



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 26, 2019

7:00 p.m.

## AGENDA

**NOTE:**

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

Board Members:

Jon Wardlaw – Chair  
Susan Philipp  
Raymond Berg

John Williams - Vice Chair  
Robert Orgill

Secretary:

Maureen Helm 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

County Liaison:

Blanca Vazquez 702-455-8531, [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes February 12, 2019 (For possible action)
- IV. Approval of Agenda for February 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

V. Informational Items

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

VI. Planning & Zoning

1. **WS-19-0029-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping in conjunction with a retail complex on 3.7 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts. Generally located on the south side of Flamingo Road, 325 feet east of Tamarus Street within Paradise. TS/rk/ma (For possible action) **PC 3/5/19**
2. **ET-19-400014 (UC-0888-15)-ROACHO, JORGE H. & ROSA:**  
**USE PERMIT SECOND EXTENSION OF TIME** to commence a place of worship.  
**DESIGN REVIEW** for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise (description on file). TS/tk/ja (For possible action) **PC 3/19/19**
3. **UC-19-0089-MANOUKIAN OHANNES INTER VIVOS TR:**  
**USE PERMIT** for a proposed place of worship in conjunction with an existing shopping center on a portion of 2.9 acres in an M-D (Designed Manufacturing) (AE-65 and AE-70) Zone. Generally located on the north side of Sunset Road, 550 feet west of Pine Street within Paradise. JG/md/ja (For possible action) **PC 3/19/19**
4. **UC-19-0091-CV PROPCO, LLC:**  
**USE PERMIT** for alcohol sales, liquor packaged (liquor store) within a portion of an existing office and office/warehouse complex on 1.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Palms Center Drive and the west side of Dean Martin Drive within Paradise. MN/dg/ja (For possible action) **PC 3/19/19**

VII. General Business  
None

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

IX. Next Meeting Date: March 12, 2019

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations  
Paradise Community Center- 4775 McLeod Dr.  
Clark County Library- 1401 E. Flamingo Rd.  
Sunset Park- 2601 E. Sunset Rd.  
Fire Station 38- 1755 Silver Hawk Ave  
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

03/05/19 PC AGENDA SHEET

STREET LANDSCAPING  
(TITLE 30)

FLAMINGO RD/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0029-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping in conjunction with a retail complex on 3.7 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 and Midtown Maryland Parkway Overlay Districts.

Generally located on the south side of Flamingo Road, 325 feet east of Tamarus Street within Paradise. TS/rk/ma (For possible action)

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RELATED INFORMATION:

**APN:**

162-23-103-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate street landscaping along Flamingo Road where landscaping per Figures 30.64-17 or 30.64-18 is required.

**LAND USE PLAN:**

WINCHESTER/PARADISE, COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1555 E. Flamingo Road
- Site Acreage: 3.7
- Project Type: Eliminate street landscaping

**Site Plans**

The plans show an existing retail and office complex consisting of 4 courtyard buildings on a 3.7 acre site. Parking is shown in the front, rear, and between the row of buildings. The complex was built in 1974 and landscaped at that time. Access to the site is shown from 2 driveways on Flamingo Road to the north.

**Landscaping**

This request is required due to modifications that were made to existing street landscaping adjacent to an attached sidewalk, along Flamingo Road. The live landscaping was recently

removed and smaller granite rock with intermittent larger rocks were installed. Code requires trees, shrubs, and groundcover within a 15 foot wide landscape area.

Applicant's Justification

The applicant indicates that the installation of the smaller granite rock with intermittent larger rocks provides improved curb appeal of the property and helps save water. According to the applicant the pre-existing condition of live landscaping was in poor condition and sparsely spread apart. They wish to have a favorable recommendation of approval based on the current improvements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-1149-04	Reclassified this site to H-1 zoning for a residential condominium project with retail areas, restaurants, and offices – expired	Approved by BCC	July 2005

Since the mid 1970's there have been numerous land use applications for various uses most of which have expired.

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

ZV-7720-16 is an active complaint filed in October 2018, in regards to removing all live landscaping within the street landscape buffer.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that live landscaping should be provided. There are alternatives to designing the landscape areas that will still meet the intent of Title 30 requirements and are drought tolerant.

For example, there is a number of trees, shrubs, and groundcover listed in the Southern Nevada Regional Plant list that takes very little water to survive. The live landscaping is required to improve air quality, improve the visual image of the community, and reduce dust, noise, glare, and heat. Additionally, both developments directly to the east and west of this site provide appropriate landscaping along Flamingo Road; 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:

- Install drought tolerant groundcover to cover 50% of the landscape area/planter;
- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CLEM ZIROLI**

**CONTACT: CLEM ZIROLI, 2764 LAKE SAHARA DRIVE #115, LAS VEGAS, NV 89135**

03/19/19 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

VIKING RD/PEARL ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400014 (UC-0888-15)-ROACHO, JORGE H. & ROSA:**

**USE PERMIT SECOND EXTENSION OF TIME** to commence a place of worship.  
**DESIGN REVIEW** for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise (description on file). TS/tk/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-18-401-005

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3553 E. Viking Road
- Site Acreage: 1
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 5,416
- Parking Required/Provided: 55/57

**Site Plans**

The original plans depict an existing 5,416 square foot single family residence to be converted into a place of worship with corresponding site improvements such as parking, landscaping and buffering, and off-site improvements. All parking areas are located to the south of the building. The site has 1 primary access to Viking Road.

**Landscaping**

The original plans depict a 30 foot wide street landscape area along Viking Road directly adjacent to a future attached sidewalk. A landscape buffer consistent with Figure 30.64-11 (buffer adjacent to a less intense use) is proposed along the east, south, and west property lines. Parking lot landscaping is equitably distributed throughout the parking lot area.

### Elevations

No changes are proposed to the existing elevations which consist of stucco siding, decorative columns, fenestration around the doors and windows, and concrete slate roof. The existing roof which is an 8:12 slope will also remain unchanged.

### Floor Plans

The first floor is 3,912 square feet and consists of a Priest office, altar, congregation area, restrooms, foyer and library, dressing rooms, baptismal fountain, and existing 3 car garage to remain.

The second floor is 1,504 square feet and consists of classrooms, a nursery, and restrooms.

### Signage

Signage was not a part of the original application and is not a part of this extension of time.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0888-15 (ET-0044-17):

#### Current Planning

- Until February 16, 2019 to commence and review.
- 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

- Compliance with previous conditions.

#### Building/Fire Prevention

- Applicant is advised to contact the Clark County Building Department for possible change of occupancy classification.

Listed below are the approved conditions for UC-0888-15:

#### Current Planning

- 1 year to commence and review;
- 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 and application to 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

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



**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on-site fire lane, turning radius and turnarounds; show fire hydrant locations both on-site and within 750 feet; and to contact Building Department regarding a change of occupancy for this location.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant is requesting an extension to the use permit. The applicant received the proper financial assistance and they have submitted for building permits which are currently in review by the building department.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0888-15 (ET-0044-17)	First extension of time for a place of worship with a design review to convert a single family residence to a place of worship	Approved by PC	June 2017
UC-0888-15	Place of worship with a design review for the conversion of a single family residence to a place of worship	Approved by PC	February 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
East & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-3	Multiple 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**

Title 30 standards of approval for an extension of time 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. Since approval of the original application in February 2016, the applicant has submitted technical studies (BD18-57056) for review and applied for building

permits (BD18-01740) to begin conversion of the residence. Staff can support an extension of time to allow the applicant time to submit all required technical studies and to comply with all conditions.

**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 February 16, 2020 to complete and review;
- 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 on an application for review; 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 complete within 1 year of approval date or it will expire.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JORGE ROACHO**

**CONTACT: AIRR PHANTHIP, 1900 NUEVO ROAD, HENDERSON, NV 89014**

03/19/19 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

SUNSET RD/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0089-MANOUKIAN OHANNES INTER VIVOS TR:**

**USE PERMIT** for a proposed place of worship in conjunction with an existing shopping center on a portion of 2.9 acres in an M-D (Designed Manufacturing) (AE-65 and AE-70) Zone.

Generally located on the north side of Sunset Road, 550 feet west of Pine Street within Paradise. JG/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-36-811-022 and 162-36-811-003 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3110 E. Sunset Road
- Site Acreage: 2.9 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 1,875 (tenant space)/25,919 (overall shopping center)
- Parking Required/Provided: 130/136

**Site Plans**

The plans depict an existing 1 story, 21,806 square foot "L" shaped commercial building that fronts along Sahara Avenue. A separate 1 story, 4,113 square foot building is located to the southeast of Building 1. The proposed place of worship consists of 1,875 square feet and is centrally located within Building 1. Access to the site is granted from an existing commercial driveway along Sunset Road and a second existing commercial driveway along Sunset Corporate Drive. The shopping center requires 130 parking spaces where 136 spaces are provided.

**Landscaping**

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict 2 existing, 1 story commercial buildings with standing seam metal roofs. The exterior of the buildings consist of a stucco finish with an aluminum storefront window system. The buildings are painted with neutral, earth tone colors.

Floor Plans

The plans depict an open floor plan consisting of 1,875 square feet designated for a place of worship, Bible study, and pastor's office.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant desires to hold Sunday service in the mornings from 9:00 a.m. to 11:00 a.m. and a Wednesday night Bible study from 6:30 p.m. to 8:30 p.m. In both cases, the applicant expects that the religious services and Bible study will be conducted during standard non-business hours. Twenty-eight parishioners are to be expected during any given Bible study. The place of worship would have a low impact on other businesses in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1784-03	Check cashing facility	Approved by PC	December 2003
TM-0110-01	1 lot commercial/industrial subdivision	Approved by PC	March 2001
ZC-1282-96	Reclassified the project site to M-D zoning for a shopping center	Approved by BCC	September 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse building
South	Public Facilities	P-F	Sunset Park
East	Business and Design/Research Park	M-D	Retail and office building
West	Business and Design/Research Park	M-D	Retail building and tavern

**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 place of worship is located along an arterial street, Sunset Road. Commercial Policy 66 of the Comprehensive Master Plan encourages commercial development to provide access points on arterial and collector streets and not on local neighborhood streets. The proposed use is appropriate and compatible with the surrounding commercial uses within the shopping center, and complies with Commercial Policy 67 which encourages compatibility with abutting commercial uses. The proposed use should not have an adverse or negative impact on the adjacent commercial uses; therefore, staff can support this request.

**Department of Aviation**

The use lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

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

**Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT:** MATTHEW MOORE

**CONTACT:** MATTHEW MOORE, EAST VALLEY BIBLE CHURCH, 548 BOXERWOOD DRIVE, 89110, NV 89110

**DRAFT**

03/19/19 PC AGENDA SHEET

LIQUOR STORE  
(TITLE 30)

PALMS CENTER DR/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0091-CV PROPCO, LLC:**

**USE PERMIT** for alcohol sales, liquor packaged (liquor store) within a portion of an existing office and office/warehouse complex on 1.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the south side of Palms Center Drive and the west side of Dean Martin Drive within Paradise. MN/dg/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-20-411-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4755 Dean Martin Drive
- Site Acreage: 1.1
- Project Type: Alcohol sales, liquor packaged (Liquor store)
- Number of Stories: 2
- Square Feet: 2,000 (lease area)
- Parking Required/Provided: 48/48 (lease building)/294 (complex)

Scope of Project & Site Plans

This is a request to allow a liquor store within a portion of an existing office and office/warehouse complex. The lease space is within an existing building that is part of an existing 19 acre complex consisting of multiple buildings. The building is located on the east end of the complex facing Dean Martin Drive. The proposed lease space will occupy 2,000 square feet. Access to the complex is through multiple access points from Palms Center Drive, Polaris Avenue, and Dean Martin Drive. No changes are proposed or required to the existing site design elements.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required with this application.

Elevations

The plans depict an existing building consisting of painted, tilt-up concrete paneling, and a storefront entry system at the northwest corner of the building.

Floor Plans

The plans depict a tenant suite consisting of a 2,000 square foot portion of the overall building.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the proposed use will be in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0863-17	Medical clinic (hair restoration) within a portion of the same building within the complex	Approved by PC	December 2017
UC-0620-17	Recreational facility (Escape Room) in another building within the complex	Approved by PC	September 2017
UC-0943-14	Vehicle sales and rental facility - no longer in operation with the proposed recreational facility occupying the same space	Approved by PC	January 2015
NZC-1135-04 (ET-0134-07)	First extension of time to reclassify 48 acres, including the subject parcel from C-1, C-2, H-1, M-D, and M-1 zoning to H-1 zoning for a resort hotel - use permits, deviations, and design review - expired	Approved by BCC	June 2007
NZC-1135-04	Reclassified 48 acres, including the subject parcel from C-1, C-2, H-1, M-D, and M-1 zoning to H-1 zoning for a resort hotel	Approved by BCC	November 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial Tourist	H-1	Part of the Palms Business Centre
East	Right-of-way	Right-of-way	Dean Martin Drive & I-15

The immediate area is within the MUD-1 Overlay District.

**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 demonstrates that the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that a liquor store is appropriate at this location and is compatible with the land uses in the immediate area, which mostly consists of office and office/warehouse uses. The request complies with Urban Specific Policy 82 which encourages, in part, a diversity of land uses within multi-storied structures. This request creates an appropriate shared use of existing facilities and the use places no additional demands on the site in terms of required landscaping or other design features. Therefore, staff recommends approval 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**

- 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; 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.

**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:** LW IV, LLC (LIQUOR WORLD)

**CONTACT:** SUZANNE BELT-SPURLOCK, JENNINGS & FULTON, ESQ., 2580 SORREL STREET, LAS VEGAS, NV 89146

DRAFT