has provided Stadium attendees arriving by rideshare with convenient access to the Stadium site. Attendees utilizing this lot are able to make the very short walk across Hacienda Avenue, which is closed to vehicular access on event days, to the Stadium site. During Stadium events, there are Stadium attendants stationed at this site augmented by Officers from the Las Vegas Metropolitan Police Department in the area to direct traffic and pedestrian movement on-site and on area roadways.

With respect to the waivers to eliminate street and parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short-term lease and, therefore, may not be part of the applicant's long-term parking plan, should be deferred at this time. Regarding the remaining waiver requests, the following points should be considered. First, this lot is used on an infrequent, intermittent basis to support the transportation needs of the Stadium. The infrequent use of this lot minimizes the impacts of the setback reductions on surrounding properties. Second, during large events, this parcel receives significant vehicular volume during peak times. Reducing setbacks for the existing chain-link fence would result in less on-site space to process rideshare vehicles and, as a result, increased congestion on Dean Martin Drive. Reduced setbacks on Hacienda Avenue would have no adverse impacts on

the surrounding area as it terminates on the western boundary of this parcel, and is only used on event days in support of Stadium operations.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900233	Parking lot	Approved by ZA	May 2021
ADR-20-900225	Parking lot - expunged	Approved by ZA	April 2020
VC-0289-93	Freestanding sign	Approved by PC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Motel
South	Entertainment Mixed-Use	H-1	Allegiant Stadium
East	Entertainment Mixed-Use	H-1	Luxor Resort Hotel
West	Entertainment Mixed-Use	M-1	Parking lot

*Immediately to the east is I-15

Related Applications

Application Number	Request
DR-22-0465; UC-22-0468 WS-22-0458; WS-22-0463; WS-22-0464; WS-22-0466; and WS-22-0467	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds the use of a parking lot is appropriate at this location due to the proximity of Allegiant Stadium. The existing parking lot is utilized to provide event attendees arriving and departing by

rideshare with safe and convenient access between the rideshare lot and Allegiant Stadium. The Las Vegas Metropolitan Police Department is also present on event days ensuring proper traffic control procedures are implemented for efficient circulation of vehicles. Therefore, staff recommends approval of this request.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Waivers of Development Standards

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

Waivers of Development Standards #1 and #2

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 intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. The request to waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waivers of Development Standards #3 and #4

The existing chain-link fence and access gates provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape areas along Hacienda Avenue and Dean Martin Drive, which are required to be a minimum width of 6 feet. Therefore, staff cannot support these requests.

Waiver of Development Standards #5

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (rideshare services) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide event attendees arriving and departing by rideshare with safe and convenient access between the rideshare lot and Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall design review.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

PARKING LOT
(TITLE 30)

CENTURY PARK DR/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0468-WESTSTATE LAND:

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone.

Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-32-111-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street corner setbacks for an existing chain-link fence to zero feet where 10 feet is required per Table 30.40-6 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Quail Avenue and Century Park Drive) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.60.020 (a 100% increase).
5. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3315 W. Quail Avenue
- Site Acreage: 2.5

- Project Type: Parking lot

History and Request

ADR-20-900254 was approved by the Zoning Administrator (ZA) in May 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900230 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of a use permit, waivers of development standards, and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used solely as a staff parking site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot consisting of 2.5 acres located at the southwest corner of Century Park Drive and Quail Avenue. Existing parking spaces are located around the perimeter of the site. Five double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 rolling gates along the perimeter chain-link fence: 1 gate is located on the west side of the parcel 28 feet south of Quail Avenue, while the second gate is located on the south of the parcel 30 feet to the west from Century Park Drive. An existing 6 foot high chain-link fence is located along the perimeter of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. A total of 322 parking spaces are provided within the interior of the project site. An attached asphalt walkway measuring 3.5 feet in width is located adjacent to Century Park Drive and Quail Avenue. Allegiant Stadium is located 700 feet to the north of the project site, across Russell Road. No site or landscaping improvements are proposed with this application.

The applicant indicates that on Stadium event days, the project site is used for employee parking. Employees arrive and depart the lot throughout the day as Stadium employees work varied shifts on event days. The gated entrance on the southeast side of the lot is used to load arriving vehicles, while both gates are used for exiting vehicles. Las Vegas Metropolitan Police Department officers provide traffic control in the area while Stadium attendants manage vehicular movement at this site.

Landscaping

No street landscaping exists along Century Park Drive or Quail Avenue and no landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waivers of development standards. A waiver of development standards is required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Century Park Drive and Quail Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

Over the last year of operation, this parking lot has experienced high utilization on event days. The lot's close proximity to Allegiant Stadium has provided Stadium employees with convenient access to the Stadium site. Attendees utilizing this lot are able to walk across Russell Road at Polaris Avenue to the Stadium site.

With respect to the waivers to eliminate street and parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short-term lease and, therefore, may not be part of the applicant's long-term parking plan, should be deferred at this time. Regarding the remaining waiver requests, the following points should be considered. First, this lot is used on an infrequent, intermittent basis to support the parking needs of the Stadium for larger events. The infrequent use of this parking lot minimizes the impacts of the setback reductions on surrounding properties. It is also important to point out that the adjoining parcel (APN 162-32-111-005) is owned by the same entity (Weststate Land) as this site. Second, as is the case for all of the off-site parking facilities secured by the applicant to address the parking demand at the Stadium, the applicant believes the interests of the Stadium and surrounding businesses are best served by maximizing the parking capacity at approved parking lots. Reducing setbacks allows for maximum parking capacity. Strictly enforced setback requirements would significantly reduce the current parking capacity at applicant controlled parking lots. In addition, the applicant believes that having fewer parking lots, each maximizing parking capacity, will enable Stadium staff and Las Vegas Metropolitan Police Department officers to more effectively manage vehicular traffic and pedestrian movement on event days.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900230	Parking lot	Approved by ZA	May 2021
ADR-20-900254	Parking lot expunged	Approved by ZA	May 2020
ZC-1857-93 (ET-0325-02)	Third extension of time to reclassify the project site to H-1 zoning for resort hotels	Approved by BCC	November 2002
ZC-1857-93 (ET-0444-98)	Second extension of time to reclassify the project site to H-1 zoning for resort hotels	Approved by BCC	December 1998
(No ET number on staff report) (ZC-1857-93)	First extension of time to reclassify the project site to H-1 zoning for resort hotels	Approved by BCC	November 1995
ZC-1857-93	Reclassified the project site to H-1 zoning for future resort hotels	Approved by BCC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Hotel
South & West	Entertainment Mixed-Use	M-D	Office/warehouse building
East	Entertainment Mixed-Use	H-1	Hotel

Related Applications

Application Number	Request
DR-22-0465; UC-22-0461; WS-22-0458; WS-22-0463; WS-22-0464; WS-22-0466; and WS-22-0467	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds the use of a parking lot is appropriate at this location due to the proximity to Allegiant Stadium. The existing parking lot is utilized for Stadium employees on event days. The Las Vegas Metropolitan Police Department is also present on event days ensuring proper traffic control procedures are implemented for efficient circulation of vehicles. Therefore, staff recommends approval of 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 and #2

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 intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. The request to waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waivers of Development Standards #3 and #4

The existing chain-link fence provides security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape areas along Quail Avenue and Century Park Drive, which are required to be a minimum width of 6 feet. Therefore, staff cannot support these requests.

Waiver of Development Standards #5

Code requires all developments, except for single family residential development, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (employee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide employee parking on event days. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall design review.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Areas for trash collection to be provided on-site.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

DRAFT

RIGHT-OF-WAY
(TITLE 30)

OQUENDO RD/WYNN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0447-4251 OQUENDO RD LLC:

VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file), MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-31-610-008

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This request is to vacate an approximate 16 foot by 163 foot portion of the south half of Oquendo Road, approximately 300 feet west of Wynn Road. The additional space will be used for a proposed banquet facility with alcohol sales, and live entertainment being proposed at the same time.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution/Warehouse
South	Business Employment	M-1	Cement Training Center
East	Business Employment	M-1	Furniture manufacturing
West	Business Employment	M-1	Union Pacific Railroad

Related Applications

Application Number	Request
UC-22-0446	A use permit for a banquet facility, parking, landscaping, alcohol sales, and live entertainment 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4251 OQUENDO RD LLC

CONTACT: LV ACCESS LLC, 3172 N. RAINBOW BLVD. SU. 202, LAS VEGAS, NV 89108

10/04/22 BCC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

OQUENDO RD/WYNN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0446-4251 OQUENDO RD LLC:

USE PERMITS for the following: 1) outdoor banquet facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.
DESIGN REVIEWS for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone

Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-31-610-008

USE PERMITS:

1. Banquet facility (outdoors)
2. Live entertainment

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 8 spaces where a minimum of 57 spaces are required per Table 30.60-1 (a 712% reduction).
2. Allow parking spaces without landscaping where required per Figure 30.64-14.
3. a. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 6% decrease).
b. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% decrease).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4251 Oquendo Road
- Site Acreage: 0.5

- Project Type: Banquet facility
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 3,651
- Parking Required/Provided: 57/8 (67 spaces by agreement)

Site Plan

The site plan depicts a 3,651 square foot 2 story building in the center of a .5 acre lot located at the west end of the Oquendo Road cul-de-sac. The building is used as a sound and recording studio and the applicant is proposing an outdoor banquet facility with live entertainment for approximately 24 events per year. The lot is a combination of concrete and asphalt surfaces with converted conex boxes with 1 side open as covered seating area located on the southwest corner of the lot. Food trucks or food cart locations are located in the south central area of the lot. An access gate is located on the south side of the building. There are 8 parking spaces, 7 are located on the east side of the property adjacent to the south property line. One of the spaces is accessible and located on the north side of the building, adjacent to Oquendo Road. A DJ booth and stage are located at the northwest corner of the lot, facing the open area and converted storage unit seating structures. An 11,328 square foot open paved area is located between the stage, food trucks, and seating areas for use as a banquet space. The applicant has negotiated a shared parking agreement with the property to the north. The agreement includes the use of 67 spaces during evening and weekend hours. A contracted valet service will be hired for special events and traffic control. There is an existing chain-link fence around the property with a sliding gate on the north side of the property, an existing concrete driveway that does not meet minimum County standards, and a gate key box approximately 15 feet from the edge of pavement for the proposed vacated portion of Oquendo Road. The existing building has wall mounted lights near the edge of the roof facing east, north, and west. The lighting on the east wall is decorative and down facing, while the lighting on the north and west walls is security lighting and illuminates the property. The stage will have various lighting arrangements dependent on special event needs with no impact to any residential uses.

Landscaping

There are existing landscape planters located adjacent to the building entrance and a 5 foot wide planter box located along the front property line adjacent to the cul-de-sac. A 15 foot wide area of decorative rock will be part of the proposed vacated right-of-way. The applicant is requesting a waiver to not provide additional landscaping.

Elevations

The elevations depict a 2 story stucco sided office building with a flat roof, 7 windows and main entrance on the east side of the building. Security cameras are located on the 1st and 2nd floors of the southeast corner of the building. The north side of the building has 2 entry doors, 1 on each level, with 5 windows facing north. An exterior staircase is located on the north side of the building to access the 2nd floor door. The outdoor stage includes a 4 post lattice structure that is approximately 15 feet high to accommodate lighting for special events. The plans depict a set of 2 stacked conex box storage units with 1 side open towards the stage. Seating and a safety rail are located inside the boxes to allow for tables, couches and seating that has a view of the stage

area and banquet facility. Each set of stacked storage units will have exterior staircase access, 1 on the east side and 1 on the north side.

Floor Plan

The floor plan depicts a 1,831 square foot office space with the remainder of the 1st floor and 2nd floor shown as storage areas and previous warehouse space. There are 3 individual bathrooms shown inside the building on the 1st floor. Access doors are shown on the east and north sides of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to operate a banquet facility, live entertainment, food trucks and carts with on-premises consumption of alcohol for as many as 24 special events a year. The applicant has obtained shared access to 67 parking spaces on a property located just north of this site. The shared parking will be available in the evening and weekend hours. A contracted parking service will take care of parking logistics during special events. The applicant is proposing to use stacked storage units in 2 groups of 2 stacked storage units with one side open to allow for seating and tables on the inside to view the banquet area and a DJ booth with stage behind the main building. The facility will be able to accommodate up to 200 guests.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution/Warehouse
South	Business Employment	M-1	Cement training center
East	Business Employment	M-1	Furniture manufacturing
West	Business Employment	M-1	Railroad

Related Applications

Application Number	Request
VS-22-0447	A request to vacate Oquendo Road right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

This property and adjacent parcels within the immediate area are zoned for light manufacturing uses. While the banquet facility will have limited hours of operation tied to special event dates, the request is not consistent with existing and planned development in the area and would have a negative impact on the surrounding properties, considering the commercial and industrial development in the area. Operations are likely to become a nuisance to surrounding areas, disrupt traffic patterns and conflict with industrial uses. Therefore, 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.

Waiver of Development Standards #1

The plans show 8 on-site parking spaces and with the addition of the banquet facility's 67 spaces, 85 spaces are provided. Title 30 allows parking spaces to be shared by specific land uses that operate at different times throughout the day. The applicant has stated in their justification letter that the proposed banquet facility will have operating hours on weekends and primarily in the evening hours when the adjacent shared parking lot would be more underutilized or not used at all by the owner. In addition, the applicant has reached an agreement with the property owner to the north to use their parking lot as an overflow lot if necessary. Without assurances that events would only take place at times when all available parking spaces are accessible, the proposed uses could create a parking conflict and traffic pattern conflict in this industrial area. It is unknown what other industrial users are operating outside normal business hours and how those uses would be impacted by the proposed banquet facility and traffic. It is for these reasons that staff recommends denial of the parking reduction.

Waiver of Development Standards # 2

The site has minimal landscaping and would benefit from required trees and parking lot landscaping, considering this use is more commercial in nature and involves the public access for banquet facility and live entertainment uses. It is for this reason that staff recommends denial of the parking landscape waivers.

Design Reviews #1 and #2

The live entertainment, banquet facility use, food trucks, food carts, and food booths are tied to special events that take place in the evenings or on weekends and are located within the property boundary. The generation of noise, traffic, and pedestrian movements to access the off-site parking lot associated with the live entertainment and banquet facility may create a significant impact to other businesses in the area. The property backs to a railroad line and is surrounded by industrial, manufacturing, and commercial uses with associated heavy truck traffic and uses that are not compatible with the proposed uses. It is for these reasons staff recommends Denial of the design reviews for live entertainment, food trucks/carts/booths, and banquet facility.

Design Review #3

The proposed stage and lighting will be specific to individual special events and tied to temporary commercial use permits. The existing building lighting will continue to provide security lighting and site lighting at a standard similar to the surrounding area without creating a detrimental condition on surrounding property. While the lighting may be consistent with the surrounding area, because staff is recommending denial of the other aspects of this proposal, staff cannot support the design review for lighting.

Public Works – Development Review

Waiver #3 PW driveway/throat depth

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If Approved:

- 1 year to complete and review as a public hearing;
- Plant 6 large trees (listed in SNRPC plant list) in the landscape areas east of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project is subject to noise regulations per Section 30.68.020; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Reconstruct the driveway on the cul-de-sac as a commercial curb return driveway in accordance with Title 30 and the Uniform Standard Drawings.

Fire Prevention Bureau

- A meeting will be required to discuss fire access; please contact khoyt@clarkcountyNV.gov or 702-281-3755

- Applicant is advised to 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; and that the fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4251 OQUENDO RD LLC

CONTACT: LV ACCESS LLC, 3172 N. RAINBOW BLVD. STE. 202, LAS VEGAS, NV 89108

DRAFT

PARKING LOT
(TITLE 30)

DEAN MARTIN DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** reduce access gate setback; and **3)** required trash enclosure.

DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive and within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-205-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Reduce the setback for existing access gates along Hacienda Avenue to zero feet where access gates shall be set-back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 100% reduction).
3. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3180 W. Hacienda Avenue
- Site Acreage: 2.5
- Project Type: Parking lot

History and Request

ADR-20-900224 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900203 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of waivers of development standards

and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used solely as a rideshare site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot consisting of 2.5 acres located on the north side of Hacienda Avenue, approximately 270 feet west of Dean Martin Drive. Existing parking spaces are located around the perimeter of the site. Four double rows of parking spaces, oriented in a north/south direction, are located within the interior of the site. There is an existing access gate located at the southwest corner of the project site, adjacent to the western termination point of Hacienda Avenue. This driveway location at the southwest corner of the site is closed to vehicular traffic on event days. Furthermore, jersey barriers have been placed at this driveway to restrict vehicular access to the site during non-event days. A waiver of development standards is required to reduce the setback for the existing access gate adjacent to Hacienda Avenue. A total of 316 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the north and west property lines of the site. The chain-link fence has been removed from the east property line of the subject parcel to permit cross access to the adjacent site, APN 162-29-205-008, which is a related item (UC-22-0461) for a parking lot on this agenda. Allegiant Stadium is located immediately to the south of the parking lot, across Hacienda Avenue/Mandalay Bay Road. No site or landscaping improvements are proposed with this application.

The applicant indicates on the southeast corner of the site, there is access to the remnant of Hacienda Avenue right-of-way off of Dean Martin Drive, though this access is only used on event days for rideshare vehicles exiting from the site. A rolling gate has been installed less than 1 foot from the remnant of Hacienda Avenue to secure the site during non-event days. Jersey barriers are used to separate vehicles from pedestrians and generally run the length of the parcel boundary between APN's 162-29-205-005 and 162-29-205-008. In keeping with the pedestrian uses on the parcel, a temporary tent structure has been erected on the northwest part of the parcel for use as a baggage check facility serving Stadium attendees that typically use the north entrance to the Stadium. It is likely that a temporary tent structure will be used again for this purpose.

Landscaping

No landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waivers of development standards. A waiver of development standards is not required for street landscaping as this portion of Hacienda Avenue consists of an overpass, immediately adjacent to the south property line of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

Over its 9 months of operation, this lot has experienced high utilization on event days. The lot's close proximity to Allegiant Stadium has provided Stadium attendees arriving by rideshare with convenient access to the Stadium site. Attendees utilizing this lot are able to make the very short

walk across Hacienda Avenue to the Stadium site. During Stadium events, there are attendants stationed at this site augmented by officers from the Las Vegas Metropolitan Police Department in the area to direct traffic and pedestrian movement to provide for safe utilization of the site and area roadways.

With respect to the waiver to eliminate parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short-term lease and, therefore, may not be part of the applicant's long-term parking plan, should be deferred at this time. The rolling gate is installed less than 1 foot from the right-of-way (remnant of Hacienda Avenue) has no adverse impact since the remnant of Hacienda Avenue is a dead-end that terminates at this property line, and is only used on event days in support of Stadium operations.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900203	Parking lot	Approved by ZA	May 2021
ADR-20-900224	Parking lot - expunged	Approved by ZA	April 2021
ZC-0029-89	Reclassified the project site to M-1 zoning for future development	Approved by BCC	March 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	M-1	Warehouse complex
South	Entertainment Mixed-Use	H-1	Allegiant Stadium
East	Entertainment Mixed-Use	H-1	Parking lot

Related Applications

Application Number	Request
UC-22-0461; WS-22-0463; WS-22-0464; DR-22-0465; WS-22-0467; WS-22-0466; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

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; therefore, staff cannot support this request.

Waiver of Development Standards #2

The existing access gate, which provides security to the project site, is located at the western termination point of Hacienda Avenue. Based on the location of the access gate, in addition to Hacienda Avenue terminating into the parking lot, staff finds the requested waiver should have minimal to no impact on the surrounding land uses and properties. However, since staff does not support waiver of development standards #1 and the design review, staff cannot support this request.

Waiver of Development Standards #3

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place

(rideshare services) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide event attendees arriving and departing by rideshare with safe and convenient access between the rideshare lot and Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

PARKING LOT
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0463-LV LIVE LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street (corner) setbacks for an existing chain-link fence to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Dewey Drive and Polaris Avenue) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback for existing access gates along Polaris Avenue to 5 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 72.3% reduction).
4. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5585 Polaris Avenue
- Site Acreage: 2.1

- Project Type: Parking lot

History and Request

ADR-21-900292 was approved by the Zoning Administrator (ZA) in June 2021 for a temporary parking lot with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use applications for the subject property, consisting of a waiver of development standards and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used solely as a rideshare site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

This site is located within the Stadium District Plan. The plans depict an existing parking lot located at the northwest corner of Polaris Avenue and Dewey Drive. The Allegiant Stadium is to the east of the site across Polaris Avenue. Access to the site is via Polaris Avenue. There are 2 gated driveways with secured rolling gates along Polaris Avenue. The northern most gate is only used during event days at Allegiant Stadium. This paved parking lot provides 220 parking spaces located along the perimeter of the west and south property lines, along with 3 double rows of spaces located internal to the site in a north/south orientation. Additionally, there are 7 accessible parking spaces for mobility impaired along the south side of the property. The existing chain-link fence around the perimeter of the property is 6 feet in height, and in some areas the fence is approximately 3 feet from the right of way. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fence. No site or landscaping improvements are proposed with this application.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is converted to a one-way street with northbound traffic restricted to Stadium visitors and area businesses only. Las Vegas Metropolitan Police Officers provide traffic control along Polaris Avenue and Stadium attendants support the needs of Metro as well as manage vehicular movement at this site. Stadium attendants load and unload vehicles on-site solely through the southernmost driveway on Polaris Avenue.

Landscaping

No street landscaping or landscape finger islands are proposed with this request, necessitating a waiver of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

Over the last year of operation, this parking lot has experienced high utilization on event days. As is the case for all Stadium controlled parking lots, this parking lot is a pre-paid lot on event days. This practice allows on-site Stadium attendants to load vehicles in a much more efficient manner, which leads to reduced congestion on Polaris Avenue. The lot's close proximity to Allegiant Stadium has provided Stadium attendees with convenient access to the Stadium site. Attendees utilizing this lot are able to walk across Polaris Avenue to the Stadium site. Civil plans

for the construction of a pedestrian crosswalk on Polaris Avenue just north of this site are currently in Clark County Public Works for review.

The applicant believes that the request to waive the requirement for street landscaping along Polaris Avenue and Dewey Drive should be granted since the applicant only has a short-term lease contract to operate the parking lot. Additionally, the applicant states that eliminating parking lot landscaping and eliminating the setbacks for the perimeter fence and gates will maximize the parking lot capacity. The infrequent use of the parking lot minimizes the impact of the setback reductions on surrounding properties and the parking lot will be controlled and operated with events at Allegiant Stadium and will not impact the existing industrial uses in the area. Strictly enforced setback requirements would significantly reduce the current parking capacity at applicant controlled parking lots. In addition, the applicant believes that having fewer parking lots, each maximizing parking capacity, will enable Stadium staff and Metropolitan Police Officers to more effectively manage vehicular traffic and pedestrian movement on event days.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900292	Temporary parking lot	Approved by ZA	June 2021
DR-0731-01	Modular office buildings	Approved by PC	July 2001
WS-0572-01	Waived requirements for off-site improvements	Approved by PC	July 2001
DR-1748-00 (WC-0005-01)	Waived conditions of approval for drainage study and off-site improvements	Approved by PC	February 2001
DR-1748-00	Modular office buildings	Approved by PC	December 2000
ZC-0056-98	Reclassified from R-E to M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Entertainment Mixed-Use	M-1	Developed industrial uses
East	Entertainment Mixed-Use	H-1	Allegiant Stadium

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0464; DR-22-0465; WS-22-0466; WS-22-0467; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Likewise, 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 requests to waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The existing chain-link fence and access gates provide security to the site; however, the fence encroaches into the right-of-way setbacks required per Code. The fence also encroaches into the required street landscape areas along Polaris Avenue and Dewey Drive. Therefore, staff cannot support these requests.

Waiver of Development Standards #4

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place

(event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff understands the intent of the project site is to provide event attendees arriving and departing with convenient access between the parking lot and Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

PARKING LOT
(TITLE 30)

ALI BABA LN/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0464-SERVICE MASTERS PROPERTY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-204-010; 162-29-204-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street (corner) setbacks for an existing chain-link fence and block wall to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Ali Baba Lane and Polaris Avenue) for an existing chain-link fence and block wall to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback for existing access gates along Polaris Avenue to 7 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 61.2% reduction).
4. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5201 Polaris Avenue
- Site Acreage: 2

- Project Type: Parking lot

History and Request

ADR-21-900120 was approved by the Zoning Administrator (ZA) in April 2021 for a temporary parking lot with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use application for the subject property, consisting of a waiver of development standards and a design review for the existing parking lot. The project site has been secured by the applicant under a short-term lease and has been used as a pre-paid parking lot for large events at Allegiant Stadium.

Site Plans and Parking Lot Operations

This site is located within the Stadium District Plan. The plans depict an existing parking lot located at the southwest corner of Polaris Avenue and Ali Baba Lane. Allegiant Stadium is to the southeast of the site across Hacienda Avenue. The site is accessed from Polaris Avenue. There are 3 gated driveways with secured rolling gates along Polaris Avenue. The central gate is the only gate used during event days at Allegiant Stadium. This paved parking lot provides 252 parking spaces located along the perimeter of the site, along with 4 double rows of spaces located internal to the site in an east to west orientation. Additionally, there are 7 accessible parking spaces for the mobility impaired along the east side of the property.

The applicant states that on the south side of the site, there is a combination of an existing chain-link fence approximately 6 feet in height as well as a block wall approximately 6 feet in height. They also state that on the west side of the site, there is an existing block wall approximately 8 feet in height. Additionally, the applicant indicates that on the east side of the site, there is an existing stucco screen wall approximately 6 feet in height sitting on a planter box roughly 1 foot in height, which transitions to a roughly 70 foot section of chain-link fence, approximately 5 feet in height, that sits on a block retention wall, about 2 feet in height. The applicant further indicates that on the entire north side of the site is another existing chain-link fence approximately 5 feet in height that sits on a block retention wall roughly 2 feet in height. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fencing and block walls.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is converted to a one-way street with northbound traffic restricted to Stadium visitors and area businesses only. Stadium traffic making their way to this site are directed south on Polaris Avenue from Ali Baba Lane. Upon the conclusion of events, vehicles may exit the site by heading either north or south on Polaris Avenue. Las Vegas Metropolitan Police Officers provide traffic control along Polaris Avenue and stadium attendants support the needs of Metro as well as manage vehicular movement at this site. Stadium attendants load and unload vehicles on-site solely through the central driveway on Polaris Avenue.

Landscaping

No street or site landscaping improvements are proposed with this application, except for 2 planters for trees located in the northeast corner of the property and centrally located along the eastern property line along Polaris Avenue.

Applicant's Justification

The applicant indicates that over the last year of operation, this parking lot has experienced high utilization on event days. As is the case with many of the operator's parking lots, this parking lot is a pre-paid lot on event days. This practice allows on-site stadium attendants to load vehicles in a much more efficient manner, which leads to reduced congestion on Polaris Avenue. The lot's proximity to Allegiant Stadium has provided stadium attendees with convenient access to the stadium site.

They also state that the indicated waivers will not significantly impact the neighboring area, due to the lot's infrequent usage for events that are particularly large. The reduction of setbacks allows them to maximize the use of land and to maximize parking capacity. This in turn is in the best interest of the Stadium and surrounding businesses, as this helps to reduce the total number of parking lots required to meet parking needs, while helping the Las Vegas Metropolitan Police Department to better manage limited resources during large events. Finally, they also state that that consideration of long term landscaping improvements for a parking lot that operates under a short term lease and, therefore, may not be part of the operator's long term parking plan, should be deferred at this time.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900120	Temporary parking lot for stadium	Approved by ZA	April 2021
ADR-20-900209	Temporary parking lot for stadium - expunged	Approved by ZA	April 2020

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0463; DR-22-0465; WS-22-0466; WS-22-0467; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The intent of landscaping in general is to enhance both the project site and the surrounding areas aesthetically and to provide mitigating factors to specific environmental issues that paving creates, like stormwater run-off and radiant heat from pavement. In addition, the use of landscaping along the street and within the parking lot itself helps to soften the view of the primarily paved and open lots. The requests to waive the required landscaping are a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The existing chain-link fence and access gates provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape area along Ali Baba Lane and Polaris Avenue, which is required to be a minimum width of 6 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place

(event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff understands the intent of the project site is to provide event attendees arriving and departing by car with nearby and convenient access to Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

PARKING LOT
(TITLE 30)

WYNN RD/DIABLO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0466-PRECISION PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.3 acres in in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-30-801-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front setback for an existing chain-link fence to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Diablo Drive) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback for existing access gates along Diablo Drive to 4 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 77.8% reduction).
4. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Parking lot

History and Request

ADR-21-900202 was approved by the Zoning Administrator (ZA) in May 2021 for a temporary parking lot with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use application for the subject property, consisting of a waiver of development standards and a design review for the existing parking lot. The project site has been secured by the applicant under a short term lease and has been used as a pre-paid parking lot for large events at Allegiant Stadium.

Site Plans and Parking Lot Operations

This site is located within the Stadium District Plan. The plans depict an existing parking lot located on Diablo Drive approximately 355 feet east of Wynn Road. Allegiant Stadium is to the east of the site across both Valley View Boulevard and Polaris Avenue. The site is accessed directly from Diablo Drive. There are 2 gated driveways with secured rolling gates along Diablo Drive. The eastern gate is the only gate used during event days at Allegiant Stadium. This paved parking lot provides 307 parking spaces located along the perimeter of the site, along with 3 double rows of spaces and 1 single row of spaces located internal to the site in an east to west orientation. Additionally, there are 8 accessible parking spaces for the mobility impaired along the east side of the property.

The applicant states that there is an existing perimeter chain-link fence approximately 6 feet in height along the west, south, and east property lines of the parcel, which serve as a buffer to the adjoining parcels. They also indicate that a chain-link fence approximately 6 feet in height was installed on the north property line, along Diablo Drive, to help secure the lot when it is not in use. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fencing along the northern (front) property line.

The applicant indicates that on event days, Las Vegas Metropolitan Police Officers provide traffic control along Polaris Avenue and stadium attendants support the needs of Metro as well as manage vehicular movement at this site. Stadium attendants load and unload vehicles on-site solely through the easternmost driveway on Diablo Drive.

Landscaping

No street or site landscaping improvements are proposed with this application, necessitating a waiver of development standards.

Applicant's Justification

The applicant indicates that over the last year of operation, this parking lot has experienced high utilization on event days. As is the case with many of the operator's parking lots, this parking lot is a pre-paid lot on event days. This practice allows on-site stadium attendants to load vehicles in a much more efficient manner, which leads to reduced congestion on Diablo Drive and the surrounding area. The lot's proximity to Allegiant Stadium has provided stadium attendees with convenient access to the stadium site.

They also state that the indicated waivers will not significantly impact the neighboring area, due to the lot's infrequent usage for events that are particularly large. The reduction of setbacks allows them to maximize the use of land and to maximize parking capacity. This in turn is in the

best interest of the Stadium and surrounding businesses, as this helps to reduce the total number of parking lots required to meet parking needs, while helping the Las Vegas Metropolitan Police Department to better manage limited resources during large events. Finally, they also state that that consideration of long term landscaping improvements for a parking lot that operates under a short term lease and, therefore, may not be part of the operator's long term parking plan, should be deferred at this time.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900202	Temporary stadium parking lot	Approved by ZA	May 2021
ADR-20-900223	Temporary stadium parking lot - expunged	Approved by ZA	April 2020
ZC-1221-99	Reclassified the site from R-E to M-1 zoning for an office/warehouse facility	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Office/warehouse facilities
South	Business Employment	M-1	Outside storage
West	Business Employment	R-E	Undeveloped

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0463; WS-22-0464; DR-22-0465; WS-22-0467; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The intent of landscaping in general is to enhance both the project site and the surrounding areas aesthetically and to provide mitigating factors to specific environmental issues that paving creates, like stormwater run-off and radiant heat from pavement. In addition, the use of landscaping along the street and within the parking lot itself helps to soften the view of the primarily paved and open lots. The requests to waive the required landscaping are a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The existing chain-link fence and access gates provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape areas along Diablo Drive, which is required to be a minimum width of 6 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff understands the intent of the project site is to provide event attendees arriving and departing by car with nearby and convenient access to Allegiant Stadium. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Building Department - Geotechnical

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO

CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

PARKING LOT
(TITLE 30)

POLARIS AVE/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0467-5 STAR DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.

DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-301-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front setback for an existing chain-link fence to zero feet where 20 feet is required per Table 30.40/5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Polaris Avenue) for an existing chain-link fence to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback for existing access gates along Polaris Avenue to 3 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (an 83.4% reduction).
4. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5455 Polaris Avenue
- Site Acreage: 2.2
- Project Type: Parking lot

History and Request

ADR-20-900222 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900231 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. The applicant is now requesting the appropriate land use application for the subject property, consisting of waivers of development standards, and a design review for the existing parking lot. The project site has been secured by the applicant under a short term lease and has been used solely as a rideshare site for events at Allegiant Stadium since August 1, 2021.

Site Plans and Parking Lot Operations

The plans depict an existing paved parking lot consisting of 2.3 acres located on the west side of Polaris Avenue, 670 feet north of Dewey Drive. Existing parking spaces are located around the perimeter of the site. Four double rows and a single row of parking spaces, oriented in a north/south direction, are located interior to the site. Twenty-seven parking spaces are situated along the south property line of the site, which is located within dedicated Clark County public right-of-way (APN 162-29-399-014). Two existing buildings measuring 4,977 square feet and 2,875 square feet, are located at the north portion of the site. Access to the site is granted via 2 existing driveways adjacent to Polaris Avenue. The driveways are secured by rolling access gates, which require a waiver of development standards to reduce the setback from the property line. An existing 6 foot chain-link fence transitions to an existing 5 foot high block wall along the west property line of the site. A 5 foot high block wall is located along the north property line while a 6 foot high chain-link fence is located along the east and south property lines of the site. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the existing chain-link fence. An existing 5 foot wide attached sidewalk is located along the east property line, adjacent to Polaris Avenue. A total of 220 parking spaces are provided within the interior of the site. No site or landscaping improvements are proposed with this application.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is converted to a one-way street with northbound traffic restricted to Stadium visitors and area businesses only. Las Vegas Metropolitan Police Officers provide traffic control along Polaris Avenue, and Stadium attendants support the needs of Metro as well as manage vehicular movement at this site. Stadium attendants load and unload vehicles on-site solely through the southernmost driveway on Polaris Avenue.

Landscaping

No street landscaping exists along Polaris Avenue and no landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waivers of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

Over the last year of operation, this parking lot has experienced high utilization on event days. As is the case for all Stadium controlled parking lots, this parking lot is a pre-paid lot on event days. This practice allows on-site Stadium attendants to load vehicles in a much more efficient manner, which leads to reduced congestion on Polaris Avenue. The lot's close proximity to Allegiant Stadium has provided Stadium attendees with convenient access to the Stadium site. Attendees utilizing this lot are able to walk across Polaris Avenue to the Stadium site. Civil plans for the construction of a pedestrian crosswalk on Polaris Avenue just south of this site are currently in Clark County Public Works for review.

With respect to the waivers to eliminate street and parking lot landscaping, the applicant believes that consideration of long-term landscaping improvements for a lot that operates under a short term lease and, therefore, may not be part of the applicant's long term parking plan, should be deferred at this time. Regarding the remaining waiver requests, the following points should be considered. First, this lot is used on an infrequent, intermittent basis to support the parking needs of the Stadium for larger events. The infrequent use of this parking lot minimizes the impacts of the setback reductions on surrounding properties. Second, as is the case for all of the off-site parking facilities secured by the applicant to address the parking demand at the Stadium, the applicant believes the interests of the Stadium and surrounding businesses are best served by maximizing parking capacity at approved parking lots. Reducing setbacks allows for maximized parking capacity. Strictly enforced setback requirements would significantly reduce the current parking capacity at applicant controlled parking lots. In addition, the applicant believes that having fewer parking lots, each maximizing parking capacity, will enable Stadium staff and Las Vegas Metropolitan Police Officers to more effectively manage vehicular traffic and pedestrian movement on event days.

On all Stadium event days requiring the activation of this lot for attendee parking, the applicant provides trash receptacles for those parking at this site. At the conclusion of the event, Stadium clean-up crews empty trash receptacles, clean-up the entire parking lot, and remove trash receptacles and place them in storage until the next scheduled Stadium event. In this regard, the parking lot is used solely for special events held on an intermittent and infrequent basis, making permanent trash enclosures intended for business entities with full-time occupancy unnecessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900231	Parking lot	Approved by ZA	May 2021
ADR-20-900222	Parking lot - expunged	Approved by ZA	April 2020
UC-0833-08	Offices as a principal use; on-site paving and reduced street landscaping; office addition with outside storage	Approved by PC	October 2008
ZC-25-81	Reclassified the project site to M-1 zoning for an office/warehouse building	Approved by BCC	April 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	Warehouse
South	Entertainment Mixed-Use	M-1	Office/warehouse building
East	Entertainment Mixed-Use	H-1	Allegiant Stadium
West	Entertainment Mixed-Use	M-1	Industrial and warehouse buildings

Related Applications

Application Number	Request
WS-22-0458; UC-22-0461; WS-22-0463; WS-22-0464; DR-22-0465; WS-22-0466; and UC-22-0468	Additional requests for parking lots are related applications on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 and #2

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 intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. The request to waive the required landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The existing chain-link fence and access gates provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape areas along Polaris Avenue, which is required to be a minimum width of 6 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide parking to stadium attendees on event days. However, the design of the parking lot cannot function independently of the waiver of development standards requests; therefore, staff cannot support the overall 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS CO
CONTACT: DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138

DRAFT