

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0071-ASTRAL HOTELS LAS VEGAS, INC.:**
USE PERMIT for a proposed restaurant within an existing retail building.
WAIVER OF DEVELOPMENT STANDARDS to allow a commercial use (restaurant) outside.
DESIGN REVIEW for modifications to the exterior of an existing retail building on 1.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 600 feet north of Four Seasons Drive within Paradise. JG/pb/ja (For possible action) **PC 3/19/19**
2. **DR-19-0130-LEGACY FUNERAL HOLDINGS NV, LLC:**
DESIGN REVIEW for a proposed funeral home and chapel in conjunction with an existing cemetery on 19.4 acres in a P-F (Public Facilities) (AE-65 & AE-70) Zone. Generally located south of Patrick Lane, 670 feet east of Eastern Avenue within Paradise. JG/sd/ja (For possible action) **PC 4/2/19**
3. **UC-19-0116-VALLEY VIEW, LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** restaurant; and **3)** on-premises consumption of alcohol (service bar) in conjunction with an existing wholesale food distributor on 9.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Post Road, 454 feet west of Valley View Boulevard within Paradise. MN/jor/ja (For possible action) **PC 4/2/19**
4. **UC-19-0133-4870 WEST OQUENDO RD, LLC:**
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/rk/ja (For possible action) **PC 4/2/19**
5. **VS-19-0126-NEC DECATUR & PATRICK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Decatur Boulevard and Cameron Street (alignment) within Paradise (description on file). MN/tk/ja (For possible action) **PC 4/2/19**
6. **ET-19-400020 (VS-0377-08)-HARKO, LLC:**
VACATE AND ABANDON FOURTH EXTENSION OF TIME portions of rights-of-way being Charlotte Drive, Tuscany Casino Drive, Debbie Way, and un-named alleyways located between Flamingo Road and Harmon Avenue, and between Koval Lane and Paradise Road within Paradise (description on file). JG/jvm/ja (For possible action) **BCC 4/3/19**

7. **ET-19-400022 (WS-0804-16)-LOERA BEATRIZ E. FAMILY TRUST & LOERA BEATRIZ TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) reduce one-way drive aisle width; and 3) reduce parking.
WAIVER OF CONDITIONS of a zone change (ZC-0421-15) requiring recording a perpetual cross access, ingress/egress, and parking easement per plans.
DESIGN REVIEW for revisions to a previously approved single family residential to office building conversion on 0.2 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the west side of Eastern Avenue, 250 feet south of Hacienda Avenue within Paradise. JG/tk/ja (For possible action)
BCC 4/3/19
8. **ZC-18-0905-SWENSON 72, LLC:**
ZONE CHANGE to reclassify 1.4 acres from U-V (Urban Village - Mixed Use) (AE-60) Zone to C-1 (Local Business) (AE-60) Zone.
USE PERMIT for a proposed mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) waive the requirement for sidewalks or a buffer around the building footprint.
DESIGN REVIEW for a proposed mini-warehouse facility in the MUD-2 Overlay and Midtown Maryland Parkway Districts. Generally located on the east side of Swenson Street, 1,160 feet north of Flamingo Road within Paradise (description on file). TS/rk/ja (For possible action)
BCC 4/3/19

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 26, 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 - TUCK SEGERBLOM
 YOLANDA KING, County Manager

03/19/19 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0071-ASTRAL HOTELS LAS VEGAS, INC.:

USE PERMIT for a proposed restaurant within an existing retail building.

WAIVER OF DEVELOPMENT STANDARDS to allow a commercial use (restaurant) outside.

DESIGN REVIEW for modifications to the exterior of an existing retail building on 1.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South, 600 feet north of Four Seasons Drive within Paradise. JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-28-301-013

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3961 Las Vegas Boulevard South
- Site Acreage: 1.1
- Project Type: Restaurant
- Number of Stories: 1
- Square Feet: 238 (restaurant)/1,600 (retail)/1,828 (total building)
- Parking Required/Provided: 37/40

Site Plans

The plans depict an existing retail building located on the northwestern portion of the site and an existing motel located on the eastern portion of the site. The request is to operate a restaurant in the southeast corner of the retail building which will serve the food produced to customers through a window located on the south side of the building. There are 40 existing parking spaces distributed throughout the site. The site has access to Las Vegas Boulevard South via 2 existing driveways. No changes are proposed to the existing drive aisles and parking areas.

Landscaping

The existing landscaping on the southern and eastern portions of the site will remain. No new landscaping is proposed or required with this application.

Elevations

The pictures submitted with the application show an existing single story building with a flat roof, white siding, and green trim. An 8 foot by 4 foot service window will be added to the south side of the building and the existing canopy will be expanded to cover the window and service area.

Floor Plans

The plans show a 238 square foot restaurant in the southeast corner of the retail building which will serve the food produced to customers through a window located on the south side of the building. The customer queuing area for sales is located along the south sides of the building under an existing canopy area. The restaurant space is for food preparation only and there is no dining area associated with the business.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the restaurant will provide a variety of food which will be served through a service window. The restaurant will provide a needed service to tourists in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Retail building
South	Commercial Tourist	H-1	Motel
East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Mandalay Bay Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Waiver of Development Standards, and Design Review

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

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 service window and customer queuing area will not interfere with pedestrian or vehicular traffic on or off of the site. Staff finds the request will not adversely impact the surrounding area and similar uses have been approved along Las Vegas Boulevard South. Therefore, staff can support the requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 a Las Vegas Boulevard South Record of Survey is not required at this time due to the wide right-of-way easement on this site, but future applications may result in the need for a Record of Survey and associated dedications and vacations.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ERIC HERSHKOWITZ

CONTACT: ERIC HERSHKOWITZ, 2425 RUE ROYAKE STREET, HENDERSON, NV 89044

FUNERAL HOME
(TITLE 30)

EASTERN AVE/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0130-LEGACY FUNERAL HOLDINGS NV, LLC:

DESIGN REVIEW for a proposed funeral home and chapel in conjunction with an existing cemetery on 19.4 acres in a P-F (Public Facilities) (AE-65 & AE-70) Zone.

Generally located south of Patrick Lane, 670 feet east of Eastern Avenue within Paradise. JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-36-301-005 portion

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6200 S. Eastern Avenue
- Site Acreage: 19.4
- Project Type: Funeral Home
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 11,984
- Parking Provided: 127

Site Plans

The plans show a proposed funeral home and chapel building located within the north portion of an existing cemetery. There are multiple parcels that incorporate the existing cemetery and the proposed building will be located on parcel 162-36-301-005. The proposed building will be located outside of the existing Runway Protection Zone (RPZ) and will have access off Patrick Lane. Parking will be provided on-site, to the west of the building, on adjacent parcels within the cemetery where parking spaces already exist. Access to the site will be from Patrick Lane with 121 existing parking spaces located on the adjacent western parcels and 6 new spaces directly in front of the east exterior of the building for a total of 127 spaces. There will be a 12 foot wide private drive aisle around 3 sides of the building that will be utilized by a hearse. The building will be used for funeral services, viewing, and as a chapel.

Landscaping

Landscaping is provided along Patrick Lane with an 11 foot wide landscaping area directly north of the proposed building with medium size trees with shrub ground cover. All existing landscaping will remain with no alterations planned.

Elevations

The plans show a 1 story funeral home and chapel building with a maximum height of 29 feet. The building will be constructed of stone veneer, standing seam metal roof with a smooth stucco finish and stucco cornice with sheet metal and glass entry doors with a 12 foot wide overhang around 4 sides of the building. On the west elevation there is a porte cochere at the main entrance. There will be a sidewalk along the east elevation of the building adjacent to the proposed parking area.

Floor Plans

The proposed funeral home and chapel will be 11,984 square feet in size and used for funeral services. The proposed floor plan consists of a lobby, reception and selection rooms, 3 chapel rooms, 4 arrangement rooms, florist delivery area, employee offices, breakroom, storage, electrical, janitorial, audio equipment rooms, and restrooms. Public entry will be from the front (west elevation) entry into the lobby area with additional entry portals into the service area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed building will be used for a funeral home, chapel, offices and other uses associated with the cemetery. The overall site is currently being used as a cemetery with other existing buildings utilized for a chapel and funeral home. The applicant will use the new building for both administrative offices, along with funeral services and a chapel. The old building to the west will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1782-98	A mausoleum family burial plot in conjunction with an existing cemetery	Approved by PC	December 1998
DR-48-91	Construct and maintain 1,100 square foot mausoleum buildings in conjunction with existing cemetery	Approved by PC	April 1991
VC-549-88	Maintain a mobile home as a watchman's quarters in conjunction with existing cemetery	Approved by PC	September 1988
UC-48-85	Construct and maintain an additional cemetery, mausoleum, columbarium, maintenance garage and crematorium in conjunction with existing cemetery	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Public Facilities	C-P, R-E	Undeveloped/Place of Worship
South	Industrial	M-1	Mini-warehouse
East	Industrial	M-1/M-D	Manufacturing/Storage Facilities
West	Institutional	P-F	Cemetery

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review

Staff finds that the proposed design of a funeral home and chapel is compatible with adjacent land uses and complies with the Urban Specific Policy of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent uses. The proposed design incorporates adequate parking and pedestrian access to the building and will be constructed with similar materials and colors to match existing buildings on-site. The proposed building will not adversely impact surrounding uses. Therefore, staff can support this request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE - 65 (65 - 70 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

- 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. a

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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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: LEGACY FUNERAL HOLDINGS OF NEVADA, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135**

04/02/19 PC AGENDA SHEET

CONVENIENCE STORE, RESTAURANT,
AND SERVICE BAR
(TITLE 30)

POST RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0116-VALLEY VIEW, LLC:

USE PERMITS for the following: **1)** convenience store; **2)** restaurant; and **3)** on-premises consumption of alcohol (service bar) in conjunction with an existing wholesale food distributor on 9.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Post Road, 454 feet west of Valley View Boulevard within Paradise. MN/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-710-004

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6265 S. Valley View Boulevard, Suites J & K
- Site Acreage: 9.6
- Project Type: Convenience store, restaurant and on-premises consumption of alcohol (service bar)
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 73,862 (overall building)/9,289 (lease space for Suites J & K)
- Parking Required/Provided: 129/263

Site Plan

The site plan depicts an existing office/warehouse complex on the northwest corner of Valley View Boulevard and Post Road. The applicant's lease spaces are located within the southernmost rectangular building oriented east/west facing Post Road. The building has an overall area of 73,862 square feet, and parking stalls are located along the south, west, and north property lines. Access to the applicant's establishment are from 2 commercial driveways from Post Road.

Landscaping

Existing landscaping is located along the street and office/warehouse complex and no changes are proposed or required with this request.

Elevations

The submitted photos depict a concrete tilt-up office/warehouse building with a parapet roof. The overall height is 26 feet, and the exterior finishes and architectural features include neutral colored stucco, aluminum storefront door and window systems, and wall sconces along the roof line.

Floor Plans

The applicant's primary business model circumvents around wholesale distribution. The applicant is now offering a convenience store and restaurant in conjunction with the wholesale distribution business. Per the floor plans, the applicant has 2 lease spaces that were combined to incorporate the wholesale food distribution, convenience store, preparation area, restaurant, and dining space. The north and west portion of the lease spaces include the offices and warehouse space for wholesale distribution logistics. The restaurant and convenience store has an area of 768 square feet and includes seating areas. The convenience store is incorporated within the restaurant where display cases and racks are located, adjacent to this area is the preparation room. This establishment also includes separate restrooms for the employees and customers.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the business was established in 2016, and since then their loyal clientele, which include their wholesale patrons, have enjoyed ordering lunch "to-go" or having the option of dining within the lease space. The applicant offers a variety of gourmet foods and would like to serve beer and wine for their patrons. Currently, 70% of the patrons place "to-go" orders and the remainder enjoy their meals within the establishment. The applicant believes that if their patrons spend more time enjoying their meals within the restaurant, they may be more inclined to purchase additional items from the convenience store.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1698-97	Industrial office/warehouse complex	Approved by PC	October 1997
TM-0117-97	1 lot commercial subdivision	Approved by PC	June 1997
ZC-0090-62	Reclassified the site from R-E to M-1 zoning	Approved by BCC	September 1962

Additional land use applications have been approved within the overall complex.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Industrial	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. Although the applicant is combining the proposed uses, and are not typical within an industrial area and are ancillary to the wholesale distribution, staff does not foresee any negative impacts with the applicant's request. Staff finds that the request is harmonious to the overall complex and ample parking is located within the subject property. Staff is in support of these requests.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

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.

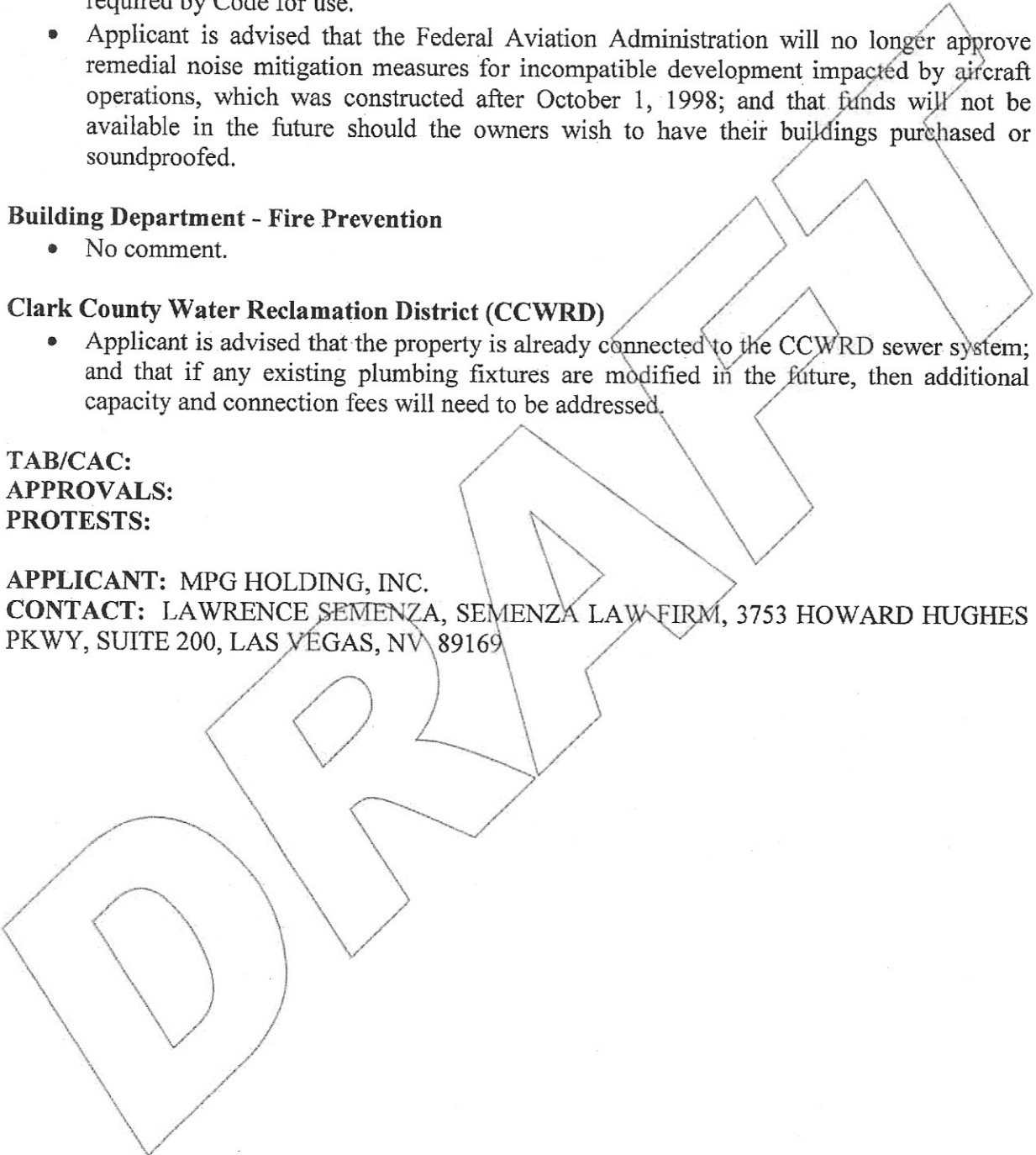
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MPG HOLDING, INC.

CONTACT: LAWRENCE SEMENZA, SEMENZA LAW FIRM, 3753 HOWARD HUGHES PKWY, SUITE 200, LAS VEGAS, NV 89169



04/02/19 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

OQUENDO RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0133-4870 WEST OQUENDO RD, LLC:

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Oquendo Road, 110 feet east of Decatur Boulevard within Paradise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-101-022; 162-31-101-023; 162-31-101-025 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 87 spaces where a minimum of 162 spaces are required (a 46% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4870 W. Oquendo Road
- Site Acreage: 2.1 (portion)
- Project Type: Place of worship with a parking reduction
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 10,000
- Parking Required/Provided: 162/87

Site Plan

The plan depicts an existing office/warehouse complex consisting of 3 buildings that have shared access, parking, and drive aisles. The place of worship is proposed to occupy a 10,000 square foot building that is located at the northwest portion of the complex. No site design changes are

proposed under this request. Parking for the complex is located near the west and south property lines and in between the buildings. Access to the site is provide by a driveway from Oquendo Road and an additional driveway from Ullom Drive.

Landscaping

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

Elevations

The existing buildings are all 1 story, approximately 30 feet in height with flat roofs behind parapet walls. The buildings have a stucco finish painted in earth tone colors with fabric awnings and decorative pop-outs. There will be no changes to the exterior of the building.

Floor Plans

The plans show a 10,000 square foot building being converted into a place of worship that includes a combination of an assembly area (5,869 square feet), classrooms, offices, lobby area, restrooms, and a kitchen. The classrooms are not intended for any type of day care or school but rather for Bible study during regular scheduled service times.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the place of worship will not adversely impact the immediate area. The applicant further states all of the uses within the office/warehouse complex are closed during the time the place of worship conducts services. The anticipated times for services and Bible study classes are Sunday mornings from 9:30 a.m. to 12:00 p.m. According to the applicant, the place of worship congregation consists of up to 85 families. The meeting times would not normally coincide with operational hours of the other businesses in the complex; therefore, the parking should never be an issue. Additionally, a parking analysis performed by Southwest Traffic Solutions, LLC has been submitted with this application documenting how the parking demands were calculated and what assumptions these calculations were based upon. Based on the land uses proposed at this location, all calculations show demand range from 83 to 87 vehicles during the Place of Worship service hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0314-16	Office as a principal use in conjunction with an existing office/warehouse complex and waiver of development standards to reduce parking by 6 spaces	Approved by PC	June 2016
ZC-0320-02	Reclassified the site to an M-D zone for an office warehouse complex	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Building material store
South	Business and Design/Research Park	P-F	Undeveloped parcels & flood control facilities
East	Public Facilities	P-F	Government facility & parking lot (Clark County)
West	Business and Design/Research Park	M-D	Commercial enter

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 in close proximity to the intersection of Decatur Boulevard and Oquendo Road. The proposed use is appropriate and compatible with the surrounding uses within the complex, and complies with Commercial Policy 67 which encourages, in part, compatibility with abutting uses. Since no changes are proposed to the exterior of the building where the place of worship is proposed, the building will continue to be in harmony with the complex and developments on the abutting parcels. Therefore, this use should not have an adverse or negative impact on the adjacent uses.

Waiver of Development Standards

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

Parking requirements for a place of worship are more intense than an office/warehouse use; however, since the place of worship will operate during times outside of typical business operations, the impact will be minimal on the office/warehouse uses within the complex. Title 30 allows parking spaces to be shared by specific land uses that operate at different times throughout the day. Although the subject uses (place of worship and office/warehouse) do not qualify for the shared parking table provisions, the intent of the shared parking is the same. Staff agrees with the assertion made by the applicant that most, if not all, businesses in the complex

will be closed during the hours of operation of the place of worship. Also a separate parking study performed by Southwest Traffic Solutions, LLC was submitted with this application to justify the reduction in parking based on their calculations. However, to ensure parking does not become an issue within the complex, staff is recommending a review period to identify and assess any potential problems.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to commence and review as a public hearing,
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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: SPRING MEADOW PRESBYTERIAN CHURCH

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

EASEMENTS
(TITLE 30)

DECATUR BLVD/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0126-NEC DECATUR & PATRICK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Decatur Boulevard and Cameron Street (alignment) within Paradise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:
162-31-201-014; 162-31-201-015; 162-31-201-019

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 33 foot wide patent easements on the north, south, and east sides of parcel 162-31-201-014 and 33 foot wide patent easements on the north, east, and west sides of parcel 162-31-201-015 and 33 foot wide patent easements on the south, east, and west sides of parcel 162-31-201-019. The applicant indicates that these easements are not needed for development of the parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped land
South	Business and Design/Research Park	P-F	Drainage easement
East	Business and Design/Research Park	R-E	Undeveloped land
West	Business and Design/Research Park	M-1	Industrial warehouse

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

- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ART GOLDSTROM

CONTACT: BRIAN RIDINGER, 1134 CASTLE POINT AVENUE, HENDERSON, NV 89074

RIGHTS-OF-WAY
(TITLE 30)

HARMON AVE/KOVAL LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-40020 (VS-0377-08)-HARKO, LLC:

VACATE AND ABANDON FOURTH EXTENSION OF TIME portions of rights-of-way being Charlotte Drive, Tuscany Casino Drive, Debbie Way, and un-named alleyways located between Flamingo Road and Harmon Avenue, and between Koval Lane and Paradise Road within Paradise (description on file). JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-510-038 through 162-21-510-040; 162-21-602-001; 162-21-613-001 through 162-21-613-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The request is a fourth extension of time to vacate and abandon portions of rights-of-way being Charlotte Drive, Tuscany Casino Drive, Debbie Way, and un-named alleyways.

The applicant states that the vacation of the rights-of-way are related to a minor subdivision map currently under review. The applicant contends it has taken longer than anticipated for final review of the map and requests the vacation be kept active.

Listed below are the approved conditions for VS-0377-08 (ET-0019-17):

Current Planning

- Until February 4, 2019 to record.
- 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 re-approval by the utility companies is required.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from VS-0377-08 (ET-0011-13):

Current Planning

- Until February 4, 2017 to record.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that re-approval by the utility companies is required.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of development the developer is required to meet with CCWRD; CCWRD needs peak wastewater flows at build-out to determine sewer point of connection; bioxide feed and odor scrubber required for on-site odor control; CCWRD has multiple existing public sewers with no flow located on the developer's site that need to be abandoned; CCWRD has existing public sewers that have existing flow going across the developer's site; and that the developer needs to relocate this flow to a different connection point into an existing downstream public sanitary sewer in Harmon Avenue.

Listed below are the approved conditions from VS-0377-08 (ET-0013-11):

Current Planning

- Until February 4, 2013 to record;
- 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; and that re-approval by the utility companies is required.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from VS-0377-08:

Current Planning

- Satisfying utility companies' requirements;
- 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; 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.

Civil Engineering

- Combine parcels to avoid landlocking;
- Compliance with approved drainage study;
- Revise legal description, if necessary, prior to recording;
- Vacation to be recordable prior to building permit issuance or applicable map submittal.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0377-08 (ET-0019-17)	Third extension of time to vacate and abandon portions of rights-of-way being Charlotte Drive, Tuscany Drive, Debbie Way, and un-named alleyways	Approved by BCC	March 2017
UC-1100-08 (ET-0011-17)	Third extension of time for use permits for a high impact project, resort hotel, public areas, increase the height of high-rise towers, shopping center, and deviations from development standards with waivers of development standards for reduced on-site parking and encroachment into air space with waivers of conditions of a use permit (UC-0207-06) and design reviews for a resort hotel with high rise towers, free standing hotel tower and shopping center, water features and all accessory and incidental buildings	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time to commence an expansion of the Gaming Enterprise District, high impact project, resort hotel, residential condominiums, resort condominiums, increase building height, modifications to a previously approved mixed use development, public areas and all associated back of house areas, and deviations from development standards	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time to commence an expansion of the Gaming Enterprise District, high impact project, resort hotel, residential condominiums, resort condominiums, increase building height, modifications to a previously approved mixed use development, public areas and all associated back of house areas, and deviations from development standards	Approved by BCC	March 2014
VS-0377-08 (ET-0011-13)	Second extension of time to vacate and abandon portions of rights-of-way being Charlotte Drive, Tuscany Drive, Debbie Way, and un-named alleyways	Approved by BCC	March 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1100-08 (ET-0010-13)	Second extension of time for use permits for a high impact project, resort hotel, public areas, increase the height of high-rise towers, shopping center, and deviations from development standards with waivers of development standards for reduced on-site parking and encroachment into air space with waivers of conditions of a use permit (UC-0207-06) and design reviews for a resort hotel with high rise towers, free standing hotel tower and shopping center, water features and all accessory and incidental buildings	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time to commence an expansion of the Gaming Enterprise District, high impact project, resort hotel, residential condominiums, resort condominiums, increase building height, modifications to a previously approved mixed use development, public areas and all associated back of house areas, and deviations from development standards	Approved by BCC	March 2012
VS-0377-08 (ET-0013-11)	First extension of time to vacate and abandon portions of rights-of-way being Charlotte Drive, Tuscany Drive, Debbie Way, and un-named alleyways	Approved by BCC	March 2011
UC-1100-08 (ET-0012-11)	First extension of time for use permits for a high impact project, resort hotel, public areas, increase the height of high-rise towers, shopping center, and deviations from development standards with waivers of development standards for reduced on-site parking and encroachment into air space with waivers of conditions of a use permit (UC-0207-06) and design reviews for a resort hotel with high rise towers, free standing hotel tower and shopping center, water features and all accessory and incidental buildings	Approved by BCC	March 2011
UC-1584-06 (ET-0014-09)	First Extension of time to commence an expansion of the Gaming Enterprise District, high impact project, resort hotel, residential condominiums, resort condominiums, increase building height, modifications to a previously approved mixed use development, public areas and all associated back of house areas, and deviations from development standards	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1100-08	High impact project, resort hotel, public areas, increase the height of high-rise towers, shopping center, and deviations from development standards with waivers of development standards for reduced on-site parking and encroachment into air space with waivers of conditions of a use permit (UC-0207-06) and design reviews for a resort hotel with high rise towers, free standing hotel tower and shopping center, water features and all accessory and incidental buildings	Approved by BCC	February 2009
VS-0377-08	Vacated and abandoned portions of rights-of-way being Charlotte Drive, Tuscany Drive, Debbie Way, and un-named alleyways	Approved by BCC	February 2009
UC-1584-06	Expansion of the Gaming Enterprise District, high impact project, resort hotel, residential condominiums, resort condominiums, increase building height, modifications to a previously approved mixed use development, public areas and all associated back of house areas, and deviations from development standards	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Ellis Isle Hotel
South	Commercial Tourist	H-1	Residential condominium developments
East	Commercial Tourist	H-1	Harbor Island Apartments & Hard Rock resort Hotel
West	Commercial Tourist	H-1	Undeveloped parcels

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

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 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; 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; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRANDI REID

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

RESIDENTIAL TO OFFICE CONVERSION
(TITLE 30)

EASTERN AVE/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400022 (WS-0804-16)-LOERA BEATRIZ E. FAMILY TRUST & LOERA BEATRIZ TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** eliminate street landscaping; **2)** reduce one-way drive aisle width; and **3)** reduce parking.

WAIVER OF CONDITIONS of a zone change (ZC-0421-15) requiring recording a perpetual cross access, ingress/egress, and parking easement per plans.

DESIGN REVIEW for revisions to a previously approved single family residential to office building conversion on 0.2 acres in a CRT (Commercial Residential Transition) Zone.

Generally located on the west side of Eastern Avenue, 250 feet south of Hacienda Avenue within Paradise. JG/tk/ja (For possible action)

RELATED INFORMATION:

APN:

162-26-710-037

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Eastern Avenue where a 15 foot wide landscape area per Figure 30.64-17 is required.
2. Reduce one way drive aisle width to 10 feet where a minimum of 12 feet is required (a 16.7% reduction).
3. Reduce parking to 6 spaces where a minimum of 8 spaces are required (a 25% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5353 S. Eastern Avenue
- Site Acreage: 0.2
- Project Type: Single family residential conversion to office
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,847
- Parking Required/Provided: 8/6

Site Plans

The approved plans depict a revised layout where cross access is no longer provided with the parcel to the north. The property has 70 feet of frontage along Eastern Avenue. The existing structure is set back 27 feet from the front (east) property line, 23 feet 4 inches from the rear (west) property line, 12 feet 6 inches from the north property line, and 13 feet from the south property line. Access to the site is via a 24 foot wide driveway from Eastern Avenue. Vehicular circulation on the site is via one way drive aisles in a counterclockwise motion around the existing building. The one way drive aisle to the south is 10 feet wide and to the west is 11 feet 4 inches wide, which requires a waiver to reduce one way drive aisle width. A total of 6 parking spaces are provided where a minimum of 8 spaces are required. The parking spaces consist of 1 handicap space in the front on the southeast portion of the site, 2 spaces in the front on the northeast portion of the site, and 3 parallel spaces in the rear along the west property line.

Landscaping

The approved plans depict a 3 foot wide landscape area consisting of Red Leaf Flowering Plum trees every 20 feet and various shrubs and groundcover are shown along the south and west property lines, adjacent to less intensive uses. No street landscaping is proposed along Eastern Avenue.

Elevations

The structure is an existing single story, single family residence that was constructed in 1970. The building is 14 feet high with a pitched roof with asphalt shingles for roofing material. The exterior of the building is a stucco finish painted in earth tone colors. There is an existing roof mounted air conditioning unit at the rear of the building which will be screened. All existing architectural elements will remain.

Floor Plans

The original plans depict a 1,847 square foot office building consisting of office areas, an entry, a laundry room, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0804-16:

Current Planning

- Patio cover on the northwest side of the building to be removed to create more space for vehicle circulation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Building/Fire Prevention

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

Applicant's Justification

The applicant is requesting this extension due to the complications he has been experiencing from his neighbors. The applicant states that his neighbor to the south has a fence on his side of the property line and is refusing to move it, along with a tree with roots that is causing an issue in the required parking area. The applicant has plans ready for submittal and will be submitting soon.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0804-16	Eliminated street landscaping, reduced one way drive aisle and reduced parking, with a waiver of conditions of a zone change requiring recording a perpetual cross access, with a design review for a previously approved single family residential to office conversion	Approved per BCC	January 2017
ZC-0421-15	Reclassified the site to CRT zoning for an office/day care facility	Approved by BCC	June 2016
ZC-0890-06	Reclassified the site to CRT zoning for future office use - expired	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	CRT	Office
East	Office Professional	C-P	Office
South	Office Professional	R-1	Single family residences
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

attempted several times to get with the neighbors regarding the property line and tree root issues with no success. He is continuing to try to work things out with his neighbors to resolve these issues. The applicant has plans that are ready to submit to the Building Department; however, the applicant is waiting on funding. Staff can support an additional 2 years.

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 8, 2021 to complete;
- 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 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:

PROTEST:

APPLICANT: RICARDO GONZALEZ

CONTACT: RICARDO GONZALEZ, 8275 S. EASTERN AVE, STE 258, LAS VEGAS, NV 89123

MINI-WAREHOUSE FACILITY
(TITLE 30)

SWENSON ST/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0905-SWENSON 72, LLC:

ZONE CHANGE to reclassify 1.4 acres from U-V (Urban Village - Mixed Use) (AE-60) Zone to C-1 (Local Business) (AE-60) Zone.

USE PERMIT for a proposed mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) waive the requirement for sidewalks or a buffer around the building footprint.

DESIGN REVIEW for a proposed mini-warehouse facility in the MUD-2 Overlay and Midtown Maryland Parkway Districts.

Generally located on the east side of Swenson Street, 1,160 feet north of Flamingo Road within Paradise (description on file). TS/rk/ja (For possible action)

RELATED INFORMATION:

APN:

162-15-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38.5 feet where 35 feet is permitted per Table 30.40-4 (a 10% increase).
2. Waive the requirement to provide a minimum 5 foot wide sidewalk or a minimum 7 foot wide buffer to separate buildings from pavement for a parking aisle or space per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): Up to 38.5
- Square Feet: 86,076

- Parking Required/Provided: 5/5

Site Plans

The plans depict a proposed mini-warehouse facility located on an undeveloped 1.4 acre site that is surrounded by existing R-5 zoned multi-family residential development. The overall facility will consist of 2 buildings located near the north and south perimeters of the site. A 27 foot wide drive aisle is located between the buildings with a turn-around at the eastern portion of the property. The access gate to the facility is located within the interior of the site beyond the customer parking area. Access is taken from 1 driveway on Swenson Street. A total of 5 parking spaces are provided where a minimum of 5 spaces are required.

Landscaping

A 20 foot wide landscape area behind an attached sidewalk is located along Swenson Street. A 10 foot wide landscape area with trees spaced 30 feet apart are located along all other perimeter property lines. The subject development is Midtown Maryland Parkway Overlay District which requires "Art Work" in addition to landscaping. Within the 20 foot wide landscape area along Swenson Street the owner proposes to install a sculpture of about 6 feet in height constructed of steel. The steel sculpture will have a spiral design that wraps around center post.

Elevations

Both buildings are 3 stories, 38.5 feet high with parapets and some variation in roofline. The building materials include exterior plaster and stucco finish with metal panel accents, aluminum and glass storefront windows and doors.

Floor Plans

The northern building is 46,500 square feet with storage units of various sizes. The southern building is 30,975 square feet with storage units of various sizes. The office is located in the southern building which consists of a reception area, office, and restroom. There will be a total of 516 storage units, all of which are accessed interior to the buildings.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the location and surrounding R-5 zoned development makes the subject property ideal for commercial uses. According to the applicant, multi-family residents, especially take advantage of mini-storage facilities as at home storage is generally limited in apartments and condominiums. There will be a total of 516 storage units. Hours of operation to the office will be from 9:00 a.m. to 8:00 p.m., with 24 hours access to the indoor storage units. Finally, the applicant indicates the multi-family to the north is 4 stories in height and the multi-family to the south and west is 9 stories in height. Therefore, the requested 3 story height of the proposed project is far less intense and will not negatively impact the surrounding residents.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0790-03	140 unit senior apartment complex – expired	Approved by BCC	August 2006
ZC-1365-02	Reclassified this site to U-V zoning for a mixed-use development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial Tourist	R-5	Multi-family apartments & condominiums
Northwest	Commercial Tourist	H-1	Attached multi-family development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change & Design Review

The design and layout of this use has addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses, such as residential development. Some sensitivity was given to the site design, building materials, and landscaping. However, the land use context of the immediate area along Swenson Street, between Flamingo Road and Twain Avenue is predominantly existing attached or multi-family residential uses. Staff finds the request to zone an isolated parcel in the middle of an area that has developed with residential projects results in spot zoning. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. Therefore, staff cannot support this portions of the request.

Use Permit & Waivers of Development Standards

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.

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.

Since the overall mini-warehouse facility design cannot function independent of the zone change and design review which staff is not supporting, staff cannot support the remaining portions of the 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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Commercial curb return driveway per Uniform Standard Drawings 222.1 and 225 with a minimum width of 32 feet from the lip of gutter to lip of gutter.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0652-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LIZ DELK
CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE
650, LAS VEGAS, NV 89135

DRAFT