



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 13, 2018

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 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 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Susan Philipp – Chair
Robert Orgill - Vice Chair
John Williams
Bart Donovan
Jon Wardlaw

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, 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 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 Chair or the Board/Council by majority vote.
- III. Approval of Minutes October 30, 2018 (For possible action)
- IV. Approval of Agenda for November 13, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **UC-18-0793-PHW LV, LLC:**
USE PERMITS for the following: 1) permit an accessory use (retail booth) to not have primary access through a resort hotel; and 2) deviations per plans on file.
DEVIATIONS for the following: 1) permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and 2) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) a retail booth (gelato stand); and 2) modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/ja
(For possible action) BCC 11/20/18
2. **WS-18-0789-3883 FLAMINGO CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. SS/al/ja (For possible action) BCC 11/20/18
3. **UC-18-0800-STATE ZERO, LLC:**
USE PERMITS for the following: 1) banquet facility; and 2) outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/rk/ja (For possible action) PC 12/4/18
4. **UC-18-0802-SUNSET VENTURE PARTNERS, LLC:**
USE PERMITS for the following: 1) personal services (tanning salon); and 2) personal services (hair salon) within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/pb/ja (For possible action) PC 12/4/18
5. **UC-18-0815-EVANS FAMILY REVOCABLE LIVING TRUST:**
USE PERMITS for the following: 1) allow an accessory structure (RV garage/hobby shop) to exceed one-half the footprint of the principal structure (residence); and 2) allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence).
WAIVER OF DEVELOPMENT STANDARDS for increased building height in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located south of San Anselmo Street and north of Hacienda Avenue, 150 feet west of Orinda Avenue within Paradise. JG/gc/ja (For possible action) PC 12/4/18

6. **WS-18-0810-ARISTOCRAT TECHNOLOGIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) internal pedestrian walkways; 2) reduced bicycle parking; and 3) reduced throat depth.
DESIGN REVIEWS for the following: 1) modifications to building elevations; and 2) alternative parking lot landscaping in conjunction with a parking lot redesign on 5.6 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northeast corner Banning Creek Drive (alignment) and Birtcher Drive within Paradise. SS/jor/ja (For possible action)
PC 12/4/18
7. **WS-18-0842-UNITED INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a loading area in front of the complex; and 2) cross access.
DESIGN REVIEW for a proposed office/warehouse facility on 1.0 acre in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive, 300 feet east of Decatur Boulevard within Paradise. SS/pb/xx (For possible action)
PC 12/4/18
8. **UC-18-0805-SDE, LLC:**
USE PERMIT for a massage establishment within an existing commercial center on a portion of 4.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-1 and Midtown Maryland Parkway Overlay District. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. CG/gc/ja (For possible action)
BCC 12/5/18
9. **WS-18-0822-TREASURE ISLAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase the number of roof signs; 3) increase the number of animated signs; and 4) increase animated sign area in conjunction with an existing resort hotel (TI) on 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/pb/ja (For possible action)
PC 12/4/18
10. **ZC-18-0841-CARDENAS, HUGO ZEPEDA:**
ZONE CHANGE to reclassify 0.6 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative commercial driveway design.
DESIGN REVIEW for a proposed vehicle (automobile) sales facility. Generally located on the west side of Nellis Boulevard, 200 feet south of Boulder Highway within Paradise (description on file). CG/pb/ja (For possible action)
PC 12/4/18

VII. General Business
None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 27, 2018

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave.

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
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SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

11/20/18 BCC AGENDA SHEET

GELATO STAND
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0793-PHW LV, LLC:

USE PERMITS for the following: 1) permit an accessory use (retail booth) to not have primary access through a resort hotel; and 2) deviations per plans on file.

DEVIATIONS for the following: 1) permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and 2) all other deviations per plans on file.

DESIGN REVIEWS for the following: 1) a retail booth (gelato stand); and 2) modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-21-210-000; 162-21-210-003 through 162-21-210-005; 162-21-210-007; 162-21-210-009; 162-21-210-010; 162-21-210-012 through 162-21-210-013

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3663 & 3667 Las Vegas Boulevard South
- Site Acreage: 37.4 (portion)
- Project Type: Retail booth (gelato stand) and amend the comprehensive sign package
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 370
- Open Space Required/Provided: 5,407/5,513 (resort hotel)

Site Plans

The plans show an existing resort hotel (Planet Hollywood) located on a 37.4 acre property. Access to the site is from Las Vegas Boulevard South, Harmon Avenue, and Audrie Street. The

request is to allow a retail booth (gelato stand) along the west side of the resort hotel abutting the sidewalk/pedestrian access easement along Las Vegas Boulevard South. This space is an unobstructed private sidewalk area along the side of the building. The gelato stand is located on the west side of the Planet Hollywood Resort Hotel set back approximately 260 feet from the northern property line of the resort hotel; and is set back approximately 28 feet from the west property line along Las Vegas Boulevard South. The plans also indicate the gelato stand is set back 4.5 feet from the sidewalk/pedestrian access easement located along the west side of the Planet Hollywood Resort Hotel.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The gelato stand is 12 feet in height with the employee entrance located on the south side of the stand. Portions of the gelato stand are located under a canopy for the resort hotel, and an existing column for the canopy is being incorporated into the gelato stand for signage. There is an awning along the west side of the gelato stand that extends out 1.5 feet from the front of the structure. The awning is intended to help shade the gelato in display cases located along the west side of the stand. Building materials for the stand are consistent with the existing resort hotel.

Floor Plans

The gelato stand has an area of 370 square feet. Display cases for products are located along the west side of the stand, facing the pedestrian access easement. There are open windows above the display cases to allow customers to walk up to the stand and place their order. The customers will then proceed to the point of sale areas located on the north and south sides of the stand. The plans indicate that the customer queuing area for sales is located along the north and south sides of the stand and the lines will que to the east away from the pedestrian access easement.

Signage

The plans depict 7 additional wall signs in conjunction with the gelato stand. None of the proposed signs will be animated. The signs are located on the leading edge of the awning, over the point of sale locations, on the west side of the stand and around the existing column. The sign around the column will have the appearance of ice cream cones that are approximately 8 inches in height. The other signs will consist of channel letters within sign cabinets.

The following table is a summary for signage for the resort hotel:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	14,020	0	14,020	18,445	N/A	5	0	5
*Wall	119,780	125	119,905	35,360	239	134	7	141
*Roof Sign	1,834	0	1,834	0	N/A	8	0	8
*Projecting	1,339	0	1,339	**32	N/A	8	0	8
Hanging	27	0	27	**32	N/A	2	0	2
Directional	610	0	610	256	138	8	0	8

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Overall Total	137,610	125	137,735	54,125	N/A	165	7	172

*The freestanding, wall, roof, and projecting signs also contain animation.

**Per tenant

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	92,508	0	92,508	***450	20,443	37	0	37

***150 square feet permitted per street frontage.

Applicant's Justification

The applicant indicates that the proposed gelato stand will provide refreshments to tourists within the Resort Corridor. The gelato stand will enhance the pedestrian experience along Las Vegas Boulevard, South and similar businesses have been approved for this Planet Hollywood Resort Hotel and for other resort hotels within the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0705	Modifications to an existing patio area and an amended comprehensive sign package	Approved by BCC	October 2018
VS-18-0128	Vacated a pedestrian access easement	Approved by PC	April 2018
UC-0544-17	Facade changes, outside dining and drinking areas, and modification to an approved comprehensive sign plan for a restaurant within a shopping center (Miracle Mile Shops)	Approved by BCC	August 2017
UC-0348-16	Amended an approved comprehensive sign plan to include wall signs, a projecting sign, and animated signs for a restaurant within a shopping center (Miracle Mile Shops)	Approved by BCC	July 2016
UC-0342-16	Amended an approved comprehensive sign plan to include additional wall signs, roof signs, and animated signs (video units) for a restaurant within an existing shopping center (Miracle Mile Shops)	Approved by BCC	July 2016
UC-0209-16	Facade remodel and additions to a portion of an existing shopping center (Miracle Mile Shops) for a proposed restaurant with an outside dining and drinking area	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0676-15	Amended comprehensive sign package for an existing resort hotel (Planet Hollywood)	Approved by BCC	November 2015
UC-0985-14	Amended comprehensive sign package for a restaurant in a shopping center (Miracle Mile Shops) in conjunction with the Planet Hollywood Resort Hotel	Approved by BCC	February 2015
UC-0359-11	Escalator attachments to an existing pedestrian bridge and modifications of a shopping center in conjunction with an existing resort hotel (Planet Hollywood)	Approved by BCC	September 2011
UC-0402-10	Comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood)	Approved by BCC	October 2010
VS-0394-10	Modify existing pedestrian access easements	Approved by BCC	October 2010
UC-0370-10	Exterior façade change, outside sales/display (retail enclosure), allow access not from the interior of the resort, and outside dining and drinking	Approved by BCC	September 2010
UC-0340-10	Additional signs in conjunction with an approved restaurant (PBR Rock Bar)	Approved by BCC	September 2010
UC-0192-10	Permit primary access to the outside dining area from an existing secondary access, and modify a portion of the building façade to accommodate a restaurant (PBR Rock Bar)	Approved by BCC	June 2010
UC-1613-05	Façade remodel and comprehensive signage including roof signs	Approved by BCC	December 2005
UC-1115-05	Remodel to the frontage of the resort with deviations for setbacks and signage	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Paris Resort Hotel
South	Commercial Tourist	H-1	Shopping center (Harmon Corner), commercial buildings, & Chateau Hotel timeshare
East	Commercial Tourist	H-1	Parking lot
West	Commercial Tourist	H-1	Shopping center (Crystals), Cosmopolitan Resort Hotel, & Bellagio Resort Hotel

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 Comprehensive 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, Deviations, & Design Reviews

Similar uses have been approved for this property and for other resort hotels within the Resort Corridor; however, staff is concerned with the close proximity of the proposed gelato stand and the existing pedestrian access easement located 4.5 feet to the west of the site. Las Vegas Boulevard South is a major tourist destination. In order to accommodate high volumes of pedestrian traffic through the Resort Corridor, a system of public sidewalks and pedestrian access easements have been established. The County has worked to keep these sidewalks and pedestrian access easements free of impediments that can disrupt the foot traffic through these areas. In order to improve the flow of foot traffic the County has had obstacles (landscape areas, utilities) removed from these sidewalks and pedestrian access easements. In recent years the County has also established shy spaces, a 3 foot wide strip adjacent to the pedestrian access easements, with new construction to further limit possible impediments to pedestrian traffic. The proposed gelato stand will be a minimum of 4.5 feet for a pedestrian access easement. The design of the facility has customers standing between the gelato stand and the pedestrian access easement to place orders. Staff is concerned that this design will result in customers queuing into the pedestrian access easement, which will impede foot traffic in the area. Past experience has also shown that operators for these types of facilities have placed temporary signage in front of their businesses to attempt to draw foot traffic. In this case any temporary signage could be located within the easement which would also impede foot traffic. Due to the design and close proximity to the pedestrian access easement, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COCOLINI II, LLC

CONTACT: ZACH BROYLES, IZ DESIGN STUDIO, 1701 W. CHARLESTON
BOULEVARD, SUITE 260, LAS VEGAS, NV 89102

DRAFT

HOTEL
(TITLE 30)

VALLEY VIEW BLVD/NEVSO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0789-3883 FLAMINGO CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.

DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-19-512-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height for a proposed hotel to 236 feet where 186 feet was previously approved and where 100 feet is the standard per Table 30.40-7 (a 26.9% increase from previous and an 136% increase from standard).
2. Reduce the height setback for a proposed hotel adjacent to an arterial street (Valley View Boulevard) to 10 feet where a minimum of 75.3 feet is required per Figure 30.56-4 (a 86.7% reduction).
3. Reduce parking for a proposed hotel to 215 spaces where a minimum of 314 spaces are required per Table 30.60-1 (a 33.7% reduction).
4. Increase the number of tandem parking spaces to 66 spaces where a maximum of 64 spaces are permitted per section 30.60.050 (a 3.1% increase).
5. Permit an alternative parking layout with spaces a minimum of 8 feet wide and 16.5 feet in length with 20 foot wide drive aisles where a parking lot layout per Table 30.60-4 and Figure 30.60-1 are required.
6.
 - a. Reduce the departure distance from an intersection to a driveway to zero feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1.
 - b. Reduce throat depth to a minimum of 18 feet where throat depth per Uniform Standard Drawing 222.1 is required.
 - c. Reduce the driveway width to 22 feet where a driveway width per Uniform Standard Drawing 222.1 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3821 W. Flamingo Road
- Site Acreage: 4.8
- Number of Units: 284
- Project Type: Modifications to an approved hotel
- Number of Stories: 21
- Building Height (feet): 236
- Square Feet: 222,297
- Parking Required/Provided: 314/215

History & Request

UC-0703-16 was approved by the Board of County Commissioners (BCC) in January 2017 for 3 separate developments on the property including a shopping center, a hotel, and a multiple family residential development. The property has since been subdivided and the site of the multiple family residential development is on a separate parcel. The plans approved for the hotel by UC-0703-16 depicted 250 rooms with a height of 177 feet. In May 2018, the BCC approved WS-18-0261 with modifications to the approved hotel, which included the following: an increase to 260 rooms, a building height of 186 feet, reductions in setbacks, alternative landscaping, and reduced parking.

Site Plan

The hotel site has frontage along Nevso Drive and Valley View Boulevard and is set back a minimum of 10 feet from these streets. The hotel was originally approved in conjunction with a shopping center and multiple family residential development. Shared drive aisles with the shopping center and the residential development provide access to the hotel from Hugh Hefner Drive and Valley View Boulevard. The hotel is set back 10 feet from Valley View Boulevard and Nevso Drive and is zero feet from the common property line (west side) with the residential development. A waiver of development standards was approved with WS-18-0261 to reduce the setback to this property line. The plans depict an access driveway from Nevso Drive for delivery trucks for the hotel.

Landscaping

Alternative landscaping was approved with previous land use applications for this site. A minimum 10 foot wide landscape area with a detached sidewalk consisting of trees, shrubs, and groundcover is being provided along Valley View Boulevard. The landscape area adjacent Nevso Drive has attached sidewalks with minimum 10 foot wide landscape areas consisting of trees, shrubs, and groundcover.

Elevations

The request is to allow a maximum height of 236 feet for the hotel. The plan indicates the building will be 233 feet in height and the extra height is to allow for necessary lighting, antennas, or screening. The applicant has submitted a Notice of Proposed Construction or Alteration to the Federal Aviation Administration (COLLI-000488412-18) for the building height, which is pending review. The building has a flat roof behind a parapet wall with a combination stucco finish, decorative metal panels, and a roof top deck and pool area.

Floor Plans

The proposed hotel has 21 stories and a basement level. The basement level consists of back of house areas (laundry, employee locker areas, storage). The ground floor will consist of a lobby area and the entrance to the parking garage, which includes parking for guests checking in and loading spaces for deliveries. The next 5 levels are a parking garage, which depict an alternative parking layout for all of the spaces within the parking garage. The seventh floor consists of conference rooms, offices, and storage areas. The eighth floor consists of the front desk/lobby, a restaurant, and offices. Floors 9 through 20 consist of the guest rooms and the 21st floor consists of a fitness center with a roof top pool and deck. The proposed plans depict an increase of 34 guest rooms from the previous approval for the hotel.

Signage

Signage is not a part of this request.

Applicant's Justification

The project is designed to be compatible with existing developments in the area. The waivers of development standards are necessary due to the limited area on the site for the hotel. The height setback ratio reduction is necessary for the proposed hotel to allow it at a location that will not block the view of the other developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0261	Modifications to an approved shopping center and hotel	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Alternative street landscaping and a design review for revisions to an approved multiple family residential development	Approved by BCC	March 2018
TM-0009-17	Commercial lot and a residential lot with 290 multi-family residential units	Approved by PC	March 2017
VS-0054-17	Vacate and abandon a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0703-16	Increase density and building height; waivers of development standards to reduce setback from an arterial street and reduce parking for a multi-family residential development; and design reviews for a multi-family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District – expired	Approved by BCC	August 2008
UC-1253-05	Shopping center – expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units – expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Gold Coast Resort Hotel & an approved shopping center approved with the hotel
South	Commercial Tourist	M-1	Parking lot & warehouse facilities
East	Commercial Tourist & Public Facilities	M-1	Undeveloped parcels & an electrical substation
West	Commercial Tourist	H-1	Palms Resort Hotel & an approved multiple family residential development approved with the hotel

Related Applications

Application Number	Request
UC-18-0787	A use permit for a tavern on the same property is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 through #5 & Design Review

This location has been approved for a hotel by 2 previous applications UC-0703-16 and WS-18-0261. With each application the hotel has increased in building height, area, and room count. These prior approvals have included reductions in parking. Now the applicant is not only requesting a reduction in the number of parking spaces the applicant is also seeking to provide an alternative parking lot layout. The spaces that are being provided do not comply with the minimum required widths and length and the drive aisles are being reduced in width. Staff is concerned that the proposed parking layout will create conflicts with on-site traffic circulation. Drivers of many standard size vehicles or larger vehicles (vans and pick-up trucks) will not be able to safely maneuver in and out of the parking spaces. Therefore, staff finds the proposed parking for the hotel is not adequate for the project and cannot support the request to modify the approved hotel.

Public Works - Development Review

Waiver of Development Standards #6

Staff finds the 3 portions of the request for waiver #6 to be excessive, self-imposed, and dangerous. The applicant indicates that the reduced distance between Valley View Boulevard and the truck loading dock driveway on Nevso Drive will only be used for a few hours each weekday from 5:00 a.m. to 7:00 a.m. The applicant further states that instead of having semi-trucks make 3-point turns in the public right-of-way, which would be required if an exiting truck were to turn left onto Nevso Drive, trucks will only be permitted to turn right when they exit. The applicant's desire to place strict limitations on the times and maneuvers at the Nevso Drive driveway show that there is a mutual understanding that the driveway will not function properly. The aforementioned does not even take into account the fact that the driveway, which will only be used by trucks, is proposed to only be 22 feet wide. The applicant also failed to take into account that with the existing drop inlet for the storm drain system, the driveway will need to be made even smaller to ensure proper spacing between the inlet and the curb cut. Little detail has been provided on how the loading dock will work and whether or not it is secured, although it appears that a sliding gate will be incorporated at the entrance, only 10 feet from the back of sidewalk, which is not in compliance with Title 30 standards. However, it appears that trucks will be expected to pull straight in and then back up into a dock space. While this might be achievable for smaller delivery trucks, it appears that there is insufficient space to allow a semi-truck to accomplish the movement. With a gate or other similar security measure provided at the loading area, trucks will stack in Nevso Drive and likely into Valley View Boulevard. Valley View Boulevard is a major arterial street that will only see traffic volumes rise when the Valley View Boulevard/Harmon Avenue/UPRR grade separation project is completed. Another vehicular choke point exists at the Valley View Boulevard driveway since the hotel is planned very close to the right-of-way with parking and a porte-cochere designed in such a way that may result in vehicles being stuck in the main drive aisles while waiting for clearance to move onto the hotel site. The circulation as designed may increase vehicular and pedestrian conflicts and may result in vehicles stacking into Valley View Boulevard.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran 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

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Nevso Drive and associated spandrels;
- Additional right-of-way dedications as required by the traffic study to accommodate any physical improvements and pedestrian volumes generated by this project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way or the dedication of right-of-way to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

APPLICANT: CAI INVESTMENTS

CONTACT: RICHARD SERFAS, 2129 STONE CROFT STREET, LAS VEGAS, NV 89134

12/04/18 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

SPENCER ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0800-STATE ZERO, LLC:

USE PERMITS for the following: 1) banquet facility; and 2) outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-02-102-014; 177-02-102-015

USE PERMITS:

1. Banquet facility.
2. Outside dining in conjunction with a banquet facility.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6365 Spencer Street
- Site Acreage: 1
- Project Type: Banquet facility with outside dining
- Number of Stories: 2
- Square Feet: 3,000 (lease space)
- Parking Required/Provided: 47/50

Site Plans

The plans depict an approximate 3,000 square foot banquet facility located on the east end of the second floor of an existing office/warehouse building. The building faces Spencer Street and is orientated in an east/west direction in the center of the site. Angled parking spaces are arranged around the perimeter of the site with 50 spaces provided where 47 spaces are required. Access to

the property is from Spencer Street to the east. No site design changes are proposed or required with this request.

Landscaping

All landscaping exists and no new landscaping is proposed with this request.

Floor Plans

The plans depict a 3,000 square foot open area used for the banquet and reception facility. Also depicted on plans is a balcony where people at the event can enjoy their food and drinks with views of McCarran International Airport and the Strip.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this banquet and reception facility will be utilized for events, corporate parties, small receptions, and weddings. The applicant indicates the location is perfectly suited for the banquet facility. The hours of operations will be on Friday, Saturday, and Sunday from 6:00 p.m. to 12:00 a.m. during non-business hours of the office/warehouse center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0269-16	Banquet facility with 2 years to review - expired	Approved by PC	June 2016
UC-0217-12	Banquet facility with 2 years to review - expired	Approved by PC	July 2012
UC-0345-09	Banquet facility with 1 year to review - expired	Approved by PC	July 2009
UC-1273-02	Banquet facility with associated waivers of development standards - expired	Approved by PC	October 2002
UC-2037-95	Established cellular transmission antennas on the building roof	Approved by PC	January 1996
ZC-268-90	Reclassified to M-D zoning for a 23,000 square foot office/warehouse development	Approved by BCC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	C-2 & M-D	Undeveloped & office/warehouse development
South & West	Business and Design/Research Park	R-E	Undeveloped

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed banquet facility and outside dining will re-establish a previously approved but expired use on the parcel. Adequate parking is available on-site, and the banquet events will be held in the evenings and on weekends when the parking lot would be underutilized. Additionally, the previous banquet facility, which operated out of the same 3,000 square foot area, did not have any known adverse impacts to the immediate light industrial area. Therefore, staff can support the use permit for the banquet facility and outside dining.

Department of Aviation

The property lies within the AE-65 (65/70 DNL) noise contour for McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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.

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: JOSE DAVID CHAVEZ

CONTACT: JOSE DAVID CHAVEZ, 6360 S. PECOS RD, LAS VEGAS, NV 89120

DRAFT

12/04/18 PC AGENDA SHEET

PERSONAL SERVICES (TANNING/HAIR SALON)
(TITLE 30)

SUNSET RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0802-SUNSET VENTURE PARTNERS, LLC:

USE PERMITS for the following: 1) personal services (tanning salon); and 2) personal services (hair salon) within an existing commercial/industrial complex on 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise.
JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

161-31-410-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3460 E. Sunset Road, Suite A
- Site Acreage: 2.6
- Project Type: Tanning/hair salon
- Number of Stories: 1
- Square Feet: 3,570 (lease area)

Site Plans

The request is for a tanning/hair salon within an existing commercial/industrial complex. The existing in-line commercial building runs along the north property line. Access to the site is from both Sunset Road and Pecos Road. No additional parking spaces are required for the proposed use.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story in-line commercial building constructed of stucco and stone veneer. The front of the building faces Sunset Road.

Floor Plans

The tanning/hair saloon is located in a 3,570 square foot lease space (Suite A) in the western portion of the building. The salon consists of a reception area, 400 square foot hair salon space, tanning beds, storage area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the space was previously used as a tanning salon and is compatible with the adjacent uses. The proposed use will comply with all applicable provisions of the Development Code and will not have a negative impact on public safety, parking, transportation, or utility services.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400189 (UC-0489-17)	First application for review of a day spa within an existing commercial/industrial complex	Approved by PC	October 2018
UC-0489-17	Proposed day spa within an existing commercial/industrial complex	Approved by PC	August 2017
UC-0682-13	Secondhand sales for vintage musical instruments and used books in 2 separate suites	Approved by PC	December 2013
UC-0126-12	Secondhand sales for high end designer merchandise	Approved by PC	May 2012
UC-0588-10	Health club	Approved by PC	February 2011
UC-0898-01	Allowed office and retail uses as a principal use within an existing office/warehouse complex	Approved by PC	August 2001
UC-045-97	Allowed a tanning salon in the subject suite - expired	Approved by PC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Retail, office, & office/warehouse uses
South	Office Professional & Commercial Neighborhood	C-P & C-1	Offices, convenience store, & gasoline station

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 Comprehensive 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 similar uses have been approved on the property in the past and the proposed use is compatible with the surrounding area. The tanning/hair salon will be located in a building that is already operating with retail and office uses previously approved by a use permit (UC-0898-01). Therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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.

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: VINCE IMES
CONTACT: VINCE IMES, P. O. BOX 326, GLENEDEN BEACH, OR 97388

DRAFT

12/04/18 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

HACIENDA AVE/ORINDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0815-EVANS FAMILY REVOCABLE LIVING TRUST:

USE PERMITS for the following: 1) allow an accessory structure (RV garage/hobby shop) to exceed one-half the footprint of the principal structure (residence); and 2) allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (residence).
WAIVER OF DEVELOPMENT STANDARDS for increased building height in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone.

Generally located south of San Anselmo Street and north of Hacienda Avenue, 150 feet west of Orinda Avenue within Paradise. JG/gc/ja (For possible action)

RELATED INFORMATION:

APN:

161-29-612-056

USE PERMITS:

1. Allow a 1,080 square foot accessory structure (RV garage/hobby shop) where an accessory structure with a maximum area of 528 square feet (50% of the footprint of the primary residence) is permitted per Table 30.44-1 (a 104.5% increase).
2. Increase the cumulative area of all accessory structures to 1,080 square feet where a maximum of 1,056 square feet (footprint of the primary residence) is permitted per Table 30.44-1 (a 2.3% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Increase the building height for an accessory structure (RV garage/hobby shop) to 22 feet where a maximum of 14 feet is permitted per Table 30.40-2 (a 57.1% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5256 San Anselmo Street
- Site Acreage: 0.3
- Project Type: Accessory structure (RV garage/hobby shop)
- Number of Stories: 2

- Building Height (feet): 22
- Square Feet: 1,080

Site Plans

The plans show a proposed accessory structure (RV garage/hobby shop) located in the rear yard of an existing single family residence. The accessory structure is located 5 feet from the east (side) property line and 25 feet from the south (rear) property line. Primary access to the site is from San Anselmo Street; however, a gate exists along Hacienda Avenue for RV access only. An existing 6 foot high block wall encloses the rear yard.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 2 story, 22 foot high, accessory structure constructed of wood siding and shingle roofing. The roofing for the accessory structure will match the existing residence and the accessory structure will be painted to match the residence. Four skylights will be incorporated into the roof. An overhead roll-up door for RV access is located on the north and south elevations of the accessory structure. An additional standard garage size, overhead roll-up door is also located on the north elevation. Furthermore, 2 windows are located on the upper part of the east elevation.

Floor Plans

The plans show a 1,080 square foot accessory structure that consists of 720 square feet on the first floor and 360 square feet on the second floor.

Applicant's Justification

The applicant states that the proposed accessory structure will be used for RV parking, to allow space for a hobby shop, and for the storage of collectibles. Furthermore, the applicant states that the accessory structure is architectural in design and will be painted to match the existing residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residences

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 Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed accessory structure is larger than the existing single family residence which is supposed to be the principal structure on the site. The principal structures (residences) on the adjacent properties to the east and west are also similar in size and are between 1,000 and 1,200 square feet. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. Staff cannot support the increase in building height for the accessory structure. The proposed structure is 2 stories and is out of character with the surrounding neighborhood. The existing residence on the site and the surrounding residences in the neighborhood are single story. The increased height of the building combined with the increased area will result in the structure visually dominating the site. Urban Specific Policy 19 states that scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, the applicant has not provided any mitigation to screen the proposed structure from adjacent properties and the right-of-way. If this application is approved, staff recommends that the RV access gate on Hacienda Avenue be for egress purposes only, in order to prevent an RV entering the site obstructing traffic on Hacienda Avenue (a collector street).

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Accessory structure shall be painted to match the existing residence;
- Trees shall be planted every 20 feet along the east, south, and west sides of the accessory structure;
- RV gate on Hacienda Avenue shall be for egress purposes only;
- Certificate of Occupancy shall not be issued without final zoning inspection.
- Applicant is advised that outside storage is not a permitted use on the property; 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

- Applicant is advised that ingress or egress to Hacienda Avenue is not permitted without compliance with sight visibility zones, technical studies, and off-site improvement permits, in addition to any other County Code requirements; and that the existing gate adjacent to Hacienda Avenue may not have been approved with building permits and therefore it may need to be removed and replaced with a block wall or other fence as allowed by County Code.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARCO BUCKLEY

CONTACT: MARCO BUCKLEY, TUFF SHED, 7055 WINDY STREET, LAS VEGAS, NV 89119

DRAFT

12/04/18 PC AGENDA SHEET

PARKING LOT REDESIGN AND
RENOVATION OF INDUSTRIAL BUILDING
(TITLE 30)

BIRTCHER DR/BANNING CREEK DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0810-ARISTOCRAT TECHNOLOGIES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) internal pedestrian walkways; 2) reduced bicycle parking; and 3) reduced throat depth.

DESIGN REVIEWS for the following: 1) modifications to building elevations, and 2) alternative parking lot landscaping in conjunction with a parking lot redesign on 5.6 acres in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the northeast corner Banning Creek Drive (alignment) and Birtcher Drive within Paradise. SS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-32-310-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Internal pedestrian walkways for a parking lot where required per Section 30.60.050.
2. Reduce bicycle parking to zero where 4 are required per Table 30.60-2 (a 100% reduction).
3. Reduce throat depth to 2 feet where 50 feet is required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS

1. Modifications to building elevations which include a metal canopy at the front entrance and a loading dock platform expansion and canopy.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3300 Birtcher Drive
- Site Acreage: 5.6 (site)

- Number of Lots: 1 (site)
- Project Type: Parking lot redesign and renovation of industrial building
- Structure Height (feet): 6 (emergency gates)/13 (main entrance canopy)/4 (loading dock platform expansion)/16 (loading dock canopy)
- Parking Required/Provided: 190/190

Site Plan

The site plan depicts an existing manufacturing business on the north side of Birtcher Drive, 550 feet west of Dean Martin Drive. Access to the existing business is from Birtcher Drive. Currently, the overall building area is 137,429 square feet. The applicant is undergoing second floor (mezzanine) renovations which reduces their second floor area from 26,823 square feet to 17,604 square feet. After the renovations, the overall building area will reduce to 126,599 square feet. The required parking includes 190 parking stalls and the applicant is proposing to meet this prerequisite with the amount provided.

The parking lot is proposed to be restriped and redesigned to be 3 rows of 90 degree parking layouts for two way traffic facing Birtcher Drive. The west side of the proposed parking lot redesign will include additional screening with 7 parking stalls.

The west side of the building will undergo modifications which include the removal of a portion of the existing loading dock, removal of an existing wall, and removal of a metal canopy adjacent to the landscaping planter along Birtcher Drive. Per the site plan, a proposed installation of 4 foot tall CMU block wall will be attached to the existing building and will extend 60 feet south and connect to a proposed 12 foot wide by 6 foot tall fence. The proposed screening will be attached to emergency gates that will be installed to a proposed landscape finger. A proposed metal canopy will be installed at the main entrance of the building in addition to any ADA accessible upgrades to the front entrance.

The proposed site plan includes the expansion of an existing 300 square foot loading dock on the east side of the building. The proposed loading dock will be expanded to an area approximately 2,100 square feet. The proposed loading dock platform height will not change from the existing 4 feet above the finished grade. A proposed 8 foot high block wall will be attached to the rear of the loading dock, and a canopy will partially cover the loading dock. The existing trash enclosure, and HVAC cooling system location will remain behind the proposed loading dock and the existing parking stalls will be removed.

The existing driveway on the southeast corner of the subject property will be removed. The applicant is proposing a new 32 foot driveway entrance approximately 40 feet east of the existing driveway. This particular driveway is included in the overall design of a second emergency gate, 9 parking stalls, and fencing that will extend in a northwest direction towards the existing building. The applicant is proposing a minimum throat depth of 2 feet where 50 feet is required per Uniform Standard Drawing 222.1.

The site plan is also proposing a second driveway that is 35 feet wide located 80 feet east of the proposed 32 foot wide driveway. The applicant is proposing a minimum throat depth of 10 feet where 50 feet is required per Uniform Standard Drawing 222.1.

Landscaping

Per the plan, 13 existing plants will be removed and 13 plants will be replaced to accommodate the parking lot redesign. No additional landscaping will be added to the site.

Elevations

The elevation plans depict a proposed metal canopy at the front entrance of the existing building. The metal canopy will be supported by 4 stainless steel columns supporting horizontal steel beams that are attached to stainless steel perforated panels. The panels are installed in an undulating pattern which create a wave like design.

The elevation plan for the proposed loading dock canopy (northeast of existing building) is located behind the proposed block wall attached to the rear of the new loading dock platform. 3 structural support posts will be installed to the existing finished grade. The metal canopy has an overall height of 16 feet and covers only half of the loading dock platform.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the parking lot redesign and upgrades to the site will greatly improve their workflow and overall production. The majority of the loading dock on the west side of the building will remain. The proposed screening and emergency gates are designed to keep customers and employees from having direct traffic impacts on the trucks loading/unloading their products on the east and west sides of the building. The new driveway entrances assist the overall design of the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2134-96	Reduced parking to 191 on-site and 84 off-site where 275 were required	Approved by PC	February 1996
VC-1761-95	Reduced parking to 191 on-site with 73 minimum off-site where 264 were required	Approved by PC	November 1995
VC-1386-95	Reduced parking to 215 spaces where 264 were required	Approved by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	U.S. Pacific Rail Road
South & West	Industrial	M-1	Manufacturing/Industrial complex
East	Business and Design/Research Park	M-1	Manufacturing/Industrial complex

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

Staff finds that internal walkways per Section 30.60.050 are required within parking lots to allow pedestrians safe access to buildings from their vehicles. The redesign of the on-site parking lot does not include internal walkways to be utilized by employees and visitors. Bicycle parking is required per Table 30.60-2, and this feature was also not included within the parking lot redesign and exterior renovations and modifications of the building. Staff finds that bicycle parking spaces offer employees or customers a substitute mode of transit and an option to store their bicycles on-site. Staff cannot support these requests.

Design Review #1

Staff finds that the modifications to the building elevations which include the proposed metal canopy at the front entrance is an enhancement to the building facade. The metal canopy is architecturally compatible and aesthetically improves the main entrance of the building. The loading dock platform expansion and canopy are designed to improve the company's production logistics; therefore, staff is in support of this request.

Design Review #2

Staff understands that the parking lot redesign allowed the applicant to meet the required parking of 190 parking stalls. However, staff finds that the striped areas, not adjacent to mobility impaired parking stalls, provide the applicant with the opportunity to add finger islands with corresponding landscaping. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds that with the redesign of the driveways and parking layout, the minimum throat depths can be accommodated. Therefore, staff cannot support this request.

Staff Recommendation

Approval of design review #1; and denial of the waivers of development standards and design review #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that an off-site improvement permit is required for the driveway improvements.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; and that access must be provided to all points of the building within 250 feet of fire access lane.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LETITIA FLIS

CONTACT: LETITIA FLIS, AUSTIN GENERAL CONTRACTING, 6440 S. POLARIS AVENUE, LAS VEGAS, NV 89118

12/04/18 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

DECATUR BLVD/BELL DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0842-UNITED INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a loading area in front of the complex; and 2) cross access.

DESIGN REVIEW for a proposed office/warehouse facility on 1.0 acre in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Bell Drive, 300 feet east of Decatur Boulevard within Paradise. SS/pb/xx (For possible action)

RELATED INFORMATION:

APN:
162-30-104-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a loading area to be located in front of the complex without screening where required to be located in the rear of the complex unless adequate screening is provided to obscure their view from public streets per Section 30.60.070(b)(3).
2. Waive the requirement for cross access and shared parking with the property to the east per Table 30.56-2.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4811 W. Bell Drive
- Site Acreage: 1
- Project Type: Proposed office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 15,200
- Parking Required/Provided: 23/24

Site Plans

The plans depict a 15,200 square foot office/warehouse building located on the western portion of the site. A loading area is located on the north side of the building facing Bell Drive and parking spaces are located along the eastern property line. The site has access to Bell Drive via 2 driveways. An existing communications tower is located on the southeastern portion of the site.

Landscaping

A 10 foot wide landscape area is located along an attached sidewalk adjacent to Bell Drive. A 4 foot wide landscape area and interior parking lot trees are located along the eastern property line. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 32 foot high, single story with concrete tilt-up walls painted in earth tone colors with molding and a flat roof with parapet walls. Roll-up doors are located on the north side of the building.

Floor Plans

The plans depict a 15,200 square foot building with a 1,600 square foot office area, a 1,600 square foot loading area, and a 12,000 square foot warehouse area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed building and use are compatible with the existing zoning and the surrounding development. The waivers of development standards are required because of design constraints on the property. The adjacent parcel to the east is at a lower grade than the subject parcel and providing access would require the loss of 3 parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0649-99	Cellular communications tower with equipment cabinet in conjunction	Approved Administratively	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-D	Wholesale/retail building
South & East	Commercial Tourist	M-1	Warehouse & light manufacturing
West	Commercial Tourist	M-1	Retail sales

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

Code requires loading areas to be located in the rear of the complex unless adequate screening is provided to obscure their view from public streets. No additional screening has been provided to mitigate the negative impacts of this request. As a result, this request conflicts with Urban Specific Policy 84 of the Comprehensive Master Plan which states truck loading areas should be screened and located away from public view. Staff finds there is sufficient room on the site to provide a loading area in the rear of the facility if the building was relocated so the building was 20 feet from the north property line (Bell Drive) instead of the proposed 60 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. Staff finds this request conflicts with this purpose and Urban Specific Policy 7 which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Furthermore, the parking area on the adjacent parcel to the east appears to be designed so that access can be provided without negatively impacting either parcel. Staff finds there is sufficient room on the site to provide the cross access and reduce the driveway access to Bell Drive in accordance with Title 30 and the Comprehensive Master Plan. Therefore, staff cannot support this request.

Design Review

Although the design of the building is compatible with the industrial development in the area and complies with Title 30 standards, staff finds the layout of the site provides a poor circulation pattern for on-site vehicular traffic and conflicts with Urban Specific Policy 10 that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Furthermore, approval of the design review is contingent upon approval of the waivers of development standards which staff cannot support. Therefore, staff cannot support the 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 Comprehensive 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 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.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0623-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

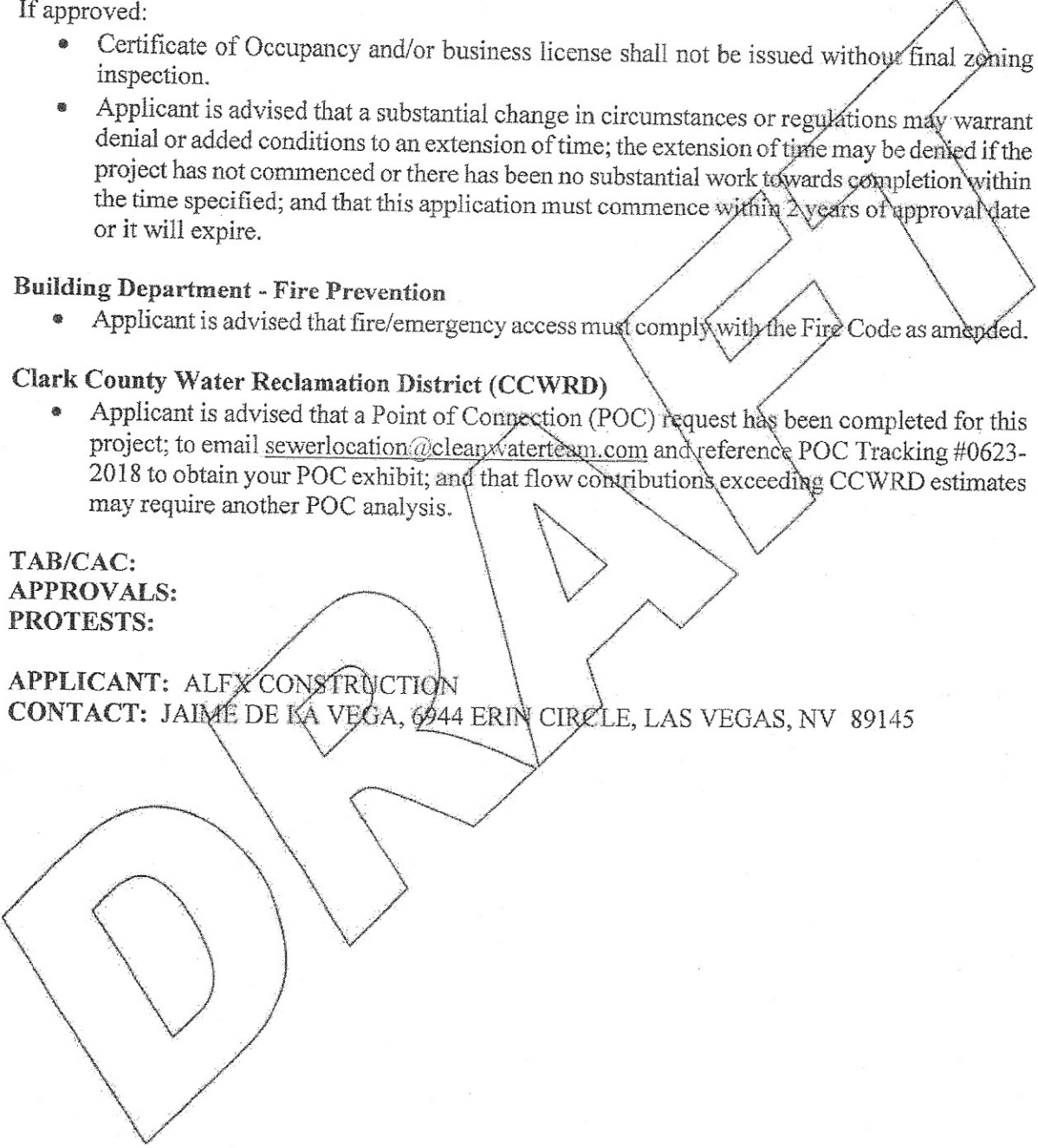
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALFX CONSTRUCTION

CONTACT: JAIME DE KA VEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



12/05/18 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

FLAMINGO RD/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0805-SDE, LLC:

USE PERMIT for a massage establishment within an existing commercial center on a portion of 4.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-1 and Midtown Maryland Parkway Overlay District.

Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. CG/gc/ja (For possible action)

RELATED INFORMATION:

APN:
162-23-103-008 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1601 E. Flamingo Road, Suite 20
- Site Acreage: 4.6 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 3,068 (lease area)

Site Plans

The plans show a proposed massage establishment located in the northernmost tenant space (Suite 20) of an existing commercial building located on the northwest portion of an existing commercial center. Access to the site is from Flamingo Road. The proposed use does not trigger any additional parking requirements than what currently exists at the site.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 1 story building constructed of brick, aluminum storefront systems, and pitched tile roofing.

Floor Plans

The plans show a 3,068 square foot massage establishment consisting of a waiting room, lobby, massage rooms, shower room, scrub room, and a breakroom/storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the business specializes in Thai massages but also provides other services such as Swedish, Deep Tissue, Reflexology, 4-Hand, Aroma, Hot Stones, Hand & Foot Scrub, and Mini-Facials among other techniques in Massage Therapy. The business will be open 7 days a week from 8:00 a.m. to 9:00 p.m. The location is ideal since it is located 10 to 15 minutes to the east of the Las Vegas strip. Furthermore, the business will help the local economy by adding jobs and will help the community by providing health and wellness services.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0504-09 (ET-0065-11)	First extension of time to review a massage establishment subject to September 6, 2016 to review – expired	Approved by PC	September 2011
UC-0504-09	Massage establishment originally in Suite 17 but later moved to Suite 20 subject to 2 years to commence and review – expired	Approved by PC	October 2009
UC-0371-99	Psychic Arts subject to 5 years for review – expired	Approved by PC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Retail center & nightclub
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential development
East	Commercial General	C-1	Office complex
West	Commercial General	C-1	Medical offices

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 Comprehensive Plan. One of several criteria the applicant must establish is 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 request is

appropriate at this location and does not anticipate any adverse impacts to the immediate area. There were no complaints filed with the Clark County Public Response Office when a previous massage establishment was located on this site. Other massage establishments have been approved within commercial centers throughout the County. The request is compliant with all Code provisions for massage establishments related to use separations and hours of operation. Therefore, staff can support the request with a review period to ensure the use continues to comply with Code requirements and remains compatible with the existing commercial center and surrounding area.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that 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

- 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: PAUL KRABUANRAT

**CONTACT: PAUL KRABUANRAT, 9266 ARBOR GLEN STREET, LAS VEGAS, NV
89123**

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0822-TREASURE ISLAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a roof sign where not permitted.

DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase the number of roof signs; 3) increase the number of animated signs; and 4) increase animated sign area in conjunction with an existing resort hotel (TI) on 24.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the southwest corner of Spring Mountain Road and Las Vegas Boulevard South within Paradise. CG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-214-001

DESIGN REVIEWS:

1. Modifications to a comprehensive sign plan to include all existing signage and a new animated roof sign for an existing resort hotel (TI).
2. Increase the number of roof signs to 2 where 1 was previously approved (a 100% increase).
3. Increase the number of animated signs to 6 where 5 were previously approved (a 20% increase).
4. Increase animated sign area to 11,804 square feet where 3,054 square feet was previously approved (a 286.5% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3300 Las Vegas Boulevard South
- Site Acreage: 24.1
- Project Type: Amended sign plan

Site Plan

This is a request to amend the approved comprehensive sign plan for the TI Resort Hotel. There have been prior applications for a comprehensive sign plan and individual signs in conjunction with the resort hotel. This request is to add an animated roof sign (video unit) to a shopping center addition to the resort hotel located at the northeast corner of the property. Access to the resort hotel is provided from Las Vegas Boulevard South and Spring Mountain Road.

Signage

The request is to amend the approved comprehensive sign plan for additional signage to the TI Resort Hotel. The new signage consists of an 8,750 square foot animated roof sign (video LED Display). The proposed signage is located on the northeast corner of the existing shopping center portion of the resort hotel and is orientated toward the intersection of Spring Mountain Road and Las Vegas Boulevard South.

The table below describes the existing and proposed signs. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	21,025	0	21,025	14,450	0	2	0	2
**Wall	88,813	0	88,813	13,007	0	48	0	48
Roof Sign	100	8,750	8,850	0	8750	1	1	2
Projecting	400	0	400	**32	n/a	2	0	2
Hanging	0	0	0	0	n/a	0	0	0
Overall Total	110,338	8,750	119,088	27,521	n/a	53	1	54

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

** Per tenant

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	3,054	8,750	11,804	***150	286.5	5	1	6

*** Per street frontage

Applicant's Justification

The applicant indicates that the proposed signage is similar to the signage currently approved for this site and other properties within the Resort Corridor and will not negatively impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0200-17	Outdoor retail/rental building	Approved by BCC	May 2017
UC-0820-16	Outdoor retail/rental building	Denied without prejudice by BCC	January 2017
DR-0125-16	Amended an approved comprehensive sign plan adding proposed wall and animated signage for the TI Resort Hotel	Approved by BCC	April 2016
DR-0493-14	Exterior modifications (new entrance) to an existing building (Starbucks/Margarita Bar) in conjunction with the TI Resort Hotel	Approved by BCC	August 2014
UC-0205-14	Comprehensive sign plan for the TI Resort Hotel	Approved by BCC	July 2014
UC-0220-14	Packaged liquor sales in conjunction with a pharmacy	Approved by BCC	June 2014
UC-0153-14	Alternative landscaping and screening	Approved by BCC	May 2014
VS-0597-13	Pedestrian access easement	Approved by PC	November 2013
UC-0478-13	Retail uses (ticket sales and time-share referral) not within a permanent enclosed building	Approved by BCC	October 2013
UC-0350-13	Shopping center & pharmacy addition to a resort hotel	Approved by BCC	August 2013
UC-0377-11	Roof signs and design reviews for a building addition to a restaurant (Senor Frog's) and wall signs	Approved by BCC	October 2011
UC-0060-11	Roof signs and a waiver of development standards for non-standard improvements (signs) within a future right-of-way and a design review for signs	Approved by BCC	April 2011
UC-0417-10	Restaurant/bar building (Starbucks and Margarita Bar), deviations to reduce the special setback along Las Vegas Boulevard South, modified landscaping, and waivers for non-standard improvements within the right-of-way	Approved by BCC	November 2010
UC-0230-10	Additions to a previously approved outside dining and drinking patio area in conjunction with a restaurant/bar (Gilley's)	Approved by BCC	July 2010
UC-0128-10	Signage for the resort hotel and Gilley's	Approved by BCC	May 2010

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0559-09	Structures (patio enclosure) within the future right-of-way (Las Vegas Boulevard South) in conjunction with a restaurant and bar (Gilley's)	Approved by BCC	October 2009
UC-0379-09	Gilley's restaurant and bar	Approved by BCC	September 2009
UC-0508-06 (ET-0111-08)	First extension of time for an informational kiosk - until June 6, 2010 to review - expired	Approved by PC	June 2008
UC-0508-06	Allow a kiosk as an information center and for the marketing of timeshare units - 2 years for review - expired	Approved by PC	June 2006
UC-0068-03	Allow a kiosk as an information center and for the marketing of timeshare units - 2 years for review - expired	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Fashion Show Mall
South	Commercial Tourist	H-1	Mirage Resort Hotel
East	Commercial Tourist	H-1	Palazzo & Venetian Resort Hotels
West	Commercial Tourist	H-1	Flaza Vegas hotel/timeshare

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Code allows alternative sign standards to be approved in conjunction with resort hotels if the signs result in the development having a visual character which is compatible with adjacent development. The proposed roof sign is compatible with other signs in the area and is in harmony with the unique nature of signage along Las Vegas Boulevard South, within the Resort Corridor, and for developments in close proximity to the Resort Corridor. Similar waivers have been approved for other developments along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Reviews

This is a request for signage in conjunction with a resort hotel. Similar types of signage have been approved for other resort hotels in the area. Therefore, staff finds that the proposed signs are compatible with other resort hotels in the area, and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant is advised that the proposed signage may be located within a public easement and if that is the case the signs cannot be permitted without modifications to said easement; and that the plans submitted for a building permit for the signage must contain clear and accurate details of the easement in relation to the signage.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: G/H MEDIA, LLC

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

VEHICLE SALES
(TITLE 30)

NELLIS BLVD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0841-CARDENAS, HUGO ZEPEDA:

ZONE CHANGE to reclassify 0.6 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative commercial driveway design.

DESIGN REVIEW for a proposed vehicle (automobile) sales facility.

Generally located on the west side of Nellis Boulevard, 200 feet south of Boulder Highway within Paradise (description on file). CG/pb/ja (For possible action)

RELATED INFORMATION:

APN:
161-20-502-015

WAIVER OF DEVELOPMENT STANDARDS:
Allow alternative commercial driveway design where a commercial driveway per Uniform Standard Drawings is required.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4241 S. Nellis Boulevard
- Site Acreage: 0.6
- Project Type: Vehicle (automobile) sales facility
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 306 (modular office building)
- Parking Required/Provided: 4/5

Site Plan

The subject parcel has shared parking and access with the adjacent parcel to the north where there is an existing check cashing business. The plans depict a proposed modular office building located on the eastern portion of the site. An inventory storage area surrounded by a block wall

is located on the southern portion of the site behind the modular building. There are 29 existing parking spaces (5 customer parking spaces and 24 inventory display spaces) located on the northern portion of the site. The site has access to Nellis Boulevard via 2 existing driveways, 1 on the subject site and the other on the adjacent parcel to the north.

Landscaping

There is an existing 15 foot wide landscape area located along the east property line adjacent to Nellis Boulevard and a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the western property line adjacent to an existing residential development. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 14 foot high, single story modular office building with a flat roof with parapet walls, stucco siding, and storefront windows and doors on the north side of the building.

Floor Plans

The plans depict a 306 square foot office building with a sales area and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the land use plan and the proposed use and design are compatible with the existing development in the area. The existing pan driveway is similar to the driveway on the adjacent parcel to the north and has been in existence for 25 years. The site has 29 existing parking spaces and shares access and parking with the adjacent parcel to the north which has 25 parking spaces where 16 spaces are required. Therefore, the 24 inventory display spaces are extra parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0489-06	Check cashing service in an existing office building	Approved by PC	May 2006
UC-295-89	Medical office building and parking lot	Approved by PC	September 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Check cashing business
South	Residential Suburban (up to 8 du/ac)	R-1 & C-P	Single family residential & office
East	Commercial General	H-1	Shopping center
West	Commercial General	R-1 & H-2	Single family residential & vehicle maintenance

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Winchester/Paradise Land Use Plan that designates this site for Commercial General. The subject parcel and the parcels on the southwestern side of Boulder Highway between Nellis Boulevard and Flamingo Road are zoned a mixture of H-2, C-1, and C-2 and designated as Commercial General in the land use plan. Together these parcels meet the intent of the district which is for sites that are typically greater than 10 acres. The request also conforms to Goal 9 of the Clark County Comprehensive Master Plan by providing for commercial development that is integrated in appropriate locations throughout the community. Therefore, staff can support this request.

Waiver of Development Standards

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

Design Review

The parking spaces exist and the proposed office building and use are compatible with the existing commercial uses in the area. A 10 foot wide landscape area is located along the western property line adjacent to an existing residential development in compliance with Urban Specific Policy 62 of the Clark County Comprehensive Master Plan which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses and Urban Specific Policy 67 that states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials, lighting, signage, adjoining land uses, and densities should be considered and integrated into commercial developments. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to allow the existing pan driveway to remain. The driveway does not meet minimum width and throat depth standards nor does it provide sufficient access for vehicles accessing the site. Pan driveways require vehicles to come to nearly a complete stop prior to accessing the curb cut. This site and the site to the north should work together to combine their driveways into one code compliant curb return driveway.

Staff Recommendation

Approval of the zone change and design review; and denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that if the request to leave the existing driveway as-is, is denied then off-site permits and Nevada Department of Transportation approval will be required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0168-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT: JOSE TRUJILLO
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**