

SHADE CANOPY & SCREEN WALL
(TITLE 30)

SERENE AVE/TOPANZA CANYON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0964-MCCOMBS TRUST & MARVIN, GAYLE ROSE TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) increase wall height for an existing shade structure and block wall in conjunction with single family residences on 0.71 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Serene Avenue and Topanza Canyon Street within Paradise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-310-025; 177-23-310-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side property lines for an accessory structure (shade canopy) to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
2. Reduce the separation between residences to an existing accessory structure (shade canopy) to 1 foot where a minimum of 5 feet is required per Table 30.41-1 (an 83.3% reduction).
3. Permit an existing block wall and gate to be a maximum of 10 feet in height where a maximum height of 6 feet is permitted per Section 30.64.020 (a 66.7% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9328 & 9340 Topanza Canyon Street
- Site Acreage: 0.71
- Number of Lots: 2
- Project Type: Shade structure and block wall
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 736 (shade canopy)

Site Plans

The site consists of 2 existing single family residences that are under the same ownership. Access to the residences is provided by Topanza Canyon Street, which is a private street. The applicant lives in 1 residence and her daughter's family lives in the other. The side yard between the 2 residences has been turned into a courtyard and recreational area for the 2 families, and there is no wall along the common property line of the 2 parcels. The 2 residences are located at the end of Topanza Canyon Street, which is separated from Serene Avenue by a crash gate. A block wall with a gate has been constructed between the 2 residences at the front of the courtyard for privacy and security. A shade canopy was constructed over a portion of the courtyard to make the area more comfortable and enjoyable for the families' use. This shade canopy crosses over the common property line of the parcels, which requires the waiver for the setback reductions to the side property line. The existing support columns for the shade canopy are a minimum of 1 foot from the southern residence and 3.5 feet from the northern residence which requires the separation reduction for the accessory structure.

Landscaping

No changes are proposed or required to existing landscape areas with this request. There are existing trees, shrubs and groundcover located in the front and rear yards of the residences.

Elevations

The existing wall and gate are approximately 10 feet in height. The wall is constructed of concrete block with a stucco finish painted tan to match the existing residences. The opening for the gate is approximately 9.5 feet in width and the gates are decorative metal and brown in color.

The shade canopy is approximately 14 feet in height. The structure has 4 support columns each on the north and south sides of the structure that support wooden beams. A mesh material is attached to the beams to provide the roof for the shade canopy. The shade canopy has an area of approximately 736 square feet.

Applicant's Justification

The applicant indicates that the shade structure and wall have been in place for several years. The courtyard provides an additional recreational area for the families and is used as a children's play area. The 2 residences are located at the end of the private street so there is no traffic past the site. The shade canopy and wall are located between 2 residences that are part of this request and is only visible from the side yard of the corner lot located across the street from the site. This property owner was contacted about the wall and shade canopy and did not express an objection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1486-95	Zone change with use permit to establish a single family residential planned unit development, which included the subject parcels	Approved by BCC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped parcels
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residences
East	Public Facilities	R-E	Private school
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residences

Clark County Public Response Office (CCPRO)

CE18-13835 is a complaint on file with CCPRO for building without permits and is pending this application.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The existing courtyard does provide the families with additional recreational area and staff supports the concept of a shared common usable space between the 2 properties. There have been several requests throughout the County to increase wall heights for added security and privacy. Since the existing wall aligns with the front of the two residences to create a courtyard between the 2 homes, staff does not object to waiver of development standards #3 for the wall and gate. However, the existing shade canopy crosses over an existing property line. This causes concerns for staff for building codes, permits, and public safety. Staff finds there are no unique circumstances or issues with the properties to support the setback or separation reductions. Additionally, staff finds the applicant has not provided a sufficient justification to warrant approval for the setback and separation reductions. Therefore, staff does not support waivers of developments standards #1 & #2.

Staff Recommendation

Approval of waiver of development standards #3; and denial of waivers of development standards #1 & #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:

- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CYNTHIA MCCOMBS

CONTACT: CHRISTOPHER BUSH, REALM OF DESIGN INC., 1188 CENTER POINT DRIVE, HENDERSON, NV 89123

DRAFT

01/23/19 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

TROPICANA AVE/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-18-400253 (UC-0138-12)-TROCAM, LLC:

USE PERMIT FOURTH APPLICATION FOR REVIEW of a massage establishment as a principal use within an existing shopping center on 2.6 acres in a C-2 (General Commercial) Zone in the MUD-2 Overlay District.

Generally located on the north side of Tropicana Avenue and the west side of Cameron Street within Paradise. SS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
162-19-401-013

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 4650 W. Tropicana Avenue
- Site Acreage: 2.6
- Project Type: Massage as a principal use
- Square Feet: 1,800 (lease space)

Site Plans

The original plans depict an existing shopping center with access points along Tropicana Avenue and Cameron Street. The massage establishment occupies an existing suite that has operated as a massage business since 2004 with multiple, separate owners. The suite is located in the building closest to Cameron Street, on the northeast portion of the site, and within the same building that is occupied by an existing tavern.

Landscaping

All parking lot and street landscaping exists and no additional landscaping is proposed with this request.

Floor Plans

The original plans depict a 1,800 square foot suite within a larger building. The suite consists of a lobby, office, 5 massage rooms, reflexology room, showers, restrooms, and steam room.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0138-12 (AR-0166-15):

Current Planning

- Until December 4, 2018 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to the next review.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0138-12 (ET-0114-13):

Current Planning

- Until December 4, 2015 to review as a public hearing.
- Limit hours of operation from 9:00 a.m. to 10:00 p.m.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0138-12 (ET-0127-12):

Current Planning

- Until December 4, 2013 to review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions for UC-0138-12:

Current Planning

- 6 months to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Right-of-way dedication for existing bus stop turn out.

Applicant's Justification

The applicant states that they have had no issues since they have taken over the business and have been in compliance with all applicable laws and codes. There have been no issues with the Las Vegas Metropolitan Police Department, and the applicant is requesting to make this use permit permanent.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0138-12 (AR-0166-15)	Third application for review for the massage establishment	Approved by PC	January 2016
UC-0138-12 (ET-0114-13)	Second extension of time to review for the massage establishment	Approved by PC	January 2014
UC-0138-12 (ET-0127-12)	First extension of time to review for massage establishment	Approved by PC	December 2012
UC-0138-12	Original application for a massage establishment as a principal use	Approved by PC	May 2012
UC-0943-04 (ET-0076-10)	Second extension of time to review a massage establishment – expired	Approved by PC	June 2010
UC-0943-04 (ET-0158-05)	First extension of time to review a massage establishment – expired	Approved by PC	August 2005
UC-0943-04	Massage establishment – expired	Approved by PC	July 2004
ZC-0251-01	Reclassified to C-2 zoning for a shopping center	Approved by BCC	April 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	M-1 & H-1	Convenience store & Orleans Resort Hotel
South	Commercial Tourist	M-1 & H-1	Convenience store & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist	C-2	Bank & home improvement store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. There have been no substantial changes to the subject property or the surrounding area since the original approval of this application. In addition, the Las Vegas Metropolitan Police Department has indicated that no violations have occurred in the previous 2 years; therefore, staff can support an additional 3 years to review to ensure the applicant stays in compliance with County regulations.

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

- Until December 4, 2021 to 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:
PROTEST:

APPLICANT: GREGORY MCGRAW
CONTACT: GREGORY MCGRAW, 2517 STANWOOD AVE, HENDERSON, NV 89074

DRAFT

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0934-CAESARS LINQ, LLC:

DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); 2) increase wall sign area; and 3) increase animated sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) 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, 1,000 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action)

RELATED INFORMATION:

APN:
162-16-312-003; 162-16-411-003; 162-16-411-005; 162-16-412-002

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan for additional wall signs, animated signs, and sign lighting per Section 30.72.
2. Increase overall wall sign area to 236,986 square feet where 236,887 square feet was previously approved and a maximum of 23,780 square feet is permitted per Table 30.72-1 (an 897% increase).
3. Increase overall animated sign area to 40,784 square feet where 40,763 was previously approved and a maximum of 600 square feet is permitted per Table 30.72-1 (a 6,697% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 14
- Project Type: Amended sign plan

Request & Site Plan

The request is to amend an approved comprehensive sign plan for the LINQ Promenade shopping center and the LINQ Hotel, which includes amending wall signs, animated signage, new hanging signs, and sign lighting located at the west and south entrances of the LINQ Hotel. The majority of the signage is for a previously approved restaurant that faces Las Vegas Boulevard South. The previous approval also included a shade structure which will also contain signage.

Landscaping

No changes are proposed or required to the existing landscaping.

Signage

The plans depict the following for the LINQ Hotel and Casino and recently approved Re:Match Bar: 1) four internally illuminated wall signs above the southwest and northwest property entrances of the LINQ Hotel; 2) three wall signs along the west elevation of the recently approved Re:Match Bar; 3) four LED animated wall signs located on the southeast entrance to the hotel property facing the LINQ promenade; 4) two retractable canopy shade hanging signs; and 5) lighting effects (gobo lighting) to be mounted to the permanent shade structures previously approved for the Re:Match Bar.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Pending (sq. ft)**	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	Percent increase	# of existing signs	# of Proposed/pending signs	Total # of signs
Wall*	236,887	78	99	237,064	23,780	897	184	11	195
Freestanding	6,340	0	0	6,340	12,600	n/a	15	0	15
Directional	25	0	0	25	32	n/a	1	0	1
Roof	7,129	0	0	7,129	0	n/a	5	0	5
Hanging	0	0	18	18	32 per tenant	n/a	0	2	2
Projecting	543	42	0	585	32 per tenant	n/a	5	2	7
Overall Total	250,924	120	117	251,161	36,476	n/a	210	15	225

*Four LED wall signs contain animation.

** Pending applications include UC 18-0951.

Applicant's Justification

The applicant indicates that the signs are harmonious, compatible, and consistent with the existing signs at the LINQ Promenade, adjacent resort hotel properties along Las Vegas Boulevard South, and ancillary entertainment and retail venues. Further, the proposed signs and lighting effects will help brand the hotel property and recently approved Re:Match Bar.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
UC-0584-14	Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice	Withdrawn at PC	January 2015
DR-0105-14	Modifications to an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center
South	Commercial Tourist	H-1	Flamingo Resort Hotel & Hilton Grand Vacations

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	The Meridian at Hughes Center multi-family, residential development, hotel, & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

Related Applications

Application Number	Request
UC-18-0951	A use permit for a proposed restaurant with outside dining and drinking and modifications to an approved comprehensive sign package 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**

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Staff finds that the proposed signage is compatible with the existing developments along Las Vegas Boulevard South, 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. Therefore, staff can support the design reviews.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 signage is not permitted on the awnings/shades that are within a County easement.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINQ, LLC

**CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHREC,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106**

DRAFT

TEMPORARY EVENT/TENT
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0917-M G P LESSOR, LLC:

USE PERMITS for the following: 1) allow temporary events longer than 10 days per event; and 2) deviations to development standards per plans on file.

DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanently enclosed building; 3) permit access to accessory uses from the exterior of a resort hotel (Excalibur); and 4) all other deviations per plans on file.

DESIGN REVIEWS for the following: 1) a fabric structure (tent); and 2) accessory structures; in conjunction with an existing resort hotel (Excalibur) on 52.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the southwest corner of Las Vegas Boulevard South and Tropicana Avenue within Paradise. SS/al/ja (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3850 Las Vegas Boulevard South
- Site Acreage: 52
- Project Type: Temporary tent for performances
- Number of Stories: 1
- Building Height (feet): 74
- Square Feet: 16,343
- Parking Required/Provided: 14,187/22,474 (includes Excalibur, Luxor, Mandalay Bay, Delano, and Four Seasons per UC-0574-14)

Request & Site Plan

The request is to set up a tent for a live interactive performance with music and aerial imagery in conjunction with the Excalibur Resort Hotel. The request is to allow the tent on-site for six months, with an additional 4 weeks for setup and take down. At the end of the six month run the

tent will be removed; however, if the show is successful the applicant is requesting the ability to return the following year. Access to the site is provided from Las Vegas Boulevard South, Reno Avenue, and Frank Sinatra Drive. The proposed tent will be located on the southeast corner of the site within an existing surface parking lot. A temporary fence will be placed around the perimeter of the tent site for access control. Accessory structures including HVAC systems and portable restroom will be located around the tent. The tent will be set back a minimum of 51 feet from Reno Avenue and 45 feet from Las Vegas Boulevard South.

Landscaping

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

Elevations

The tent is a fabric structure that is supported by 4 masts that are approximately 74 feet in height. These masts are anchored to the ground by cables.

Floor Plans

The plans indicate the tent has an area of approximately 15,629 square feet. The central portion of the tent is the 5,095 square foot performance area which is the stage area. There is a backstage area along the eastern perimeter of the tent with an area of 3,499 square feet. Along the western portion of the tent is a 3,492 square foot pre-function area, which is the lobby area for the tent. The remainder of the tent is seating area for the audience. The portable restroom has an area of 714 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed temporary use is adjacent to a resort hotel and will provide another unique entertainment opportunity for tourist. Similar uses have been approved for other resort hotels within the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0574-14	Convention center expansion; reduce on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels; and allow surplus parking to be used as off-site parking for other developments within the Resort Corridor	Approved by BCC	August 2014
RS-0918-14	Record of Survey	Processed by staff	June 2014
UC-0747-13	Reduced on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels; and allow surplus parking to be used as off-site parking for other developments within the Resort Corridor – expunged by UC-0574-14	Approved by BCC	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1469-98 (ET-0366-99)	First extension of time for a parking reduction	Approved by PC	October 1999
UC-1469-98	Allowed combined parking for the Excalibur, Luxor, and Mandalay Bay Resort Hotels and established required parking at 19,000 spaces	Approved by PC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Arena/Events Center & New York-New York Resort Hotel
South	Commercial Tourist	H-1	Luxor Resort Hotel
East	Commercial Tourist	H-1	Tropicana Resort Hotel
West	Commercial Tourist	P-F & H-1	Reservoir pumping station, hotel, & motel

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

Staff has no objection to allowing the tent, accessory buildings, and temporary events longer than a maximum of 10 days per event in conjunction with the resort hotel. Similar temporary structures have been approved at other resort hotels (MGM Grand, Rio, Encore, Caesar's Palace, and Silverton) with time limits to review. There has been a trend within the Resort Corridor to provide additional outdoor retail and entertainment areas that cater to tourists and this request is following that trend. Therefore, staff supports these requests. Staff is, however, concerned about the temporary use becoming permanent which would necessitate future land use applications. Staff therefore recommends a 1 year review to evaluate the frequency of events.

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

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

- 1 year to commence and review.
- Applicant is advised that if this use becomes a more permanent use, future land use applications will be required; 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

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Record of survey must be submitted by the applicant by July 1, 2019;
- If identified as necessary by the Record of Survey, right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; 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; that operational permits may be required for this facility; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; to contact the Building Department at (702) 455-3000 regarding a potential occupancy classification, structural, electrical, and challenges; and that any occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- No comment.

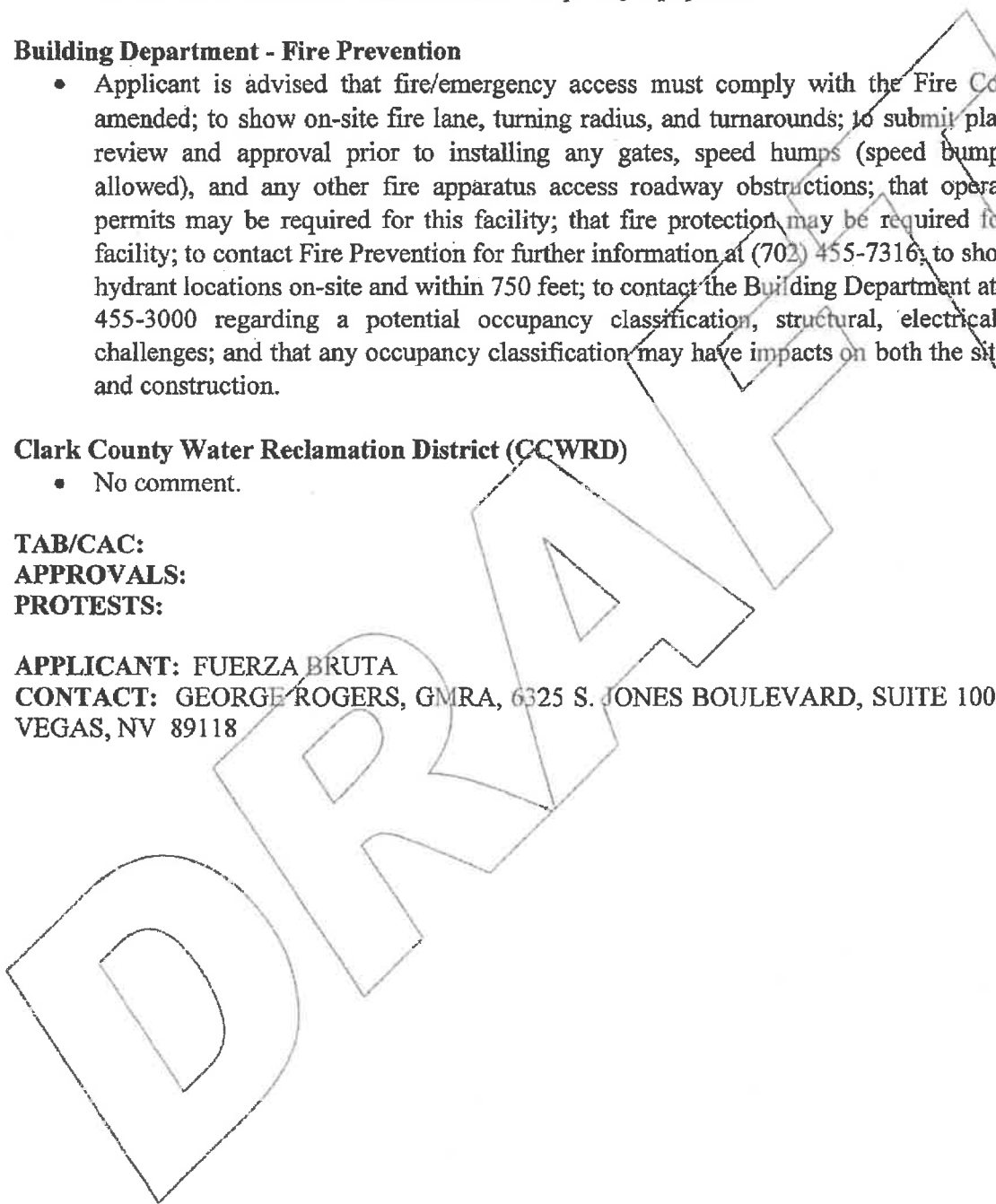
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FUERZA BRUTA

CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



RESTAURANT/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0951-CAESARS LINQ, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow an outside dining and drinking area with on-premises consumption of alcohol to have primary means of access from the exterior of the resort; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) modifications to existing resort hotel (LINQ, LINQ Promenade); 2) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); and 3) increase wall sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) 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, 1,000 feet north of Flamingo Road within Paradise. TS/dg/ja (For possible action).

RELATED INFORMATION:

APN:
162-16-412-002

DEVIATIONS:

1. Allow an outside dining and drinking area with on-premises consumption of alcohol to have primary means of access from the exterior of the resort where access from the interior of the resort is required per Table 30.44-1.
2. Allow all other deviations as shown per plans on file.

DESIGN REVIEWS:

1. Modifications to an existing restaurant (Favorite Restaurant), including outside dining and drinking area, within a resort hotel (LINQ, LINQ Promenade).
2. Modifications to an approved comprehensive sign plan for additional wall signs per Section 30.72.
3. Increase overall wall sign area to 237,064 square feet where 236,887 square feet was previously approved and a maximum of 23,780 square feet is permitted per Table 30.72-1 (an 897% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 14
- Project Type: Outside dining and drinking areas with amended sign plan

Request, Site Plan & History

There are 2 parts to this request. The first request is to amend an approved comprehensive sign package for the LINQ Promenade shopping center and the LINQ Hotel, which includes amending wall signage located on the north side of the LINQ Promenade. The proposed signage includes a wall sign and projecting sign. The wall sign was included as part of a previous approval of ADR-18-900800.

The second request is to remodel an existing restaurant to include a proposed outside dining and patio area that will include permanently attached tables along the southern portion of the pedestrian access path. The existing pedestrian access path will be demarcated through the use of a contrasting color within the patio dining area and will consist of 2 open access areas at the eastern and western entrances along the pedestrian access area to allow for emergency ingress and egress. However, the primary means of access to the outdoor dining area will be along the south side of the restaurant facing the LINQ Promenade.

The exterior remodel with façade enhancements for the restaurant were approved with ADR-18-900800. The scope of the approved ADR included the following: 1) reflective vinyl to the existing storefront; 2) wood columns over a steel frame; 3) canvas awnings and frame with lettering; 4) canopy awnings; 5) suspended radiant heaters and pendant lighting; 6) guard railing; 7) steps to grade with handrails; 8) steel planters with faux plants; and 9) wood paneling over the existing façade.

Landscaping

No changes are proposed or required to the existing landscaping.

Floor Plans

No changes are proposed or required for the floor plans for the existing restaurant. The modifications will result in a new outdoor dining/drinking area with a 30 inch guard railing along the perimeter.

Signage

The following signage is proposed for the existing Favorite Restaurant: 1) one projecting sign; and 2) one wall sign. The projecting sign is proposed with illuminated push through letters and static perimeter lights located over the outdoor dining patio. The perimeter lighting will remain static and will not flash or change color.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Pending (sq. ft)**	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	Percent increase	# of existing signs	# of Proposed/pending signs	Total # of signs
Wall*	236,887	99	78	237,064	23,780	897	184	11	195
Freestanding	6,340	0	0	6,340	12,600	n/a	15	0	15
Directional	25	0	0	25	32	n/a	1	0	1
Roof	7,129	0	0	7,129	0	n/a	5	0	5
Hanging	0	18	0	18	32 per tenant	n/a	0	2	2
Projecting	543	0	42	585	32 per tenant	n/a	5	2	7
Overall Total	250,924	117	120	251,161	36,476	n/a	210	15	225

*Four LED wall signs contain animation.

** Pending applications include DR-18-0934.

Applicant's Justification

The proposed restaurant outdoor dining area will provide a new open space and venue to the LINQ Promenade and resort corridor. The applicant indicates that the signs are harmonious, compatible and consistent with the existing signs at the LINQ Promenade, adjacent resort hotel properties along Las Vegas Boulevard South, and ancillary entertainment and retail venues. The color and design of the signs also complement the architecture of the surrounding buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved Administratively	December 2018
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
UC-0584-14	Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice	Withdrawn at PC	January 2015
DR-0105-14	Modifications to an approved comprehensive sign package.	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center
South	Commercial Tourist	H-1	Flamingo Resort Hotel & Hilton Grand Vacations
East	Commercial Tourist	H-1	The Meridian at Hughes Center multi-family, residential development, hotel, & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

Related Applications

Application Number	Request
DR-18-0934	A design review for modifications to an approved comprehensive sign package is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Deviations, & Design Review #1

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 that the proposed request is compatible with the overall development. The proposed design elements enhance the overall pedestrian experience. The request complies with Urban Specific Policy 93 of the Comprehensive Master Plan which states that all structures on a development site should be of compatible architectural design, style, and color and Urban Specific Policy 18 which encourages pedestrian scale site furnishings along public walkways and open spaces to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways. The design also provides for a clear and safe path of travel for pedestrians within the patio area and outside the fire lane for use in times of an emergency. Staff finds this request also complies with Urban Specific Policy 10 which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns.

Design Reviews #2 & #3

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The signage is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Staff finds that the proposed signage is compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Specific Policy 20 which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the design reviews.

Staff Recommendation

Approval.

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINQ, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHREC,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

01/23/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SERENE AVE/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400248 (ZC-18-0602)-WAGGONER BRUCE & ELIZABETH TRUST:

WAIVER OF CONDITIONS of a zone change requiring all western lots to be a minimum 5,200 square feet in conjunction with a single family residential development on approximately 4.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Tamarus Street and the north side of Serene Avenue within Paradise. SS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-207-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Number of Lots/Units: 28
- Density (du/ac): 5.9
- Minimum/Maximum Lot Size (square feet): 4,370/6,661 (net/gross are the same)
- Project Type: Single family residential development
- Building Height (feet): Up to 26
- Square Feet: 2,433 to 2,988

Site Plans & Project Scope

The approved plans depict a proposed single family residential development consisting of 28 lots on 4.8 acres for a density of 5.9 dwelling units per acre. The lot sizes ranges from 4,370 square feet to 6,661 square feet. All lots have access from an internal street network consisting of 43 foot wide private streets with a 5 foot wide sidewalk on 1 side of the street. The internal street network connects to Tamarus Street, which is a public street. The approved plans also depict that the finished grade of the site will be increased to 3 feet along the northwest corner of the property.

Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk along Serene Avenue and Tamarus Street.

Elevations

The approved plans depict 3 different models with each model having potential elevation variations including covered porches, building pop-outs, etc. All elevations on all plans depict fenestration on windows and doors, and enhanced architectural elements.

Floor Plans

The approved plans depict 3 different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between 2,433 to 2,988 square feet (livable area) with available options.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0602:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- All western lots to be a minimum 5,200 square feet;
- All western lots to have home models with a minimum rear setback of 25 feet.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Serene Avenue, 25 feet to back of curb for Tamarus Street, and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation and dedication of right-of-way 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an existing septic system on this property; to connect to municipal sewer and abandon or remove the septic system in accordance with Section 17 of the SNHD regulations governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly abandoned.

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 #0309-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a waiver of conditions for the previously approved zone change application (ZC-18-0602) that was approved in September 2018 by the Board of County Commissioners. The requested waiver is for the conditions of approval related to "all western lots to be a minimum of 5,200 square feet." The original site plan has been modified so that these conditions have been met for all western lots, except two lots, lots 16 and 17, adjacent to the cul-de-sac. According to the applicant's justification letter these two lots mentioned cannot be made to be over 5,200 square feet without impacting other lots and the overall site plan. The applicant is requesting that this condition be modified to read "all western lots to be a minimum 5,200 square feet with the exception of lots 16 and 17, which are proposed to be 5,182 and 5,083 square feet respectively.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0602	Reclassified 4.8 acres from R-E Zone to R-2 Zone with a design review for a proposed single family residential development and increased finished grade	Approved by BCC	September 2018
TM-18-500142	28 single family residential lots and common lots	Approved by BCC	September 2018
VS-18-0601	Vacated easements 8 feet to 33 feet along all property lines along the northern portion of the parcel and a 5 foot wide right-of-way portion of Tamarus Street and Serene Avenue	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
East	Public Facilities & Commercial Neighborhood	R-E & C-1	Silverado High School, partially constructed off-site parking lot for the high school, & retail center
West	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residence & single family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the applicant accepted the condition of 5,200 square foot lots at the time the Board of County Commissioners approved the original application. In addition, staff finds that the applicant could shift the parcel lines to have all lots at 5,200 square feet. For these reasons, staff does not support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: D.R. HORTON INC.

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

02/05/19 PC AGENDA SHEET

DAY SPA
(TITLE 30)

PARADISE RD/CORPORATE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0894-RREF II CGM ACQUISITIONS, LLC:

USE PERMIT to allow a proposed day spa in conjunction with an existing commercial complex on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-2 Overlay Districts.

Generally located on the east side of Paradise Road, and the 260 feet south of Corporate Drive (alignment) within Paradise. TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-15-401-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road, Suite U
- Site Acreage: 9.4 (portion)
- Number of Units: 1
- Project Type: Day spa
- Number of Stories: 1
- Square Feet: 1,870 (lease space)/33,000 (existing building)
- Parking Required/Provided: 601/622

Site Plan

The site plan depicts a commercial complex with 3 buildings which are accessed from Paradise Road and hosts retail spaces, restaurants, and offices. There are 2 buildings which face Paradise Road and are oriented north and south and a large office building to the east. The proposed day spa establishment is located at the southernmost building, and the lease space faces the rear of the commercial complex.

Landscaping

Mature trees and shrubs are well maintained throughout the complex. Changes to the existing landscaping are not a part of this request.

Elevations

The existing building consists of a red veneer brick finish with neutral colored stucco and with aluminum store front systems and tinted glazing.

Floor Plans

The total lease space has an area of 1,870 square feet. The floor plan depicts a main lobby with a reception desk, 3 massage rooms, aromatherapy room, facial/waxing room, body scrub/body wrap room with a shower area, restroom, and a refreshment area. The total massage area is 430 square feet and is less than 25% of the public floor area of 1,807 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed day spa establishment will offer services such as waxing, facials, body scrubs/wraps, aromatherapy, and massages. The proposed day spa will conduct business during the hours of 8:00 a.m. to 9:00 p.m. Per the applicant, tenant improvements are required for the lease space and no changes will be made to the exterior of the building and there will be no expansion of the existing lease space.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0079	Major training facility	Approved by PC	March 2018
UC-0132-04	Real estate school including business related training and certification	Approved by PC	March 2004
UC-1841-03	Expanded on-premises consumption of alcohol and design review to allow standing seam metal roofs and partially enclose an existing outside dining/drinking patio with a proposed restaurant	Approved by PC	January 2004
UC-1454-01	On-premises consumption of alcohol within a restaurant	Approved by PC	December 2001
UC-0130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Shopping center & hotel
South	Commercial Tourist	H-1	Hotel
East	Commercial Tourist	H-1	Multi-family residential & single family residential
West	Commercial Tourist	H-1	Restaurant & 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 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. Title 30 allows massage as an accessory use when the area used for massage does not exceed a maximum of 25% of the public floor area. The proposed massage area is 23.8% of the public floor area. Staff finds that the proposed day spa is a compatible use within the existing commercial complex. The request complies with Land Use Goal 1 of the Comprehensive Master Plan which promotes economic viability and employment opportunities that are compatible with adjacent land uses. However, staff recommends a review period to ensure that no issues arise during the operation of business. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review.
- Applicant is advised that hours of operation for massage are limited to 8:00 a.m. to 9:00 p.m. per Title 30; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

Building Department - Fire Prevention

- 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: RREF II CGM ACQUISITIONS, LLC

CONTACT: HAILEY SHINTON, ACG DESIGN, 4310 CAMERON ST, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT

02/05/19 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

PATRICK LN/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0969-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT for a major training facility (volleyball) within an existing office/warehouse complex on a portion of 14.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/gc/ja (For possible action)

RELATED INFORMATION:

APN:

162-36-310-015 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6171 McLeod Drive, Suite H
- Site Acreage: 14.2 (portion)
- Project Type: Major training facility (volleyball)
- Number of Stories: 1
- Square Feet: 4,536 (lease area)
- Parking Required/Provided: 620/497 (approved per UC-0572-11)

History

A major training facility (volleyball) was previously approved at the same location per UC-0443-15 in August 2015. The applicant obtained a state license and has been operating at this location since then. However, the applicant never obtained a County business license so the use was never considered commenced; therefore, UC-0443-15 expired. The applicant is now attempting to re-establish the use permit with this application.

Site Plans

The plans depict a lease space within an existing office/warehouse complex that is being used as a major training facility for volleyball. The office/warehouse complex consists of 5 buildings. The lease space is located in Suite H in Building 4 located on the southern portion of the site.

within the M-1 zoned portion of the property. There are 7 access points to the complex from the surrounding streets (Patrick Lane, McLeod Drive, & Harrison Drive). There will be no changes to the existing buildings, drive aisles, or parking spaces.

Landscaping

No changes are proposed or required to the existing landscaping. Mature trees exist along the street frontages and parking lot areas.

Elevations

The photos depict a 1 story, office/warehouse building constructed of concrete tilt-up panels with parapet walls.

Floor Plans

The plans show a 4,536 square foot lease area consisting of offices, restrooms, and an exercise area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the facility will be used to train teams in the fundamentals of volleyball. Teams of 10 players will meet from 1 to 2 hours for training. The hours of operation will be 4:00 p.m. to 9:00 p.m. for youth training and 9:00 p.m. to 12:00 a.m. for adults Monday through Friday. The applicant indicates that locations for individual team training are scarce and outdoor training can be negatively impacted by weather conditions. Approval of this request will help eliminate these limitations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0443-15	Major training facility (volleyball) – expired	Approved by PC	August 2015
UC-0572-11	Place of worship within an existing office/warehouse complex that included a waiver to reduce parking	Approved by PC	January 2012
UC-1556-05	Recreational facility (The Dugout), retail as a principal use, and equipment rental within an existing warehouse - expired	Approved by PC	December 2005
ZC-1509-96	Reclassified the northern portion of the subject site from C-2 to M-D zoning	Approved by BCC	October 1996
DR-0233-96	Office and office/warehouse complex	Approved by PC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	M-D	Office/warehouse
South	Industrial	M-1	Office/warehouse
East	Business and Design/Research Park	M-D & R-E	Office/warehouse & undeveloped
West	Industrial	M-D & M-1	Office/warehouse

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 that the proposed use will not adversely impact the surrounding properties. The major training facility has been operating at the subject location for a number of years without any complaints filed with the Clark County Public Response Office. The request complies with Land Use Goal 1 of the Comprehensive Master Plan which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities that are compatible with adjacent uses. Furthermore, the requested use places no additional demands on the site in terms of required parking, landscaping, services, or infrastructure. Therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) and the AE-60 (60 - 65 DNL) noise contours 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: JAYFERSON MATEO
CONTACT: JAYFERSON MATEO, 9323 VITAL CREST STREET, LAS VEGAS, NV
89123**

SUPPER CLUB
(TITLE 30)

DECATUR BLVD/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0975-MEZ DESERT PROPERTIES, LLC:

USE PERMIT to reduce the separation between a proposed supper club and an existing multiple family residential development in conjunction with an existing shopping center on 3.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 550 feet north of Twain Avenue within Paradise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-18-201-012

USE PERMIT:

Reduce the separation between a proposed supper club and an existing multiple family residential development to 190 feet where 200 feet is required per Table 30.44-1 (a 5% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3650 S. Decatur Boulevard
- Site Acreage: 3.9
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 2,671 (lease space)/48,300 (existing shopping center)
- Parking Required/Provided: 198/266

Site Plan

The site plan depicts an "L" shaped retail building constructed along the north and east property lines, and an additional pad site (Green Valley Grocery) constructed on the southwest corner of the site. The retail building has a total area of 48,300 square feet. Access to the site is provided by 4 driveways along Decatur Boulevard and 2 driveways along Twain Avenue. Parking is located on the west half of the site and along the north and east property lines.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict an existing 1 story retail building with exterior finishes which include red brick veneer and black aluminum store front systems. The parapet extends over the lease space entrances creating a covered pedestrian walkway.

Floor Plans

The floor plans depict a dining area, bar area, VIP room, patio, kitchen, restrooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, approval of a supper club would allow the restaurant to expand services to their customers. The applicant states that the proposed supper club is a compatible use within the shopping center. The hours of operation are from 5:00 p.m. to 5:00 a.m. seven days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-0129 (UC-0390-17)	First application for review for a retail marijuana store – time limit removed	Approved by BCC	July 2018
UC-0434-17	Tavern	Withdrawn by applicant	July 2017
UC-0390-17	Retail marijuana establishment	Approved by BCC	June 2017
ADR-0428-16	Water vending structure to replace an existing water kiosk	Approved Administratively	June 2016
UC-0516-15	Medical marijuana dispensary	Approved by BCC	September 2015
UC-0363-14	Medical marijuana dispensary	Denied by BCC	December 2014
UC-1119-07	Reduced separation for an addition to an existing communication tower	Approved by PC	Number 2007
UC-1669-06	Major training facility for a cosmetology school	Approved by PC	January 2007
ET-0257-05 (UC-1714-04)	Massage establishment for review until November 2010 – expired	Approved by PC	December 2005
UC-1714-04	Massage establishment within a lease space	Approved by PC	November 2004
VC-0425-99	Off-premises advertising sign (billboard)	Denied by PC	June 1999
VC-1544-97	Check cashing facility	Approved by PC	May 1996

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1648-96	Vocational school for travel and tourism	Approved by PC	November 1996
UC-2080-95	Dry cleaning business	Approved by PC	January 1996
VC-0688-86	Reduced setback to construct the Green Valley Grocery pad site	Approved by BCC	February 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Residential High (8 to 18 du/ac)	R-T	Manufactured home park
East	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple-family residential development
West	Residential High & Office Professional	R-3 & C-1	Condominiums & shopping center

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 lease space is located at the westernmost portion of the retail building, and is adjacent to Decatur Boulevard. Three occupied tenant spaces and an existing block wall east of the applicant's suite serves as a buffer to the multiple family residential family development located to the east. Staff finds that the applicant's request is not an uncharacteristic use within the shopping center since there are existing restaurants and a service bar with no reported problems within the same complex. Staff is in support of this application.

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 approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

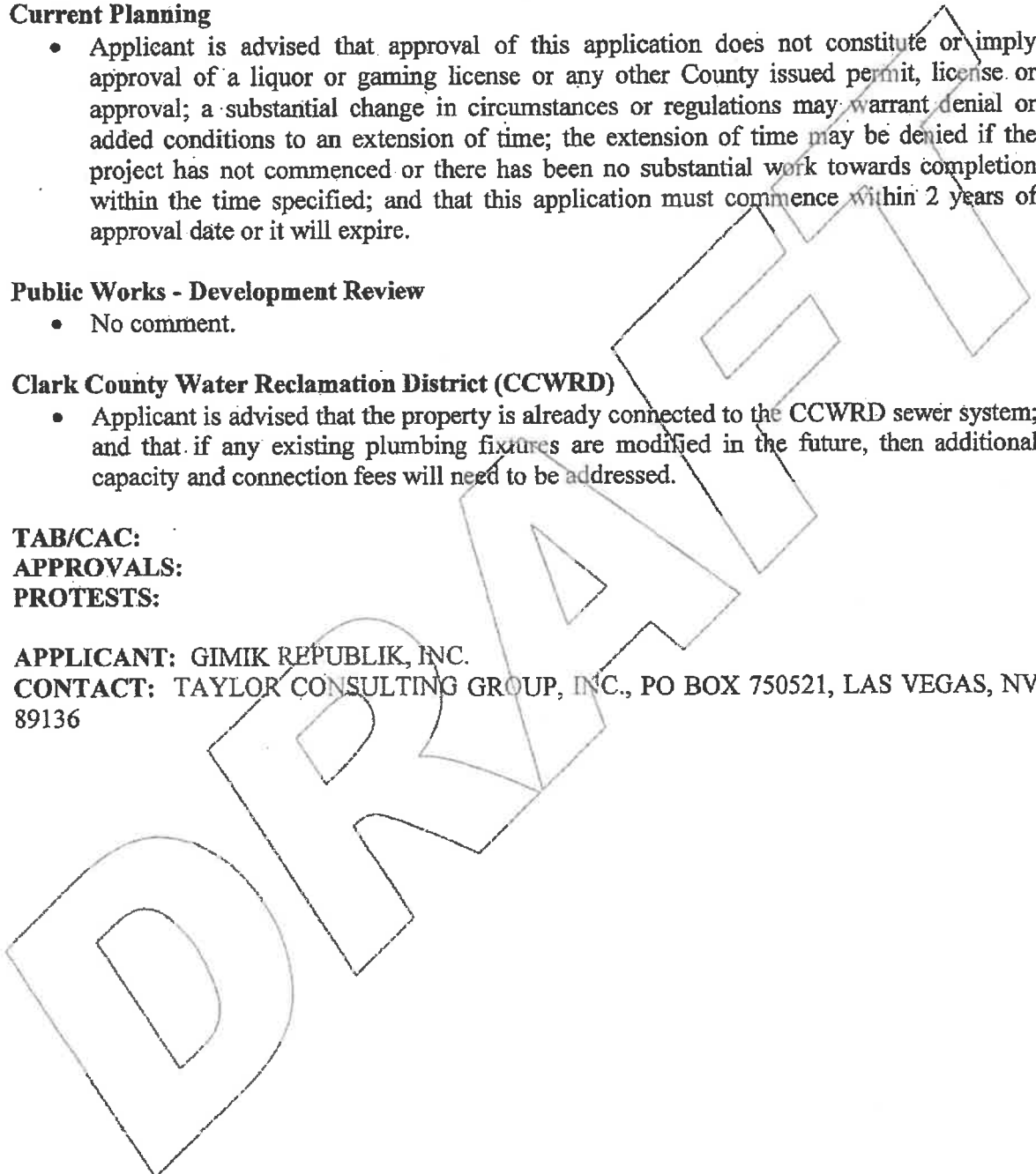
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GIMIK REPUBLIK, INC.

CONTACT: TAYLOR CONSULTING GROUP, INC., PO BOX 750521, LAS VEGAS, NV
89136



02/05/19 PC AGENDA SHEET

ON-PREMISES CONSUMPTION
OF ALCOHOL
(TITLE 30)

HOWARD HUGHES PKWY/CORPORATE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0987-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMITS for the following: 1) allow on-premises consumption of alcohol; and 2) reduce the separation for a proposed outside drinking area (patio for a private clubhouse) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for on-premises consumption of alcohol (private clubhouse) to a residential use.

DESIGN REVIEW for a tenant seating lounge and private clubhouse, as well as an expansion to the existing outdoor patio for the Hughes Center on 5.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Howard Hughes Parkway and the north side of Corporate Drive within Paradise. TS/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-712-007

USE PERMITS:

1. Allow on-premises consumption of alcohol in an H-1 zone.
2. Reduce the separation from an outside drinking area (patio for a private clubhouse) to a residential use to 45 feet where 200 feet is the standard per Table 30.44-1 (a 78% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation for on-premises consumption of alcohol (private clubhouse) to a residential use to 45 feet where 200 feet is the standard per Table 30.44-1 (a 78% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3800 Howard Hughes Parkway
- Site Acreage: 5.2

- Project Type: On-premises consumption of alcohol and outside drinking establishment (patio area)
- Square Feet: 4,200 (interior tenant improvement)/8,224 (outside patio area)

Site Plans

The proposed private clubhouse and outside patio are located on the ground level of the Wells Fargo bank building located within the Hughes Center complex. The center contains office, retail, restaurant, and condominium uses. The subject building shares parking and access with the remaining commercial center. The proposed project will renovate an existing 4,200 square foot interior office space to a new tenant seating lounge and private clubhouse, as well as an expansion to the existing outdoor patio directly outside of the interior remodel. Reduced separations are needed for the proposed uses from a recently approved multi-family project to the north. Proposed wrought iron fencing, seat walls, and landscape planters will fully enclose the outside dining area from the existing streetscape and sidewalks of the commercial center. The primary access to the outside patio will be from inside the existing building.

Landscaping

Other than the new patio area, all existing landscaping on-site will basically remain unchanged. Additional landscaping and a continuous low wall and planter area that separates the outside patio from the streetscape will be added. The plant material for this buffer consists of small trees, shrubs, and groundcover.

Elevations

The private clubhouse and outside patio is at the ground level of an 18 story bank building. The plans also depict various sized cabanas and shade structures located throughout the outside patio. The structures range in height from 10 feet to 19 feet and consist of metal framing, wooden slates, and fabric canopies.

Floor Plans

The plans depict a 4,200 square foot interior lease space that will consist of sitting areas, self-serve bar and coffee area, flex recreational space, meeting/conference room, storage, and restrooms. The plans also show an approximate 8,224 square foot outside drinking establishment/area with seating and tables, fire pits, and recreational amenities such as a pool and chess tables.

Applicant's Justification

The applicant indicates the private clubhouse will only cater to the tenants of the Hughes Center campus via key card access which will allow them the use of meeting rooms with AV connectivity, casual lounge seating in a modern interior design. The clubhouse will also offer a self-serve bar and self-serve coffee area that will be provided complimentary for the campus tenants. The exterior is an extension to the interior improvements which will have modern canopies that will shelter more communal tables and lounge seating. This collaborative work/play environment will also include an outdoor pool table, chess and corn-hole games. Furthermore, additional trees and low level planting will not only shelter the outdoor space from the streetscape, but also buffer this use from the future condominium development to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0136-99	Multi-story office building and parking structure	Approved by PC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	368 unit multi-family development within the Hughes Center
South & West	Commercial Tourist	H-1	Office, restaurant & retail uses within the Hughes Center
East	Commercial Tourist	H-1	Parking garage for this property

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.

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.

Use Permits & Waiver of Development Standards

Staff finds that the private clubhouse and outside patio will be an additional amenity for the tenants in the Hughes Center and similar types of uses have been approved at different locations in the past. While staff is typically concerned with the 78% reduction in separation, the complex has always been contemplated as an office/commercial development. The proposed landscape planters and walls along the north side of the outside patio will mitigate the impact of this use from the future residents to the north. Therefore, staff can support the use permits and waiver of development standards.

Design Review

The projects design is consistent with the existing development within the complex in terms of style, open space, and landscape areas. Furthermore, Urban Land Use Policy 27 encourages the localized areas of Commercial Tourist development to be the prime activity centers in the planning area and where entertainment uses, general business, professional and public offices, and commercial uses are located. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a business license or any other County issued permit, license, or approval; 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.

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: BRE/HC LAS VEGAS PROPERTY HOLDINGS, LLC

CONTACT: BRIAN GABRIEL, 3770 HOWARD HUGHES PKWY, LAS VEGAS, NV 89169

02/05/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

PALM ST/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0989-COLLETTI, RICHARD A:

USE PERMIT allow an accessory building to exceed one half the footprint of the principal dwelling on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Quail Avenue, 150 feet west of Palm Street within Paradise. JG/rk/ja (For possible action)

RELATED INFORMATION:

APN:

161-32-101-024

USE PERMIT:

Increase the area of a proposed accessory building (detached garage) to 1,200 square feet where an accessory building with a maximum area of 987 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 22% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5787 Palm Street
- Site Acreage: 0.5
- Project Type: Accessory structure (detached garage)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,200

Site Plans

The proposed detached garage is located near the northwest corner of the subject site. The detached garage will be set back 10 feet from the north property line and 10 feet from the west property line. The existing single family residence is located near the center of the property, southeast of the proposed detached garage. Also shown on the plans is a storage shed, tree house, and pool in the rear yard of the property. An existing 6 foot high block wall encloses the

sides and rear yard. Access to the proposed detached garage will be from a 20 foot wide double gate located near the north side of the residence. The detached garage meets all setback and separation requirements.

Landscaping

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

Elevations

The plans depict a 1 story, 22 foot high, detached garage constructed of stucco siding and a concrete tile roof. The siding, color and roof material will match the existing residence. The overhead roll-up door for vehicle access is located on the east elevation of the accessory structure.

Floor Plans

The plans show a 1,200 square foot proposed accessory structure which will be used for vehicle storage.

Applicant's Justification

The applicant states that the detached garage is needed to store collectable vehicles. The proposed materials and colors will match the existing residence. The applicant has provided signatures in support from neighbors to the north, east, and west. Furthermore, all debris in the yard will be or has already been removed. There is also a shipping container in the same location where the detached garage will be constructed. According to the applicant, this structure will be removed once construction starts on the detached garage.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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

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 reviews use permit requests to ensure compatibility with existing and planned development in the area. The proposed accessory structure will be compatible and consistent with the existing principal structure. The design of the detached garage incorporates proper building placement on the site with required setbacks. Staff finds the proposed building to be in scale with the size of the property. The request complies with Urban Specific Policy 10 of the Comprehensive Master

Plan which encourages site designs to be compatible with adjacent land uses. Additionally, the applicant has provided signatures of support from the adjacent neighbors to the north, east, and west. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Removal of any remaining debris in the yard, including the shipping container, once construction starts on the detached garage.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: BONNIE JARAMILLO

CONTACT: BONNIE JARAMILLO, 5787 PALM STREET, LAS VEGAS, NV 89120

02/05/19 PC AGENDA SHEET

EASEMENT
(TITLE 30)

FLAMINGO RD/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0978-ACCESSIBLE SPACE, INC.:

VACATE AND ABANDON easement of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Spencer Street and Bruce Street within Paradise (description on file). TS/sv/ja (For possible action)

RELATED INFORMATION:

APN:
162-23-511-004

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The plans submitted show the vacation and abandonment of a driveway easement along Spencer Street. The applicant is requesting to vacate the existing driveway easement measuring approximately 15 feet wide and 46 feet long. The applicant states that the driveway easement is being vacated to better accommodate on-site parking needs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0542	Congregate care facility and outpatient clinic with a waiver of development standards to allow alternative landscaping	Approved by PC	September 2018
ZC-0670-05 (ET-0182-08)	First extension of time a on zone change to U-V zoning and a, use permit to increase the height of the building, with a design review of mixed-use project-expired	Approved by BCC	August 2008
ZC- 0670-05	Reclassified 2.4 acres from C-2 zone to U-V zone for a mixed-use development with a use permit to increase height of building height - expired	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial building
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family residential
East	Commercial General	C-2	Parking lot
West	Commercial General	C-1	Commercial buildings

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The easement being vacated is for a driveway that is required to be closed and replaced with full off-site improvements, as required by UC-18-0542. This vacation request is in compliance with the conditions of approval; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IMPULSE CIVIL ENGINEERING, LLC

CONTACT: IMPULSE CIVIL ENGINEERING, LLC, 7485 W. AZURE DR, STE 206, LAS VEGAS, NV 89130

DRAFT

02/05/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SOBB AVE/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0980-DRN INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue and Patrick Lane, and between Hinson Street and Union Pacific Railroad right-of-way within Paradise (description on file). SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:

162-31-701-013

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the northern, eastern, and western boundaries of the site and 3 foot wide patent easements located along the southern boundary. The applicant indicates that the easements are no longer needed and approval of this application will allow development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0594-07	Eliminated parking lot landscaping in conjunction with an office/warehouse building - expired	Approved by PC	July 2007
ZC-0964-05	Reclassified the property from R-E to M-1 zoning, and included the design of an office/warehouse building	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-E	Undeveloped
South, East, & West	Industrial	M-1	Office/warehouse facilities

Related Applications

Application Number	Request
WS-18-1009	A waiver of development standards to eliminate interior parking lot trees with a design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GERALD SHURLEY

CONTACT: GERALD SHURLEY, PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA
DRIVE, SUITE 450, LAS VEGAS, NV 89135

DRAFT

02/05/19 PC AGENDA SHEET

SETBACK
(TITLE 30)

FAIRFAX AVE/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0988-ZACARIAS, YOLANDA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback of an accessory structure in conjunction with an existing single family residence on 0.14 acres in an R-1 (Single-Family Residential) Zone.

Generally located on the northwest side of Fairfax Avenue, approximately 428 feet north of Hacienda Avenue within Paradise. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:
161-29-611-021

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback of an accessory structure (playhouse/storage) to 3 feet where 5 feet is required per Table 30.40-2 (a 40% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE, RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4702 Fairfax Avenue
- Site Acreage: 0.14
- Project Type: Setback for accessory structure (playhouse/storage)
- Number of Stories: 2
- Building Height (feet): 14
- Square Feet: 203 (playhouse/storage)/ 2,046 (existing residence)

Site Plan

The site plan depicts an existing single family residence located on the northwest side of Fairfax Avenue. The existing residence has a total area of 2,046 square feet. The applicant constructed a wooden accessory structure for storage and added a second story playhouse. The accessory structure meets the interior side setbacks, and the separation requirement from the existing residence. The accessory structure was constructed 3 feet from the rear property line, and does not meet Title 30 standards.

Landscaping

Landscaping is not a part of this request.

Elevations

Per the elevation plans, the storage portion of the accessory structure is on the first floor and the playhouse was constructed on the second floor. Access to the playhouse is via a ladder that connects to a platform which leads to the entryway. The first floor storage area has a door on the west side for entry, and a wider set of doors on the east side to properly secure and organize larger items. The overall height and width of the accessory structure is 14 feet.

Floor Plans

The total area for the storage portion of the accessory structure is 140 square feet, and the playhouse is 63 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the accessory structure was designed to accommodate storage for the applicant and a playhouse for their children. The applicant deemed that it was safer to build a play house instead of a tree house. Lastly, the applicant is proposing to install exterior finishes to the accessory structure to ensure that it is architecturally compatible to the principal residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Residential Suburban	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE18-17128 is an active zoning violation for this site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Setbacks are established to help preserve the appeal and the integrity of a neighborhood as well as moderate adverse visual impacts. The request to reduce the accessory structure setback does not comply with the Comprehensive Master Plan Urban Specific Policy 39 which encourages appropriate buffers and setbacks with single family residential developments; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Windows for the playhouse shall be opaque;
- Playhouse must be painted to match the principal residence.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YOLANDA ZACARIAS

CONTACT: YOLANDA ZACARIAS, 4702 FAIRFAX AVENUE, LAS VEGAS, NV 89120

02/05/19 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

SOBB AVE/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1009-DRN INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive landscaping requirements.

DESIGN REVIEW for a proposed office/warehouse facility on 1.1 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Sobb Avenue, 650 feet west of Hinson Street within Paradise. SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:

162-31-701-013

WAIVER OF DEVELOPMENT STANDARDS:

Waive parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Office/warehouse facility
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 23,400
- Parking Required/Provided: 36/36

Site Plans

The plans depict an office/warehouse building located on the western portion of the site with parking spaces located to the north and east of the building. The northern portion of the site including 20 required parking spaces is gated and surrounded by an 8 foot high wall. The site has access to Sobb Avenue via a driveway located on the eastern portion of the site.

Landscaping

A 15 foot wide landscape area is located along an attached sidewalk adjacent to Sobb Avenue. Interior parking lot trees are distributed throughout the parking area located on the southeastern portion of the site in accordance with Figure 30.64-14. There are no interior parking lot trees in the parking area located on the northern portion of the site.

Elevations

The plans depict a 2 story, 35 foot high building with a flat roof, and parapet walls and concrete tilt-up panels. Metal roll-up doors, storefront window and door treatments are located on the east side of the building. Decorative trim, panels, and a canopy are located on the east and south sides of the building.

Floor Plans

The plans depict a 23,400 square foot building divided into 3 lease areas. Each lease area has office and warehouse space on the first floor with an option for a second floor office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the office/warehouse building complies with Code and will be compatible with the development in the area. The waiver of development standards to eliminate some of the interior parking lot trees is appropriate because the parking area where the waiver is requested will be located behind a decorative CMU wall and will not be visible from the public right-of-way. A concrete company will operate out of the northern portion of the building and the required trees would interfere with the operation of the business and the heavy equipment. Furthermore, a 20 foot sewer easement is located along the northern property line and trees cannot be planted there.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0594-07	Eliminated parking lot landscaping in conjunction with an office/warehouse building - expired	Approved by PC	July 2007
ZC-0964-05	Reclassified the property from R-E to M-1 zoning, and included the design of an office/warehouse building	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-E	Undeveloped
South, East, & West	Industrial	M-1	Office/warehouse facilities

Related Applications

Application Number	Request
VS-18-0980	A vacation of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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.

Per Section 30.64, the purpose of providing landscaping is to improve air quality and the visual image of the property and community. Landscaping helps with the reduction of dust, noise, glare, and heat. Landscape areas also assist with wind control and minimize water runoff. Paving this area and not providing landscape areas within the parking lot will create a large heat island on the property. Staff can support alternative landscaping designs for parking lots; however, staff does not support the total elimination of all on-site landscaping within parking areas. Although the 20 foot wide sewer easement along the northern property line prevents landscaping from being planted along the north property line, staff finds there is sufficient room on the site to add parking spaces along the northern property line and provide a minimum of 3 trees along the eastern property line that would not interfere with the operation of the business and the heavy equipment. Therefore, staff does not support this request as submitted. Staff can support the request with a condition of approval requiring a minimum of 3 trees along the eastern property line.

Design Review

The proposed use and design of the project are similar to the existing development in the area and conforms to Urban Specific Policy 101 which states that industrial developments should complement abutting uses. The submitted site plan depicts an effective layout of the building, parking areas, and circulation in compliance with Title 30; therefore, staff can support this request.

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.

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

- Plant a minimum of 3 trees along the eastern property line;
- 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.

Public Works - Development Review

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

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;

- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0730-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

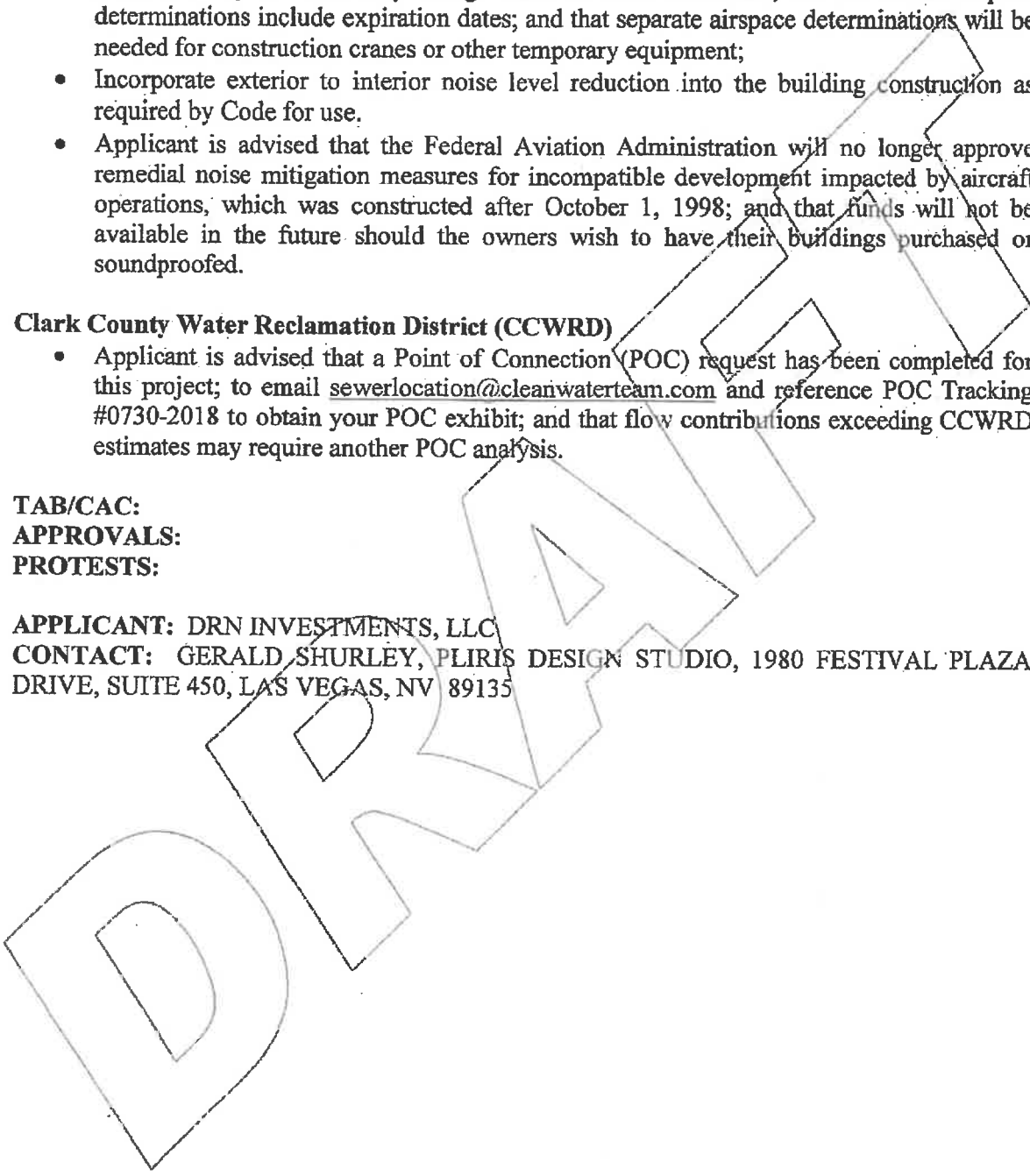
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DRN INVESTMENTS, LLC

CONTACT: GERALD SHURLEY, PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



**INCREASE HOUSEHOLD PETS &
ACCESSORY STRUCTURES
(TITLE 30)**

SUNFLOWER AVE/PALM ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-1008-GOULD, LETTICIA P.:

USE PERMITS for the following: 1) allow additional household pets (dogs); 2) allow existing accessory structures to exceed one-half the footprint of the existing residence; and 3) increase the cumulative area of all accessory structures to exceed the footprint of the existing residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce accessory structure setbacks; 2) reduce accessory structure separation; 3) increase wall height; and 4) allow a solid block wall in the front yard in conjunction with an existing single family residence on approximately 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Sunflower Avenue and the east side of Palm Street within Paradise. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:

161-29-111-008

USE PERMITS:

1. Increase the number of household pets (dogs) to a maximum of 20 dogs where 11 dogs are allowed per Table 30.44-1 (an 82% increase).
2.
 - a. Allow an accessory structure (castle house) with a total area of 2,025 square feet to exceed one-half the footprint of the existing residence (735 square feet) per Table 30.44-1 (a 175% increase).
 - b. Allow an accessory structure (storage building) with a total area of 864 square feet to exceed one-half the footprint of the existing residence (735 square feet) per Table 30.44-1 (an 18% increase).
3. Increase the cumulative area of all accessory structures (6,187 square feet) to exceed the footprint of the existing residence (1,470 square feet) per Table 30.44-1 (a 321% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side setback for accessory structures (gazebo and greenhouse) to zero feet where a minimum of 10 feet is required per Chapter 30.44-1 (a 100% decrease).

- b. Reduce the setback to a right-of-way for accessory structures (gazebo and green house) to zero feet where a minimum of 10 feet is required per Section 30.56.040 (a 100% decrease).
 - c. Reduce the interior side setback for accessory structures (metal awning and wooden gazebo) to 3 feet where 5 feet is required per Table 30.44-1 (a 40% decrease).
 - d. Reduce the rear setback for an accessory structure (gazebo) to 3 feet where 5 feet is required per Table 30.44-1 (a 40% decrease).
2. Reduce the separation between accessory structures (dog shade area and kennels) to 3 inches where 6 feet is required per Table 30.44-1 (a 96% decrease).
 3. Increase the wall height to 7 feet where 6 feet is allowed per Section 30.64.020 (a 17% increase).
 4. Allow a 7 foot high solid block wall in the front yard where a 5 foot high decorative fence is allowed per Table 30.64-1.

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4444 Sunflower Avenue
- Site Acreage: 1
- Project Type: Increase number of household pets to 20 dogs in conjunction with existing accessory structures and existing residence
- Number of Stories: 1
- Maximum Structure Height (feet): 15 (castle house)
- Square Feet: 30 (gazebo)/300 (wooden gazebo)/2,025 (castle house)/460 (laundry room)/552 (wooden awning)/400 (green house)/338 (metal awning)/338 (metal awning #2)/480 (dog shade area)/400 (dog kennels)/1,470 (existing residence)

Site Plan

The site plan depicts an "L" shaped lot with an existing single family residence which faces Sunflower Avenue. The west half of the property is adjacent to Palm Street and the east half is adjacent to Philmar Avenue. Accessory structures are located throughout the side and rear yard. The existing dog kennels and dog shade area are located behind the existing residence. The south property line (adjacent to Sunflower Avenue) has an existing 5 foot high wrought iron fence and from the southwest corner of the site, a 7 foot high brick wall is located along the west, north, and east property lines. Access to the residence is from Sunflower Avenue.

Landscaping

Mature landscaping (trees and shrubs) are found throughout the applicant's property. No landscaping is proposed or required with this request.

Elevations

Per the submitted photos, the accessory structures are architecturally compatible to the existing residence. The accessory structures are constructed of wood, brick, and wrought-iron. The photos depict that the colors of the accessory structures vary from different hues of brown, tan, and green.

Floor Plans

The applicant is proposing to stack kennels within a shaded area behind the existing residence. The stacked kennels are 9 square feet each, and have a total height of 8 feet when stacked on top of one another. The applicant is proposing to have a total of 20 kennels. Directly west of the kennels is a dog shade area that is 480 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to increase their personal amount of dogs on their property. They would like to train their dogs so the dogs can later assist service men and women who need an emotional support companion. Per the applicant, the dogs would be trained to point out when seizures would occur and to provide support to the owners who have panic attacks. The applicant is proposing to train the dogs for up to 2 years and will not breed any of the dogs.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0360-17	Reclassified the surrounding area to RNP-I to establish the Residential Neighborhood Preservation Overlay District	Approved by BCC	June 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation	R-E	Single family residential
West	Residential Suburban	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Permit #1

Staff determines that Title 30 allows the applicant to own 11 dogs due to the size of their property. Per code, 2 additional dogs are allowed for every 10,000 square feet, and the applicant's property has a total area of 43,000 square feet. The applicant has ample room and proper amenities to house 11 dogs, and staff recommends the increase to be at a maximum of 15 dogs. Although the applicant submitted a signed petition of approval from their neighbors, staff finds that 20 dogs is an excessive amount; therefore, staff cannot support this request.

Use Permits #2 & #3

Staff finds that the existing accessory structures on-site are architecturally compatible to the existing residence. The design features for the accessory structures are harmonious in color, construction material, and exterior finish. Staff is in support of these requests.

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. Setbacks and separations help preserve the appeal and integrity of a neighborhood as well as moderate any adverse visual impacts. However, the existing 7 foot tall block wall and the mature landscaping surrounding the property help mitigate the visual impact of the accessory structures. Since staff is in support of use permit #2 and #3, staff can support these waivers of development standards.

Staff Recommendation

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

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:

- 1 year to complete and review as a public hearing;
- Maximum of 15 dogs.
- Applicant is advised that legalizing the boundary of the parcel must be completed prior to building permit issuance and approval of this application does not constitute or imply approval of a building permit and that applicant must comply with all building code requirements; 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

- Right-of-way dedication to include 5 feet for Palm Street as necessary to accommodate an overall 60 foot wide right-of-way.
- Applicant is advised that decorative items and landscaping must be removed from the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LETTICIA GOULD

CONTACT: ROBERT BATEMON, 4444 SUNFLOWER AVENUE, LAS VEGAS, NV 89120

DRAFT

02/06/19 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

DESERT INN RD/WARNOCK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-18-400269 (ZC-0604-02)-PEGASUS NIJI TRUST:

WAIVERS OF CONDITIONS of a zone change for the following: 1) no resolution of intent and staff preparing an ordinance to adopt the zoning per plans dated 11/06/02; 2) detailed traffic study reducing driveway and curb cuts to a minimum and analysis of on-site circulation; 3) design review as a public hearing before the Planning Commission once the traffic study is completed; 4) record a reciprocal, perpetual cross access, ingress/egress, and parking agreements; 5) construction of a bus passenger loading/shelter area on Desert Inn Road with Regional Transportation Commission approval; and 6) all applicable standard conditions for this application type in conjunction with a proposed office building on 0.13 acres in a CRT (Commercial Residential Transitional District) Zone.

Generally located on the south side of Desert Inn Road, 620 feet east of Warnock Road within Paradise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
162-18-111-011

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4545 W. Desert Inn Road
- Site Acreage: 0.13
- Project Type: Office building
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,080
- Parking Required/Provided: 5/5

History & Site Plans

A previously approved zone change (ZC-0604-02) reclassified 17 parcels to be converted into office uses. Thirteen existing single family residences were included with the previously approved plans related to ZC-0604-02. The previously approved plans depict 5 feet of

landscaping along Desert Inn Road, and a 6 foot landscape buffer along the rear property lines. The site plan also depicts cross-access between each parcel and parking stalls would be integrated throughout the parcels. The intent of this application is to gain consent of the overall site redesign.

Per the site plan, the existing building has a total area of 1,080 square feet. The building fronts Desert Inn Road and a 13 foot, 6 inch drive aisle is located along the west property line. The plans show an existing gate on the northeast corner of the property will be utilized to screen the trash enclosure and an access gate on the west side of the building will remain open during business hours. Provided parking are as follows: 1 parking stall inside of the garage, 1 mobility impaired parking stall in front of the building, and 3 parking stalls located in the rear of the property. Lastly, the applicant provided 4 bicycle parking spaces on the southeast corner of the building.

Landscaping

The landscape plan depicts medium trees to be planted every 15 feet within a 6 foot landscape planter along the east property line. Three additional trees are located east of the bicycle parking. A 6 foot landscape planter north of the rear parking stalls include shrubs and an additional tree. The south property line will include a 6 foot wide landscape planter to include 7 trees and 12 shrubs.

Elevations

The elevation plans depict an existing building with a stucco finish and pop-outs which adorn the front of the building. The 1 story building is 14 feet in height and includes a tiled roof.

Floor Plans

The floor plans depict 2 private offices, a storage room, 2 restrooms, a break room, an additional office, and a garage.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0604-02:

Subject to a reduction to CRT zoning for all 17 lots; no resolution of intent and staff preparing an ordinance to adopt the zoning per plans dated 11/06/02; a detailed traffic study reducing driveway and curb cuts to a minimum and analysis of on-site circulation; design review as a public hearing before the Planning Commission once the traffic study is completed; maintain existing residential facades, or if the exteriors are remodeled, they shall be compatible with adjacent residential facades; new construction shall comply with CRT zoning and Russell Road overlay requirements in Title 30.40; record a reciprocal, perpetual cross access, ingress/egress, and parking agreements; traffic study to determine number, location, and size of driveways; any unused driveways to be reconstructed with full off-site improvements to include curb, gutter, and sidewalk; gates to be approved by Clark County Fire Department and Clark County Traffic Management Division; construction of a bus passenger loading/shelter area on Desert Inn Road with Regional Transportation Commission approval; and all applicable standard conditions for this application type.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, converting the existing building to an office was previously approved in 2002 via a zone change (ZC-0604-02). The conditions set forth by the approved zone change directly affect the proposed office conversion in terms of the previous approved plans, cross-access, a traffic study, and other applicable conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0019-12	Vacated and abandoned portions of a right-of-way – recorded	Approved by PC	March 2012
ZC-0604-02	Reclassified 2.8 acres from R-1 zoning to CRT zoning for 13 existing single family residences into office buildings, waivers for reduced on-site parking for 1 parcel west of Warnock Road, reduced landscaping adjacent to a less intense use for 2 parcels, and wall enclosed trash enclosure requirements for all parcels	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (18 du/ac)	R-3	Condominiums
South	Residential Suburban (5 du/ac)	R-1	Single family residence
East & West	Office Professional	CRT	Single family residence

Related Applications

Application Number	Request
WS-18-1010	A waiver of development standards and design review for an office conversion redesign is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Since staff cannot support the proposed waivers of development standards and the proposed office conversion redesign via WS-18-1010, staff cannot support this application.

Public Works - Development Review

Staff finds that the conditions placed on the original zone change were imposed to allow the houses fronting Desert Inn Road to develop at the same time, which would afford a comprehensive review of all improvements at one time. Individual parcels covered by the zone change are not suitable for development due to the site design constraints that would otherwise be shared among all of the properties.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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.

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:
PROTEST:

APPLICANT: PEGASUS NIJI TRUST

CONTACT: CHAD WALKER, 8019 AZTEC BASIN AVE, LAS VEGAS, NV 89131

02/06/19 BCC AGENDA SHEET

RESIDENTIAL CONVERSION
TO OFFICE BUILDING
(TITLE 30)

DESERT INN RD/WARNOCK RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1010-PEGASUS NIJI TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping adjacent to a less intense use; 2) allow alternative parking lot landscaping; 3) allow no street landscaping; 4) pedestrian walkway; 5) trash enclosure setbacks; 6) reduced drive aisle widths; and 7) allow non-commercial driveways.

DESIGN REVIEW for the redesign and conversion of an existing single family residence to an office building on 0.13 acres in a CRT (Commercial Residential Transitional District) Zone.

Generally located on the south side of Desert Inn Road, 620 feet east of Warnock Road within Paradise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-18-111-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping adjacent to a less intense use along the south and east property lines and eliminate required landscaping adjacent to the west property line where required per Figure 30.64-11.
2. Allow alternative parking lot landscaping along the east and south property lines where required per Figure 30.64-14.
3. Allow no street landscaping adjacent to an arterial street (Desert Inn Road) where required per Figure 30.64-17.
4. Not allow a 5 foot pedestrian walkway between pavement and the building where required per Section 30.60.050.
5.
 - a. Reduce the trash enclosure setback from the building to zero feet where 50 feet is required per Section 30.56.120 (a 100% reduction).
 - b. Reduce the interior side setback of the trash enclosure to zero feet where 10 feet is required per Table 30.40-4 (a 100% reduction).
6.
 - a. Reduce drive aisle width to 13 feet, 6 inches where a minimum of 20 feet required per Table 30.60-4 (a 33% reduction).
 - b. Reduce drive aisle width adjacent to mobility impaired parking stall to 16 feet where 24 feet is required per Table 30.60-4 (a 33% reduction).
7. Allow non-commercial driveways where required.

**LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL**

BACKGROUND:

Project Description

General Summary

- Site Address: 4545 W. Desert Inn Road
- Site Acreage: 0.13
- Project Type: Residential conversion to an office building
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,080
- Parking Required/Provided: 5/5

History & Site Plans

A previously approved zone change (ZC-0604-02) reclassified 17 parcels to be converted into office uses. Thirteen existing single family residences were included with the previously approved plans related to ZC-0604-02. The previously approved plans depict 5 feet of landscaping along Desert Inn Road, and a 6 foot landscape buffer along the rear property lines. The site plan also depicts cross-access between each parcel and parking stalls would be integrated throughout the parcels. The intent of this application is to gain consent of the new site redesign.

Per the site plan, the existing building has a total area of 1,080 square feet. The building fronts Desert Inn Road and a 13 foot, 6 inch drive aisle is located along the west property line. The plans show an existing gate on the northeast corner of the property will be utilized to screen the trash enclosure and an access gate on the west side of the building will remain open during business hours. Provided parking are as follows: 1 parking stall inside of the garage, 1 mobility impaired parking stall in front of the building, and 3 parking stalls located in the rear of the property. Lastly, the applicant provided 4 bicycle parking spaces on the southeast corner of the building.

Landscaping

The landscape plan depicts medium trees to be planted every 15 feet within a 6 foot landscape planter along the east property line. Three additional trees are located east of the bicycle parking. A 6 foot landscape planter north of the rear parking stalls include shrubs and an additional tree. The south property line will include a 6 foot wide landscape planter to include 7 trees and 12 shrubs.

Elevations

The elevation plans depict an existing building with a stucco finish and pop-outs which adorn the front of the building. The 1 story building is 14 feet in height and includes a tiled roof.

Floor Plans

The floor plans depict 2 private offices, a storage room, 2 restrooms, a break room, an additional office, and a garage.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, converting the existing building to an office was previously approved by ZC-0604-02. The applicant is requesting approval of the listed waivers and design review due to the special limitations of the site. The applicant is proposing to add additional landscaping to help mitigate the proposed office use for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0019-12	Vacated and abandoned portions a of right-of-way recorded	Approved by PC	March 2012
ZC-0604-02	Reclassified 2.8 acres from R-1 zoning to CRT zoning for 13 existing single family residences into office buildings, and waivers for reduced on-site parking for 1 parcel west of Warnock Road, reduced landscaping adjacent to a less intense use for 2 parcels, and wall enclosed trash enclosure requirements for all parcels	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (18 du/ac)	R-3	Condominiums
South	Residential Suburban (5 du/ac)	R-1	Single family residence
East & West	Office Professional	CRT	Single family residence

Related Applications

Application Number	Request
WC-18-400269 (ZC-0604-02)	A waiver of conditions for an office conversion redesign is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

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

Waivers of Development Standards & Design Review

A previously approved zone change (ZC-0604-02) included plans which depicted 13 single family residences to have a cohesive design which consisted of parking stalls adjacent to Desert Inn Road, drive aisles in between specific parcels for access to the rear parking stalls, landscaping, and potential cross-access. The proposed redesign does not include additional parcels to help mitigate the spatial constraints of the subject property. The applicant's proposal is in a premature state and staff cannot support the requested waivers and design review because of its potential to impose vehicular and pedestrian circulation safety concerns for the subject property and the parcels to the east and west.

Public Works - Development Review

Waiver of Development Standards #7

Staff concurs with the Current Planning analysis regarding the premature request to convert this site from residential to office. The site does not offer enough room to properly and safely allow vehicles to enter and exit. Additionally, the existing residential driveways do not meet any minimum standards for safety and for compliance with the Americans' with Disabilities Act.

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 approval of this application does not constitute or imply approval of any County issued permit, license, or approval and 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.

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: PEGASUS NIJI TRUST

CONTACT: CHAD WALKER, 8019 AZTEC BASIN AVE, LAS VEGAS, NV 89131

DRAFT