

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0170-MCBEATH HOLDINGS, LLC & SUNTECH AIR CENTER LTD:**
USE PERMITS for the following: 1) place of worship; and 2) day care.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/md/ja (For possible action) **PC 4/16/19**
2. **UC-19-0182-ADC HOLDINGS, LLC:**
SE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/jt/ja (For possible action) **PC 4/16/19**
3. **ET-19-400036 (VS-0090-15) -DIAMOND PM LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Desert Inn Road and Emerson Avenue and between Pecos-McLeod Interconnect and Flamingo Wash, and a portion of right-of-way being the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description on file). TS/sv/ja (For possible action) **PC 5/7/19**
4. **UC-19-0186-LEYBA-POLIAK, DESIREE & POLIAK, OREN:**
USE PERMITS for the following: 1) allow an existing accessory structure (storage container) that is not architecturally compatible with the principal dwelling; 2) allow an existing accessory structure (storage container) to exceed the footprint of the principal dwelling; and 3) allow alternative design standards in conjunction with a single family residence.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing residence on 0.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of University Avenue, 630 feet west of Pecos Road within Paradise. TS/pb/ja (For possible action) **PC 5/7/19**
5. **UC-19-0187-DIAMOND CREEK HOLDINGS, LLC SERIES 12:**
USE PERMIT to allow a minor training facility (CPR training center) in conjunction with an existing office/warehouse facility on a portion of 2.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Cameron Street, approximately 460 feet north of Diablo Drive within Paradise. MN/sd/ja (For possible action) **PC 5/7/19**
6. **UC-19-0228-RREF II CG M OFFICE, LLC:**
USE PERMITS for the following: 1) a proposed mixed use development; and 2) increase density.
DESIGN REVIEW for a proposed mixed use development consisting of residential, commercial uses, and open space elements on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/pb/ja (For possible action) **PC 5/7/19**

7. **WS-19-0094-MURILLO KEITH C:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a deck in conjunction with an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) zone. Generally located on the north side of Joy Meadow Avenue, 250 feet east of Mcleod Drive within Paradise. JG/nr/ja (For possible action)
PC 5/7/19
8. **WS-19-0219-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign; and 2) allow an illuminated wall sign to face residential development.
DESIGN REVIEW for a roof sign and illuminated wall signs in conjunction with an existing shopping center (Boulevard Mall) on a portion 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District, MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway, 1,150 feet north of Twain Avenue within Paradise. TS/sd/ja (For possible action)
PC 5/7/19
9. **WS-19-0229-PKM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) alternative parking standards.
DESIGN REVIEW for a parking lot on 5.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Nevso Drive, on the east side of Wynn Road within Paradise. MN/pb/ja (For possible action)
PC 5/7/19
10. **ET-19-400032 (UC-0813-02)-KOVAL LAND, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) a resort hotel; and 2) permit deviations to development standards.
DEVIATIONS for the following: 1) increased building height; 2) permit intrusion into the airspace; 3) permit alternative landscaping; and 4) all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action)
BCC 5/8/19
11. **ET-19-400033 (UC-1584-06)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: 1) an expansion of the Gaming Enterprise District; 2) permit a High Impact Project; 3) a 450 foot high, 1,054 room resort hotel; 4) residential condominiums; 5) resort condominiums; 6) increase building height; 7) modifications to a previously approved mixed use development; 8) public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; 9) all associated back-of-house areas, incidental, and accessory uses; and 10) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; and 2) all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. JG/jt/xx (For possible action)
BCC 5/8/19

12. **ET-19-400034 (UC-1100-08)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a resort hotel consisting of 6,745 hotel rooms; 3) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; 4) increase the height of the high-rise towers; 5) shopping center; 6) associated accessory/incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking and loading spaces for the resort hotel; 2) encroachment into airspace; and 3) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking for the hotel and shopping center; and 2) permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action) **BCC 5/8/19**
13. **UC-19-0165-LAS VEGAS PINBALL COLLECTORS CLUB:**
USE PERMIT for a museum (pinball museum) with an accessory arcade.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased freestanding sign area; 2) increased wall sign area; 3) increased average letter height for a wall sign; 4) increased number of animated signs; 5) alternative street landscaping; 6) allow non-standard improvements in the right-of-way (Las Vegas Boulevard South); and 7) reduced throat depth.
DESIGN REVIEWS for the following: 1) a museum with an accessory arcade; 2) alternative parking lot landscaping; 3) increased freestanding sign height; and 4) increased animated sign area on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-2 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/gc/ja (For possible action) **BCC 5/8/19**
14. **UC-19-0221-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a recreational facility (escape room) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/ja (For possible action) **BCC 5/8/19**
15. **WS-19-0212-HUNTINGTON CLASSIC LP & G K T 5, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) a proposed vehicle (automobile) sales facility; and 2) increased finished grade on 0.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Morgan Cashmans Way, 275 feet south of Highland Drive within Paradise. JJ/pb/ja (For possible action) **BCC 5/8/19**
16. **ZC-19-0197-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 8.0 acres from R-1 (Single Family Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for an elementary school. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise (description on file). TS/pb/ja (For possible action) **BCC 5/8/19**

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: April 30, 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

04/16/19 PC AGENDA SHEET

PLACE OF WORSHIP/DAY CARE
(TITLE 30)

SANDHILL RD/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0170-MCBEATH HOLDINGS, LLC & SUNTECH AIR CENTER LTD:

USE PERMITS for the following: 1) place of worship; and 2) day care.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/md/ja (For possible action)

RELATED INFORMATION:

APN:

161-31-710-001; 161-31-710-002; 161-31-710-023; 161-31-710-024

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required parking spaces to 101 spaces where 113 parking spaces are required per Table 30.60-1 (a 10.7% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6126 S. Sandhill Road
- Site Acreage: 2.1 (portion)
- Project Type: Place of worship and day care
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 7,000 (place of worship)/8,738 (day care)/13,492 (office/warehouse)
- Parking Required/Provided: 113/101

Site Plans

The plans depict an existing office/warehouse building consisting of 29,230 square feet. Approximately 7,000 square feet of the building will be utilized as a place of worship, 8,738 square feet will be used as a day care facility, and the remaining 13,492 square feet of the building will be occupied by office/warehouse and commercial uses. A proposed 1,000 square

foot playground area that will be enclosed by a chain-linked fence is located on the east side of the building, and will not be visible from the public right-of-way. Access to the project site is granted via existing commercial driveways along Patrick Lane, a collector street, and Sandhill Road. The site requires 113 parking spaces where 101 parking spaces are provided. According to the applicant, the place of worship will not include a food pantry.

Landscaping

All street and interior parking lot landscaping exists and no additional landscaping is provided or required with this application.

Elevations

The existing building ranges in height from 22 feet to 25 feet to the top of the existing embellishments that provide for roofline variation. The exterior of the building consists of concrete tilt-up panels and an aluminum storefront window system. The building is painted with neutral colors.

Floor Plans

The plans depict a day care with a floor area consisting of 8,738 square feet with 7 classrooms, a miscellaneous room, and restroom facilities. The place of worship consists of 7,000 square feet and includes the main auditorium, stage area, 2 classrooms, foyer/lobby, office, storage room, sound room, and a light room.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the hours of operation for the proposed place of worship do not conflict with the neighboring businesses within the existing building. Religious studies are conducted on Thursday and Friday evenings from 7:00 p.m. to 9:00 p.m. while religious services are held on Sunday mornings from 10:00 a.m. to 12:00 p.m. All of the surrounding businesses do not operate during the hours of the place of worship. The existing tenant suites have already been built-out as a place of worship with multiple classrooms, making it ideal for sanctuary and day care uses. The day care facility will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. Parents will park in front of the building and walk their children inside to the day care. Pick-up and drop-off times vary so there will not be a crowd. A maximum enrollment of 60 pre-kindergarten students are anticipated at the day care. The applicant believes the place of worship will be an asset to the surrounding area and often partners with the Las Vegas Metropolitan Police Department for community related activities. The applicant has secured a parking agreement with the office building to the south to provide an extra 25 parking spaces in the event additional spaces are needed for religious services on Sunday. The congregation size of the place of worship is 200 people; however, attendance varies on any given week and the entire congregation is rarely present during each service. Additionally, the parishioners that do attend typically carpool or come as a family with an average of 3 to 4 members per vehicle.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0152-17	Request for a hospital – withdrawn	Withdrawn	March 2017
UC-1158-05	Request for a major charter school – no longer at this location – expired	Approved by BCC	October 2005
UC-0468-97	Request for place of worship with waiver for reduced parking – no longer at this location – expired	Approved by PC	April 1997
DR-0602-96	Request for the existing 29,400 square foot office/warehouse building	Approved by PC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office buildings & undeveloped
East & West	Business and Design/Research Park	M-D	Office/warehouse developments
South	Business and Design/Research Park	M-D	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The proposed place of worship and day care are located along a collector street, Patrick Lane. 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 and office/warehouse uses within the surrounding area, and complies with Commercial Policy 67 which encourages compatibility with abutting commercial uses. The proposed uses should not have an adverse or negative impact on the adjacent land uses and properties; therefore, staff can support these requests.

Waiver of Development Standards

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

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

Staff can support the request to reduce the number of parking spaces required for the entirety of the site. The hours of operation for the place of worship do not conflict with the operating hours for the existing businesses within the building. Staff concurs with the applicant's justification that not all parishioners will attend the same Sunday service, and that the off-setting hours of operation for the existing businesses will provide mitigation for the reduced on-site parking. Staff finds the parking reduction should have minimal to no impact on the surrounding land uses and properties; therefore, 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 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: VICTORY OUTREACH EAST LAS VEGAS

CONTACT: DANIELLE FITZGERALD, 6126 S. SANDHILL RD., STE. 110 & 115, LAS VEGAS, NV 89120

04/16/19 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

TROPICANA AVE/MOUNTAIN VISTA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0182-ADC HOLDINGS, LLC:

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/jt/ja (For possible action)

RELATED INFORMATION:

APN:

161-20-801-003; 161-20-801-004

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4670 E. Tropicana Avenue
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 20,866
- Parking Required/Provided: 90/118

Site Plan

The site plan depicts an existing vehicle repair facility with the retail sale of automobile parts and accessories. The building is located near the center of the site, and the vehicle repair bays are located on the east side of the building. Parking spaces are located around the perimeter of the site, with additional parking on the west side of the building. Without vehicle rental, 136 parking spaces are provided where 90 spaces are required; however, the applicant proposes to use up to 18 spaces for vehicle rental. As a result, 118 spaces will be provided where 90 spaces are required. Access to the site is provided by 2 driveways on Tropicana Avenue, and a trash enclosure is located in the northeast portion of the property. No changes to the site are proposed.

Landscaping

No changes to the exiting landscaping are required or proposed. The existing landscaping consists of landscape planters along Tropicana Avenue street frontage and along the western property line.

Elevations

The existing 1 story building includes a mansard style decorative roof element with concrete barrel tiles on the front elevation, facing Tropicana Avenue. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include split face CMU block and a parapet wall along the roof line. Five service bays with overhead roll-up doors face east.

Floor Plans

The 20,866 square foot building includes 17,351 square feet of retail and 3,515 square feet for the vehicle repair/service bays. A workstation with desks and seats for vehicle rental is designated within a portion of the retail area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed vehicle rental business is designed to provide rental vehicles to Transportation Network Company (TNC) drivers (Uber) and not to the general public. TNC drivers will be able to rent vehicles for a 7 to 28 day contract. This service will employ 3 to 4 people, and hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. The applicant does not anticipate any negative impacts since the site has an excess of parking spaces above Code standards, and only 18 parking spaces will be used for the vehicle rental business.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0442-09	Automobile repair and truck and trailer rental in conjunction with an existing retail automobile part and accessory sales business	Approved by PC	August 2009
ZC-226-84	Reclassified the site to construct an automobile service and repair facility with retail sales of automobile parts and accessories	Approved by BCC	November 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Public Facilities, Commercial General, & Residential High (8 du/ac to 18 du/ac)	C-2 & R-4	USA Post Office facility, mini-warehouse, & multi-family complex
East	Residential High (8 du/ac to 18 du/ac)	R-3 & R-4	Multi-family complex
West	Commercial General	C-2	Office building

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 vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles, and the site will still have an excess of 28 spaces after 18 spaces are allocated for rental vehicles. Therefore, staff finds that the request is consistent with Land Use Goal 9, which encourages commercial development integrated in appropriate locations, and can support the 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 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: DENNIS WILLIAMS

CONTACT: DENNIS WILLIAMS, NANSHE PARTNERS, 3102 E. MARIPOSA STREET,
PHOENIX, AZ 85016

05/07/19 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENT
(TITLE 30)

PECOS-MCLEOD INT/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400036 (VS-0090-15) -DIAMOND PM LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Desert Inn Road and Emerson Avenue and between Pecos-McLeod Interconnect and Flamingo Wash, and a portion of right-of-way being the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue within Paradise (description on file). TS/sv/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The original application was a request to vacate and abandon a portion of right-of-way and a patent easement. The original plans depicted the vacation and abandonment of up to a 6 foot wide portion of right-of-way being the Pecos-McLeod Interconnect located on the west side of the subject parcel. The original plans also showed the vacation and abandonment of a 33 foot wide patent easement along the north property line.

Previous Conditions of Approval

Listed below are the approved conditions from VS-0090-15 (ET-0037-17):

Current Planning

- Until April 7, 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-0090-15:

Current Planning

- Satisfy utility companies' requirements.
- 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.

Public Works – Development Review

- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Applicant's Justification

The applicant is currently requesting a second extension of time on the vacation and abandonment application, VS-0090-15, because the applicant is still in the process of submitting a design review for the same project. The applicant expects to submit the design review for the same project within the next two months. More time will be needed to complete all conditions and record the vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0090-15 (ET-0037-17)	Vacated and abandoned first extension of time for right-of-way and easements	Approved by PC	March 2017
UC-0427-11 (ET-0025-15)	First extension of time for a use permit for an assisted/independent living facility with a waiver of development standards for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities	Approved by BCC	June 2015
VS-0090-15	Vacate and abandon easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	Approved by PC	April 2015
UC-0427-11	An assisted/independent living facility with waiver of development standards to reduce lot size, waiver of condition to a zone change to change the product from for rent multi-family to for sale condominiums and to reduce 15 units to 2 story units with only 9, three story units remaining along with a design review for an assisted/independent living facility with project amenities	Approved by BCC	June 2012
VS-0002-11	Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired	Approved by PC	March 2011

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0061-08	Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired	Approved by BCC	April 2008
WS-1162-07	Reduced driveway length with a waiver of conditions of a zone change, and design review for a deceleration lane, project amenities, and a condominium complex	Approved by BCC	December 2007
ZC-1382-06	Reclassified 1.6 acres from R-1 to R-4 (reduced to R-3) zoning with waivers of development standards and a design review for a multi-family complex	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South & East	Public Facilities	R-1	Drainage channel/ Flamingo Wash
West	Office professional	R-1	Undeveloped

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. In addition, the applicant is showing progress on the project, since the applicant states that they expect to submit the design review for the same project within the next two months.

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

- Until April 7, 2021 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIAMOND PM, LLC

CONTACT: DIAMOND PM, LLC, 5052 S. JONES BLVD, STE 110, LAS VEGAS, NV 89118

ACCESSORY STRUCTURE
(TITLE 30)

UNIVERSITY AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0186-LEYBA-POLIAK, DESIREE & POLIAK, OREN:

USE PERMITS for the following: **1)** allow an existing accessory structure (storage container) that is not architecturally compatible with the principal dwelling; **2)** allow an existing accessory structure (storage container) to exceed the footprint of the principal dwelling; and **3)** allow alternative design standards in conjunction with a single family residence.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing residence on 0.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of University Avenue, 630 feet west of Pecos Road within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-24-606-002

USE PERMITS:

1. Allow an existing accessory structure (metal storage container) not architecturally compatible with the principal building as required per Table 30.44-1.
2.
 - a. Increase the area of a proposed accessory structure (metal storage containers with a common roof) to 720 square feet where a maximum area of 268 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (a 168.7% increase).
 - b. Increase the cumulative area of all accessory structures (metal storage containers with a common roof) to 720 square feet where a maximum of 536 square feet (100% of the footprint of the principal building) is permitted per Table 30.44-1 (a 24.3% increase).
3. Waive all applicable design standards per Table 30.56-2A for the following:
 - a. Architectural enhancements on all elevations.
 - b. Allow a non-decorative metal siding and roof where not permitted.

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of an accessory structure to 20 feet where 14 feet is allowed per Table 30.40-2 (a 42.9% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3273 E. University Avenue
- Site Acreage: 0.6
- Project Type: Accessory structure (metal storage containers with a common roof)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 160 (each container)/720 (total area under a common roof)/536 (principal residence)

Site Plans

The plans depict an existing accessory storage structure (2 metal storage containers with a common roof) on the southwestern portion of the lot. The existing single family dwelling is located on the northwestern portion of the parcel. The eastern portion of the parcel is undeveloped. The existing structure will be set back 5 feet from the south (rear) property line and 5 feet from the west (side) property line. Access to the property is from University Avenue

Landscaping

The plans depict existing trees located on the northern portion of the site. No additional landscaping is proposed or required with this application.

Elevations

The plans depict two, 8 foot high metal storage containers with a common roof extending 12 feet above the containers for a total height of 20 feet. The common roof is arched giving the appearance of a Quonset hut.

Floor Plans

The plans depict two, 160 square foot (8 feet wide by 20 feet long), storage containers spaced 20 feet apart with a common roof creating a single 720 square foot accessory structure.

Applicant's Justification

The applicant indicates the accessory structure will be used for storage and work area. The containers will be painted white to match the exterior of the principal residence. The shade structure connecting the containers will have a silver metal finish compatible with the existing residence which has a roof with a blue metal finish. The applicant indicates the request is compatible with the existing development in the area where several homes have storage containers and large accessory structures. The structure is located on the rear of the site behind the existing residence and landscaping.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE19-01478 is an active enforcement case for a building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The proposed accessory structure measures larger than the residence and is not to scale with the size of the existing residence; therefore, staff finds the structure will be visually obtrusive on adjacent properties. Although the structures meet all required setbacks, staff is also concerned with the lack of compatibility with residential uses and the lack of screening and buffering of the structure from abutting parcels to the south and west. Review of adjacent properties either do not have or show accessory structures of this scale that the applicant is proposing. Staff finds the storage containers and shared roof out of character for the area and more compatible with what would be kept on industrial and manufacturing parcels. In addition, the storage container is not architecturally compatible with the principal building. The request does not comply with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Therefore, staff cannot support this request.

Waiver of Development Standards

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

Staff finds the increase in height is excessive and exasperates the problems created with the requested use permits. Staff finds that these requests are self-imposed hardships. The applicant

has not provided compelling justification to warrant approval of this request nor mitigation measures to reduce adverse impacts. Additionally, staff cannot find any evidence of previously submitted land use applications for similar accessory structures within the immediate area. 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:

- 1 year to complete with any extension of time to be a public hearing;
- Storage container to be painted to match the principal residence;
- Plant 2 large trees spaced 20 feet apart on the west side of the accessory structure and 2 large trees spaced 20 feet apart on the south side of the accessory structure to screen the adjacent properties.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: OREN POLIAK

CONTACT: OREN POLIAK, 3273 E. UNIVERSITY AVENUE, LAS VEGAS, NV 89121

05/07/19 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

CAMERON ST/DIABLO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0187-DIAMOND CREEK HOLDINGS, LLC SERIES 12:

USE PERMIT to allow a minor training facility (CPR training center) in conjunction with an existing office/warehouse facility on a portion of 2.4 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Cameron Street, approximately 460 feet north of Diablo Drive within Paradise. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-30-302-008

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5410 Cameron Street #202
- Site Acreage: 2.4
- Project Type: Minor training facility
- Number of Stories: 2
- Square Feet: 665 (lease space)
- Parking Required/Provided: 6 (minor training facility)/82 (entire complex)/86 provided

Site Plan

The site plan depicts an existing office building and warehouse complex on 2.4 acres along Cameron Street. Access to the property is from Cameron Street with the office building located in the southwest portion of the property, along Cameron Street. An existing block wall is located along the south property line and the property has existing landscaping in front of the block wall. Existing parking is located along the front and side of the existing office building and along the north property line that serve the entire complex. The applicant will be utilizing a portion of the second floor of the office building for a total of 665 square feet of lease space. Total parking required for this use is 6 spaces.

Landscaping

Landscaping is not required or a part of this request.

Elevations

The plans show an existing 2 story office building in conjunction with an existing warehouse facility on the property. The exterior finishes include red and beige brick with architectural enhancements along all elevations with windows and parapet walls over the front entrance.

Floor Plans

The floor plans depict a 665 square foot office and training room to be leased by the applicant.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are planning to open a minor training facility to provide CPR certification training classes. The name of the business is Rhythm Beat Cardiac Savers, which is an authorized training organization through the American Heart Association and is a veteran owned business. The applicant has chosen this facility due to its centralized location in the valley and makes this location more convenient for professionals and students looking to obtain certification. Up until now, the business has been provided through outcall services; however, they are looking for a location in order to accommodate the public for on-site classes. The instructor to student ratio will be 1:6, which is the largest class size during any training sessions. Classes are intended to be available 7 days a week to accommodate professional clientele schedules. Normal business hours will be between 8:00 a.m. to 8:00 p.m. The applicant also states that utilizing this location will bring other potential clients to this location and surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0686-01	Minor school in conjunction with an existing office/warehouse facility	Approved by PC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	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.

Minor training facilities in other parts of Clark County have shown to be appropriate and compatible with existing office/warehouse developments and a minor training facility has previously been approved on this site without any impacts. Staff finds that on-site parking will accommodate the proposed use since a minor training facility does not increase the demand for parking. Since the site has available parking for all tenants, staff does not anticipate any adverse impacts and finds that the use is compatible with the existing development and the surrounding area. Furthermore, the use conforms to Urban Land Use Policy 2, which states infill development should be consistent with existing adjacent development. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: FRANK O'BRIEN

CONTACT: FRANK O'BRIEN, 10822 MORRIS BAY STREET, LAS VEGAS, NV 89179

05/07/19 PC AGENDA SHEET

MIXED-USE DEVELOPMENT
(TITLE 30)

PARADISE RD/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0228-RREF II CG M OFFICE, LLC:

USE PERMITS for the following: 1) a proposed mixed use development; and 2) increase density.

DESIGN REVIEW for a proposed mixed use development consisting of residential, commercial uses, and open space elements on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 and MUD-2 Overlay Districts.

Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-15-302-013; 162-15-401-002

USE PERMITS:

1. Allow a mixed use development consisting of residential, commercial uses, and open space elements.
2. Increase the allowable density in the MUD-2 Overlay District (50 dwelling units per acre) through the use of development incentives to approximately 58 dwelling units per acre (311 units) due to the development being located within walking distance to a developed or planned transit stop per Table 30.48-J2.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Paradise Road
- Site Acreage: 5.4
- Number of Units: 311
- Density (du/ac): 58
- Project Type: Mixed use development with residential and commercial uses including retail sales/services, restaurants, on-premises consumption of alcohol, and outside dining
- Number of Stories: 5

- Building Height (feet): 72
- Square Feet: 7,877 (retail)
- Open Space Required/Provided: 78,379/88,609
- Parking Required/Provided: 532/544

Mixed Use Overlay District

This project is located within the Mixed Use Overlay District, sub districts 1 and 2 (MUD-1 and MUD-2). The MUD-2 area has specific design and development criteria, which advances an expectation of encouraging a highly concentrated mixture of low-rise to high-rise (up to 100 feet), residential, commercial, employment and recreational uses typical of high density suburban areas, and may be used to transition between MUD-1 and less intense land uses. The MUD-2 is also characterized by a highly developed pedestrian network and access to a combination of transportation options, such as freeway interchanges, arterial streets, and high frequency transit consisting of fixed guideways and enhanced bus service. Typical land use components may include, but are not limited to, residential, commercial, and recreational uses within a typical suburban area.

Site Plans

The plans depict a mixed use development consisting of the following elements: 1) residential; 2) commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 311 units at a density of 58 dwelling units per acre. The commercial component consists of 7,877 square feet of lease space for retail sales/services, restaurants, on-premises consumption of alcohol, and outside dining. The proposed development consists of 4 buildings, a parking garage, and 88,609 square feet of open space distributed throughout the complex. Parking is distributed throughout the site and includes a parking garage on the southern portion of the site, surface parking areas on the north and east sides of the building, and long term bicycle parking areas.

Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the pedestrian realm area and sidewalks adjacent to buildings and within courtyard areas. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 88,609 square feet of open space. Open space consists of the following: 1) a 27 foot wide pedestrian realm consisting of a detached sidewalk, an amenity zone, enhanced sidewalk area, and supplemental area along the interior private drive along the western portion of the building which connects to the existing commercial center to the west of the site and a 5 foot wide sidewalk adjacent to and encircling the building; 2) swimming pool; 3) dog park; 4) passive and active open space within the courtyards formed by the building orientation; 5) fitness area; 6) clubroom; 7) computer room; 8) leasing office/lobby area; and 9) landscape areas along the perimeter of the site.

Elevations

The buildings are 5 stories ranging in height from 60 to 72 feet with a flat roof and parapet walls and various facades to provide enhanced building articulation as well as other enhanced architectural elements such as balconies, varying color schemes, and foam pop-outs.

Floor Plans

The plans depict four, 5 story buildings around a courtyard. There is a 5 story parking garage on the southern portion of the site. The commercial spaces are located on the first floor and divided into 3 suites located on the northern side of buildings 1 and 2. The fitness area, clubroom, computer room, and leasing office/lobby area are also located on the first floor of buildings 1 and 2. A mixture of 1 and 2 bedroom units with an average area of 781 square feet are distributed throughout the 5 stories of each of the buildings. The buildings are connected from the second floor to the fifth floor.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the project is appropriate for this site since there are existing commercial uses in the area and the site is less than a quarter of a mile from existing bus stops on Paradise Road and Twain Avenue, 1.2 miles from the Strip, and 1 mile from the UNLV campus. The existing office buildings on the site will be demolished to allow for this project. The apartments will have access to several on-site amenities along with the existing commercial uses in the area. The design of the site complies with Code and is compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0079	Major training facility within an existing retail and office complex on a portion of this site	Approved by PC	March 2018
UC-0132-04	Major school	Approved by PC	March 2004
UC-130-85	Retail and office complex	Approved by PC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Hotel
East	Commercial Tourist	H-1	Multi-family development
West	Commercial Tourist	H-1	Retail & office complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

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

The project is in compliance with several of the applicable mixed use policies contained within the Comprehensive Master Plan. Since the project is located near arterial/collector streets (Paradise Road, Twain Avenue, and Flamingo Road) the project is geographically situated in an area that is suitable for this type of mixed use development in conformance with Urban Specific Policy 109. There is a commercial component on the site with the residential uses and a large number of commercial uses are located within a half mile radius of this site that provide for an adequate amount of goods and services for the future residents in conformance with Urban Specific Policy 107 of the Comprehensive Master Plan that states MUD's should incorporate general business, professional and public offices, multiple family residential uses and supporting commercial uses. Therefore, staff finds that the project meets the purpose and expectations of the Mixed Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

Design Review

The project incorporates a balanced level of internal horizontal integration that appears safe and convenient with an overall site design that is highlighted by well-connected pedestrian corridors that encourage pedestrian movement on the immediate site and are scaled to the needs of pedestrians while providing for site balance, unification, and continuity. The parking areas are organized so that they do not negatively impact the pedestrian movement. Staff finds that the project meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan. Therefore, staff finds that the plans on file are harmonious and compatible with the development in the area and the applicant has established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible and harmonious with adjacent development in the area; 2) the proposed development is consistent with the applicable land use plan and Title 30; and 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 5, 2019, at 9:00 a.m., unless otherwise announced.

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0093-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORE GREEN DEVELOPMENET, LLC

CONTACT: FORE GREEN DEVELOPMENET, LLC, 1741 VILLAGE CENTER CIRCLE,
LAS VEGAS, NV 89134

05/07/19 PC AGENDA SHEET

SETBACKS
(TITLE 30)

SERENE AVE/MCLEOD DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0094-MURILLO KEITH C:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a deck in conjunction with an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) zone.

Generally located on the north side of Joy Meadow Avenue, 250 feet east of Mcleod Drive within Paradise. JG/nr/ja (For possible action)

RELATED INFORMATION:

APN:
177-24-611-011

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback for an elevated deck to 5 feet where a minimum of 22 feet is required per Table 30.40-1 (a 77% reduction) and 21 feet has been previously approved.

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 3048 Joy Meadow Avenue
- Site Acreage: 0.2
- Project Type: Elevated patio deck
- Structure Height (feet): 9.6
- Square feet: 310

Site Plans

The plans show an existing single story residence with a proposed 10 foot by 31 foot elevated deck which will maintain a 5 foot setback. A 3 foot 4 inch stairway is attached by a landing off the northeast corner of the deck. The stairs run parallel with the deck. The existing rear yard is 20 feet 6 inches deep. Application ZC-0438-16 included a waiver to reduce the rear setback for a balcony to 21 feet on several lots within the subdivision.

Landscaping

The applicant is proposing a row of trees along the rear wall to mitigate the visual impact of the proposed elevated deck.

Elevations

The photos provided depict the type and style of elevated deck the applicant is proposing to build. The proposed elevated deck is approximately 9 feet 6 inches tall with the floor of the deck within several feet of the peak of the roofline of the residence. The material appears to be of Trex decking which is a composite material used in extreme weather temperatures. The colors will match the existing colors of the primary residence.

Floor Plans

The plans depict an elevated deck system that would be raised above grade and attached to the primary residence.

Applicant's Justification

The applicant is requesting to reduce the rear setback due to the size of the elevated deck compared to the size of their lot. The size of the deck is approximately 310 square feet and a waiver was approved for reduced lot size, therefore it encroaches into the required setbacks. The applicant proposes to plant trees along the rear wall of the property to reduce the visual impact to neighboring properties.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1044-17	Reduced front setbacks	Approved by BCC	February 2018
WS-0535-17	Reduced lot size	Approved by PC	August 2017
NFM-0002-17	Single family residential subdivision	Reviewed by staff	January 2017
ZC-0438-16	Reclassified a portion of the subdivision from R-D to R-E zoning with waivers and a design review for a single family residential development, including a waiver to reduce the rear setback for a balcony	Approved by BCC	August 2016
VS-0439-16	Vacated easements and rights-of-way	Approved by BCC	August 2016
TM-0094-16	Single family residential development	Approved by BCC	August 2016
TM-0042-15	15 lot single family residential development-Expunged	Approved by PC	April 2015
VS-0138-15	Vacated easements and rights-of-way	Approved by PC	April 2015
DR-0136-15	15 lot single family residential development	Approved by PC	April 2015

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0443-05	Reclassified the parcel to R-D zoning for a single family residential development	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Residential Low	R-D	Single family residential
South	Residential Low	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 current waivers approved on the subject property were to reduce the lot size, the front setback, rear setback, and the side setbacks. Staff finds the requested waiver to reduce the rear setback to 5 feet for an elevated deck is a self-imposed hardship. However, the code allows for a reduction to 5 feet with the neighbors consent. The applicant has shown the willingness to partially mitigate the intrusion into the required setback by stating that trees would be planted along the back wall to mitigate the visual impact to the neighbors. Therefore, if there is no concern from the neighbors, staff can support the 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

- Until January 30, 2020 to commence;
- Install 5 medium evergreen trees along the rear wall and 2 medium evergreen trees on the side yard nearest to the patio deck;

- Certificate of occupancy 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)

- 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: KEITH MURILLO

CONTACT: KEITH MURILLO, 3048 JOY MEADOW AVE, LAS VEGAS, NV 89074

05/07/19 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

MARYLAND PKWY/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0219-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign; and 2) allow an illuminated wall sign to face residential development.

DESIGN REVIEW for a roof sign and illuminated wall signs in conjunction with an existing shopping center (Boulevard Mall) on a portion 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District, MUD-3 and MUD-4 Overlay Districts.

Generally located on the east side of Maryland Parkway, 1,150 feet north of Twain Avenue within Paradise. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-14-213-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a roof sign where not permitted per Chapter 30.72.
2. Allow an illuminated wall sign to face adjacent residential development where not allowed per Table 30.72-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3700 S. Maryland parkway
- Site Acreage: 43.1 (portion)
- Project Type: Roof and illuminated signage
- Square Feet: 300 (roof sign)/294 (wall sign)

Site Plans

The plans submitted depict a proposed roof sign and an illuminated wall sign for an existing shopping center (Boulevard Mall). Access to the shopping center is provided by multiple driveways from Maryland Parkway, Katie Avenue, Desert Inn Road, and Oneida Way. The plans show a proposed 300 square foot roof sign located over an entrance to the shopping mall facing

Maryland Parkway and a proposed 294 square foot illuminated wall sign along the east elevation facing adjacent residential development.

Landscaping

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

Signage

The proposed roof sign will be mounted on top of existing pillars, but not above the roof line of the building. However due to it being placed on top of the pillars and detached from the building, it is considered a roof sign. The total square footage for the roof sign is 300 square feet and approximately 26 feet to the base. The proposed illuminated wall sign along the east elevation of the shopping mall will face adjacent residential development, and will be 294 square feet in size. The roof sign will consist of front lit channel letters with a white acrylic face with 1 inch trim cap edge and 7 inch painted white returns and 7000k LED front illumination. The wall signs will consist of front lit channel letters with acrylic 1 inch red trim cap edge and 8 inch red aluminum red letters and will be flush mounted to the wall.

Applicant's Justification

The applicant states that the roof sign is needed to better direct customers to the main entrance of the mall. The sign extends slightly above the pillars but not above the roof line of the building. The illuminated wall sign waiver is needed to direct traffic to the back of the mall into the building. The theater currently has a "loop" road around the perimeter of the property and this sign will be used to identify the location of the theater. In addition, the applicant is proposing to turn off all illumination 15 minutes after the last showing or at 11:45 p.m., whichever comes first.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900481	Exterior building (façade) modifications in conjunction with an existing mall	Approved Administratively	August 2018
ADR-0618-17	An addition located along the rear (east) side of the shopping center for the theater	Approved Administratively	June 2017
UC-0899-16	Recreational facility with waivers development standards to allow roof signs, and a design review for roof sign and façade modifications for an existing building	Approved by BCC	February 2017
ADR-0373-15	An additional building entrance to existing mall building	Approved Administratively	May 2015
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Since the 1960's there have been numerous land use applications for various temporary and permanent uses, as well as expansions to the shopping center, within all or portions of the overall site for the Boulevard Mall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Commercial General, Residential Suburban (up to du/ac)	C-2 & R-1	Retail & commercial uses within other portions of the Boulevard Mall & Residential development.
West	Commercial General	H-1 & C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

A roof sign was approved for another business (UC-0899-16) within the shopping mall in conjunction with a proposed recreational facility and restaurant. Since there has been a previously approved waiver to allow a roof sign for this property, staff finds the proposed roof sign for this application will comply with Policy 11.3 of the Comprehensive Master Plan, which encourages all signage to be integrated and compatible with building styles both on-site and with surrounding development. In addition, the roof signage is located on a decorative feature and will not extend above the wall of the building and will face Maryland Parkway to direct customer traffic to the entrance and will have minimal impacts to surrounding properties. Therefore, staff can support this request.

Waiver of Development Standards #2

The proposed illuminated wall sign will be set back approximately 200 feet from the adjacent residential development by a parking area and a landscape area. The landscape area will help screen the visibility of the proposed illuminated wall sign. In addition, the applicant has stipulated they will turn off all illumination by 11:45 p.m. or 15 minutes after the last showing, whichever comes first. Staff finds the proposed illuminated wall sign will not adversely impact the surrounding development. Therefore, staff can support this request.

Design Review

The request complies with Urban Specific Policy 20 of the Comprehensive Master Plan, which states all signage should be compatible with building styles on-site and also surrounding development. Therefore, staff finds that the proposed roof sign and proposed illuminated wall

sign will not adversely impact the surrounding properties and are compatible with the design of the building.

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; 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

- Provide an additional vehicular access point on Algonquin Road as previously agreed to.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GALAXY NEVADA, LLC

CONTACT: HIGH IMPACT SIGNS, 820 WIGWAM PARKWAY, HENDERSON, NV
89014

05/07/19 PC AGENDA SHEET

PARKING LOT
(TITLE 30)

NEVSO DR/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0229-PKM PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) alternative parking standards.

DESIGN REVIEW for a parking lot on 5.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Nevso Drive, on the east side of Wynn Road within Paradise. MN/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-19-503-002 through 162-19-503-005; 162-19-510-001; 162-19-510-002; 162-19-510-005 through 162-19-510-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
2.
 - a. Allow a surface parking lot without interior parking lot trees required per Section 30.60.050.
 - b. Allow a surface parking lot without pedestrian walkways required per Section 30.60.050.
 - c. Allow a large surface parking lot that is not divided into smaller sub-area parking lots required per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4250 Wynn Road; 4025, 4031, 4045, 4605 Nevso Drive; 4221, 4271, & 4290 Las Vegas Studio Court
- Site Acreage: 5.2
- Project Type: Parking lot
- Parking Provided: 662

Site Plans

The existing office/warehouse buildings on the site will be demolished and the site will be converted to a parking lot to expand the existing parking lot on the adjacent parcel to the east. The site will provide additional employee parking for the existing Palms Casino Resort to the northwest. The plans depict a parking lot consisting of 662 parking spaces with access to Nevso Drive via the adjacent parcel to the east. There is also access on Wynn Road to the west which will be used as an exit only and controlled by the security staff. The waivers of development standards are required because no interior parking lot trees are being provided, pedestrian walkways are not being provided, and the parking lot is not divided into sub-area parking divided by landscape areas.

Landscaping

The plans depict a 14 foot wide minimum landscape area adjacent to an existing attached sidewalk along Nevso Drive, a 20 foot wide landscape area adjacent to an existing attached sidewalk along Wynn Road, a 20 foot wide landscape area along the southern boundary, and interior parking lot trees along the eastern boundary of the site. The interior parking lot trees are not distributed throughout the site.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site will be used in conjunction with the existing parking lot on the adjacent parcel to the east and the requested waivers of development standards will allow the proposed parking lot to be compatible with the existing parking lot. The parking lot will be used by employees of the Palms Casino Resort during peak operations and support vehicles for outdoor events on the Palms Casino Resort.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0882-16	Allowed lodging, long/short term in an M-1 zone with increased height, reduced setbacks, alternative landscaping, and architectural enhancements on the northern portion of the site (parcels 162-19-503-004 & 005) – expired	Approved by BCC	February 2017
UC-0585-10	Allowed retail sales as a principal use in conjunction with an existing office/warehouse building on the western portion of the site (parcel 162-19-503-002)	Approved by PC	February 2011
ZC-1210-06	Reclassified a portion of the site from M-1 to H-1 zoning, and included use permits for resort condominiums and to increase building heights and a waiver of development standards to reduce loading spaces on the northern portion of the site (parcels 162-19-503-003 thru 005) – expired	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0491-05	Reclassified a portion of the site from M-1 to H-1 zoning, and included use permits for resort condominiums and to increase building heights with on premise consumption of alcohol on the eastern portion of the site (parcels 162-19-510-002, 005, & 006) - expired	Approved by BCC	August 2005
WS-1248-01	Allowed off-site parking, waived on-site paving, parking lot landscaping, and reduced parking stall width in conjunction with a proposed off-site valet parking lot for the Palms Resort Hotel on the northern portion of the site (162-19-503-004)- expired	Approved by BCC	December 2001

The M-1 zoning for this property was approved by the BCC during the 1950's.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Palms Resort Casino & undeveloped
South	Public Facility & Commercial Tourist	M-1 & R-4	Wash & multiple family residential
East	Commercial Tourist	M-1	Parking lot
West	Commercial Tourist	M-1 & R-4	Office/warehouse & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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 purpose of providing landscaping, internal walkways, and dividing large parking lots into smaller sub-areas is to improve air quality, the visual image of the property and community, and allow pedestrians safe access through the parking lot. Landscaping and pedestrian walkways help with the reduction of dust, noise, glare, and heat. Landscape areas also assist with wind control and minimize water runoff. Approval of the design review is contingent upon approval of the waivers of development standards which staff cannot support. Staff finds that the design

of the parking lot with the requested waivers of development standards conflicts with Urban Specific Policy 91 of the Comprehensive Master Plan which encourages enhanced landscaping (trees) at the interior parking areas to provide shade and visual relief. 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:

- Use shall not commence 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

- Traffic study and compliance;
- Driveway on Wynn Road to be for egress only with appropriate signage and directional arrows indicating the same;
- Reconstruct any unused driveways with full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 162-19-503-002 through 005, 162-19-510-001, 162-19-510-002, 162-19-510-005, and 162-19-510-006; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PKM PROPERTIES, LLC

CONTACT: GEORGE SOVICH, FRIEDMUTTER GROUP, 4022 DEAN MARTIN DR, LAS VEGAS, NV 89103

05/08/19 BCC AGENDA SHEET

RESORT HOTEL
(TITLE 30)

HARMON AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400032 (UC-0813-02)-KOVAL LAND, LLC:

USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) a resort hotel; and 2) permit deviations to development standards.

DEVIATIONS for the following: 1) increased building height; 2) permit intrusion into the airspace; 3) permit alternative landscaping; and 4) all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action)

RELATED INFORMATION:

APN:

162-21-601-005; 162-21-601-007

USE PERMITS:

1. Permit a 40 story, 2.8 million square foot resort hotel with 2,402 guest rooms, a 3 story parking garage, and other facilities including a casino, retail shops, showroom, restaurants, sports book, administrative offices, outdoor pool, indoor and outdoor water features, poolside villa guest rooms, central plant, warehouse, back-of-house areas, and other accessory uses.
2. Permit deviations to development standards.

DEVIATIONS:

1. Increase the height of the hotel tower to 480 feet where 100 feet is permitted (a 380% increase).
2. Encroachment into airspace.
3. Permit an alternative landscape design as shown per plans on file.
4. Permit all other deviations shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 36.8
- Project Type: Expanded Gaming Enterprise District (GED) & resort hotel
- Building Height (feet): 480
- Parking Required/Provided: 2,762/3,179

Summary

This application is the sixth extension of time to expand the GED on the western 36 acres of the site associated with UC-1100-08. A companion application, UC-1584-06, expanded the GED for the eastern portion of the site associated with UC-1100-08.

Site Plans

The original plans depicted a 2,719,811 square foot resort hotel with associated accessory structures and incidental uses. A parking garage is located on the northern portion of the site with a surface parking lot on the southern portion.

Landscaping

The original plans show existing attached sidewalks along Harmon Avenue, Koval Lane, and Rochelle Avenue. Landscape areas range in width from 11 feet to 35 feet behind the attached sidewalk and include groundcover with plantings consisting of strawberry trees, Chilean Mesquite, Evergreen Elm, and California Fan Palms.

Elevations

The original plans show a 40 story resort hotel with varying heights up to 480 feet and a 124 foot high parking garage.

Floor Plans

The original plans consist of a 2.8 million square foot resort hotel with 2,402 guest rooms. The resort consists of various levels including a basement, a main level area with a casino, lounges, restaurants, retail areas, a mezzanine level with restaurants, and back-of-house areas.

Previous Conditions of Approval

Listed below are the approved conditions from UC-0813-02 (ET-0010-17):

Current Planning

- Until March 8, 2019 to commence;
- Applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits prior to March 8, 2018.

Listed below are the approved conditions from UC-0813-02 (ET-0079-13):

Current Planning

- Until February 4, 2017 to commence.

Listed below are the approved conditions from UC-0813-02 (ET-0084-11):

Current Planning

- Until August 21, 2013 to commence;
- Design review on final plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

Listed below are the approved conditions from UC-0813-02 (ET-0215-08):

Current Planning

- Until August 21, 2011 to commence;
- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;

Listed below are the approved conditions from UC-0813-02 (ET-0204-03):

- Subject to August 21, 2008 for commencement; and any other extensions of time to be a public hearing.

Listed below are the approved conditions from UC-0813-02:

Subject to replacing the Texas Umbrella tree as listed in the Plant List with another tree type; building materials are to be made of non-glare material; full off-site improvements; dedicate right-of-way for Harmon Avenue along the project's entire frontage on that street so that a third through lane in the westbound direction can be constructed on Harmon Avenue, the width of dedication will be determined by the County in conjunction with its improvement project on this street, but will not exceed 15 feet; additionally, dedicate the right-of-way and construct the following improvements: a) an exclusive right turn lane on the public street to accommodate ingressing traffic for each driveway that will provide public access, b) an exclusive right turn lane on the south leg of the intersection of Koval Lane and Rochelle Avenue, c) bus turnouts on Harmon Avenue and Koval Lane per Regional Transportation Commission and Public Works; Rochelle Avenue along the project's frontage, and the intersection of Koval Lane and Rochelle Avenue may both need to be widened to accommodate project generated traffic; the need for these widenings is to be addressed in the traffic study; provide rights-of-way or easements and/or construct improvements as required by the accepted traffic study; participate in the overall construction project costs of a future possible pedestrian grade separation system at or near the intersection of Las Vegas Boulevard South and Harmon Avenue, amount of participation to be determined in the traffic study based on the incremental impact of the proposed development; the streetlight systems along the project's frontages on Rochelle Avenue and Harmon Avenue shall be constructed to meet current County standards or an acceptable equivalent; traffic study and comply; traffic study to include: a) evaluation of traffic control needs and the determination of contributory shares of future traffic control devices, costs, and measures, b) evaluation of access and circulation patterns proposed, c) evaluation of roadway capacities present and future with compliance, d) pedestrian safety needs, e) determination of lane configuration at proposed project access points necessary to accommodate projected traffic volumes, f) determine the

required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, g) impacts to regional air quality due to traffic generated by this development, h) identification and implementation of Traffic Demand Management (TDM) and Transportation System Management (TSM) measures, with a follow-up study and presentation to the Board of County Commission within one year of opening to the public; i) a turnover analysis for the proposed porte-cochere, if the porte-cochere is projected to lack adequate capacity to accommodate the expected demand, mitigation measures, and/or redesign of the facility must be proposed; traffic study to include traffic impact mitigation plan to be reviewed by the staffs of Nevada Department of Transportation and Clark County Traffic Management Division and to be approved by the Board of County Commissioners; physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project may require right-of-way dedication to the County; drainage study and compliance; file Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and as required by Section 30.48.120 of the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction; alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; no building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals; and 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; Nevada Revised Statutes Chapter 463 requires that expansions of the Gaming Enterprise District approved as an exception is required to have an unlimited gaming license prior to December 31, 2002; and that signage is not a part of this application and future land use applications may be required; that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement; and that since this application does not include the corner parcel located at the intersection of Harmon Avenue and Koval Lane, the traffic study may require mitigation such as a reduction in curb-cuts, a reduction in trip generation requiring the reduction in the number of rooms, the addition or modification of turn lanes, traffic signal modifications, and additional right-of-way dedication.

Applicant's Justification

According to the applicant, this sixth extension of time is appropriate since there have been no substantial changes and considering the site is located between an existing resort hotel and Las Vegas Boulevard South. The difficult macroeconomic environment has prevented the development of a large gaming complex, and in the interim, the applicant has continued to maintain the site. The applicant is also requesting an extension of time for UC-1100-08 & UC-1584-06. All 3 of these applications are intertwined with the establishment of the entitlements for the approved resort hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0147	Modifications to an approved High Impact Project in conjunction with a proposed resort hotel with 3 high-rise towers and a freestanding hotel tower	Held by applicant	N/A
UC-1100-08	Resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review – 3 extensions of time	Approved by BCC	February 2009
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review – 4 extensions of time	Approved by BCC	January 2007
UC-0207-06	Resort hotel and resort condominiums on the southwest portion of the site – expired	Approved by BCC	April 2006
UC-1378-05	Gaming overlay expansion and a resort hotel two extensions of time – expired	Approved by BCC	November 2005
UC-0494-05	Mixed use development – expired	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site – 5 extensions of time	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

Many applications have been approved on the subject site. These applications are the most applicable to the current project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Ellis Island Hotel
South	Commercial Tourist	R-5 & H-1	Residential condominium development (Marie Antoinette), Wyndham Vacation Resort, a hotel timeshare, & Lake Tropicana condominium complex
East	Commercial Tourist	H-1	Harbor Island Apartments & Hard Rock Resort Hotel
West	Commercial Tourist	H-1	Undeveloped parcels

Related Applications

Application Number	Request
ET-19-400033 (UC-1584-06)	A fifth extension of time on a use permit that expanded the GED for the eastern portion of the site is a companion item on this agenda.
ET-19-400034 (UC-1100-08)	A fourth extension of time on a use permit for a resort hotel with a freestanding hotel tower and a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Since this application was approved in 2002, the applicant has not negotiated a development agreement with the County, has not pursued construction, and no technical studies or building permits have been submitted for the site. Although the applicant submitted a land use application for a new resort hotel in 2018 to comply with a condition of approval, the application has been on hold since that time, and there is no progress in the development of the property. Since 2002, substantial changes have included Code amendments and changes to development standards, changes to the surrounding area, and improvement in the economic environment. In addition, the companion applications were originally approved in 2007 and 2009, and there has been no progress on the site. As a result, staff cannot support any additional extensions of time.

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:

- Until March 8, 2020 to commence.
- Applicant is advised that that a Development Agreement was a condition of approval on the original application to address and mitigate impacts of the project; all non-permitted signage must be removed or the applicant must obtain land use approval and any

necessary building permits; 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.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEFFREY WILLIAMS

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

RESORT HOTEL/MIXED USE DEVELOPMENT
(TITLE 30)

HARMON AVE/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400033 (UC-1584-06)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:

USE PERMITS FIFTH EXTENSION OF TIME to commence the following: 1) an expansion of the Gaming Enterprise District; 2) permit a High Impact Project; 3) a 450 foot high, 1,054 room resort hotel; 4) residential condominiums; 5) resort condominiums; 6) increase building height; 7) modifications to a previously approved mixed use development; 8) public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; 9) all associated back-of-house areas, incidental, and accessory uses; and 10) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; and 2) all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. JG/jt/xx (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

USE PERMITS:

1. Allow the expansion of the Gaming Enterprise District.
2. Permit a High Impact Project.
3. Permit a 450 foot high, 1,054 room resort hotel.
4. Permit 2,434 residential condominiums that will include 1, 2, and 3 bedroom units.
5. Allow 1,442 studio and 1 bedroom resort condominiums.
6. Increase building height to 450 feet where 100 feet is the standard (a 350% increase).
7. Allow modifications to a previously approved mixed use development.
8. All public areas including casino areas, shopping/retail, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas.
9. Allow all associated back-of-house areas, incidental, and accessory uses.
10. Permit deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:**Project Description****General Summary**

- Site Address: List on file
- Project Type: Expanded Gaming Enterprise District (GED) & resort hotel/mixed use
- Site Acreage: 24
- Number of Lots/Units: 2,434 residential condominiums/1,442 resort condominiums
- Density: 101.4 for residential condominiums
- Building Height (feet): Up to 450
- Parking Required/Provided: 7,843/7,936

Summary

This application is a fifth extension of time for an expansion to the GED, an approved High Impact Project consisting of a resort hotel, mixed-use development, and shopping center. However, this application is only to extend the use permits and deviations. The design reviews were not extended with the previous extension of time. Extensions of time for UC-0813-02 and UC-1100-08 are companion applications that are also being extended. UC-0813-02 expanded the GED for the western portion of the site, and UC-1584-06 (the subject application) expanded the GED for eastern portion of the site associated with UC-1100-08.

Site Plans

The original approval was for an expansion of the GED for a resort hotel with modifications to a previously approved mixed use development. The project included resort hotel components on both the north and south sides of the project with the mixed use development components located at the center of the project site. However, the applicant did not extend the design reviews with the fourth extension of time, which were part of the original application and the first 3 extension of time applications.

Elevations

The elevation plans approved with the original application depicted up to 450 foot high buildings with facades constructed primarily of concrete and steel panels with stucco finishes and glass curtain wall systems with balconies on some elevations. The elevation information is provided as reference only since the design reviews associated with this application were not extended.

Floor Plans

Floor plans approved with the original application include a total of 1,054 hotel rooms, 2,434 residential condominium units, 1,442 resort condominium units, and 198,405 square feet of commercial space including casino areas. The floor plan information is provided as reference only since the design reviews associated with this application were not extended.

Landscaping

As previously approved, the pedestrian realm included enhanced landscaping, sidewalks, and amenity zones provided along the Harmon Avenue frontage and the interior private streets. A total of 16.9 acres of open space is provided for this project where Title 30 requires 12.8 acres. The landscaping information is provided as reference only since the design reviews associated with this application were not extended.

Previous Conditions of Approval

Listed below are the approved conditions from UC-1584-06 (ET-0009-17):

Current Planning

- Until March 8, 2019 to commence;
- Applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits prior to March 8, 2018.

Listed below are the approved conditions from UC-1584-06 (ET-0008-14):

Current Planning

- Until February 4, 2017 to commence.

Listed below are the approved conditions from UC-1584-06 (ET-0004-12):

Current Planning

- Until January 17, 2014 to commence;

Listed below are the approved conditions from UC-1584-06 (ET-0014-09):

Current Planning

- Until January 17, 2012 to commence;

Listed below are the approved conditions from UC-1584-06:

Current Planning

- Landscaping and pedestrian realm as depicted per plans on file;
- Design review as a public hearing on significant changes to plans;
- Each phase of the development shall contain the same ratio of residential to commercial components as the overall project or the applicant shall submit a construction phasing plan to be approved by staff;
- A Development Agreement as agreed upon by the applicant to mitigate and address issues identified by the Technical Reports and Studies;
- Developer will negotiate with County in good faith to route Howard Hughes Parkway through the subject property connecting generally in the northwest corner of the property to Lamar Street on the south end of the property following a route to be determined by developer and otherwise on terms and conditions acceptable to both County and developer;

- All applicable standard conditions for this application type;
- 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; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with UC-0494-05 and UC-1378-05;
- VS-0924-05 to record prior to building permit issuance;

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA in accordance with 14 CFR Part 77 or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48.120 of the Clark County Unified Development Code.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction;
- Passive activity areas, designed for the quiet and peaceful enjoyment by the residents, must be enclosed.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Applicant's Justification

According to the applicant, this fifth extension of time is appropriate since there have been no substantial changes and considering the site is located between an existing resort hotel and Las Vegas Boulevard South. The difficult macroeconomic environment has prevented the

development of a large gaming complex, and in the interim, the applicant has continued to maintain the site. The applicant is also requesting an extension of time for UC-1100-08 and UC-0813-02. All 3 of these applications are intertwined with the establishment of the entitlements for the approved resort hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0147	Modifications to an approved High Impact Project in conjunction with a proposed resort hotel with 3 high-rise towers and a freestanding hotel tower	Held by applicant	N/A
UC-1100-08	Resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review – 3 extensions of time	Approved by BCC	February 2009
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review – 4 extensions of time	Approved by BCC	January 2007
UC-0207-06	Resort hotel and resort condominiums on the southwest portion of the site – expired	Approved by BCC	April 2006
UC-1378-05	Gaming overlay expansion and a resort hotel two extensions of time – expired	Approved by BCC	November 2005
UC-0494-05	Mixed use development – expired	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site – 5 extensions of time	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

Many applications have been approved on the subject site. These applications are the most applicable to the current project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Super 8 Hotel
South	Commercial Tourist	R-5 & H-1	Residential condominium developments (Marie Antoinette and Lake Tropicana) & a hotel timeshare (Wyndham Vacation Resort)
East	Commercial Tourist	H-1	Hard Rock Resort Hotel
West	Commercial Tourist	H-1	Undeveloped parcels

Related Applications

Application Number	Request
ET-19-400032 (UC-0813-02)	A sixth extension of time on a use permit that expanded the GED for the western portion of the site is a companion item on this agenda.
ET-19-400034 (UC-1100-08)	A fourth extension of time on a use permit for a resort hotel with a freestanding hotel tower and a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.

Since this application was approved in 2007, the applicant has not negotiated a development agreement with the County, has not pursued construction, and no technical studies or building permits have been submitted for the site. Although the applicant submitted a land use application for a new resort hotel in 2018 to comply with a condition of approval, the application has been on hold since that time, and there is no progress in the development of the property. Since 2007, substantial changes have included Code amendments and changes to development standards, changes to the surrounding area, and improvement in the economic environment. In addition, the companion applications were originally approved in 2002 and 2009, and there has been no progress on the site. As a result, staff cannot support any additional extensions of time.

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:

- Until March 8, 2020 to commence.
- Applicant is advised that that a Development Agreement was a condition of approval on the original application to address and mitigate impacts of the project; all non-permitted

signage must be removed or the applicant must obtain land use approval and any necessary building permits; 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.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JEFFREY WILLIAMS

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

RESORT HOTEL/HOTEL
(TITLE 30)

HARMON AVE/KOVAL LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400034 (UC-1100-08)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a resort hotel consisting of 6,745 hotel rooms; 3) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; 4) increase the height of the high-rise towers; 5) shopping center; 6) associated accessory/incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking and loading spaces for the resort hotel; 2) encroachment into airspace; and 3) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking for the hotel and shopping center; and 2) permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action)

RELATED INFORMATION:

APN:

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007; 162-21-602-001; 162-21-613-001 through 162-21-613-011

USE PERMITS:

1. Permit a High Impact Project.
2. Permit a resort hotel consisting of 6,745 hotel rooms.
3. Permit public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage.
4. Increase the height of the high-rise towers to a maximum of 520 feet where 100 feet is the standard (a 420% increase).
5. Permit a shopping center in conjunction with a hotel.
6. Permit associated accessory/incidental commercial uses, buildings, and structures.
7. Permit deviations to development standards.

DEVIATIONS:

1. a. Reduce on-site parking for the resort hotel to 9,558 spaces where 13,654 spaces are required (a 30% reduction).

- b. Reduce loading spaces for the resort hotel to 11 spaces where 59 spaces are required (an 81% reduction).
2. Permit encroachment into airspace.
3. Permit all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking for the hotel and shopping center to 357 spaces where 510 spaces are required (a 30% reduction).
2. Permit encroachment into airspace.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 60
- Project Type: 6,745 room resort hotel/hotel
- Building Height (feet): 520
- Parking Required/Provided: 14,164/9,915

Summary

This application is a fourth extension of time for an approved high impact project consisting of a resort hotel and shopping center. However, this application is only to extend the use permits, deviations, and waivers of development standards. The previous extension of time did not extend the design reviews. Extensions of time for UC-1584-06 (expanded the GED for the eastern portion of the site) and UC-0813-02 (expanded the GED for the western portion of the site) are companion applications that are also being extended.

Site Plans

Although the design review was not extended with the previous extension of time, a description of the previously approved project is provided for reference as a basis for the use permits, deviations, and waivers of development standards. The previous plans depicted a resort hotel and a freestanding hotel with a shopping center on a 60 acre site. The approved plans depicted a freestanding hotel located on the southwest corner of the site and not in the GED due to its proximity to a residential development (Marie Antoinette). The remainder of the site is located within the GED, which was established by UC-0813-02 for the western portion and UC-1584-06 for the eastern portion of the site. Also, a 5 level subterranean parking garage was shown on the plans, which will be utilized by the resort hotel and the hotel and shopping center. The original application also included waivers of conditions of a previous use permit application requiring the following: 1) a maximum height of 480 feet; and 2) coordinate the dedication and construction of Kishner Drive with the project adjacent to the site and Clark County Public Works, both of which were permanently approved.

Landscaping

The previous plans showed pedestrian realms along all public and private streets with a minimum width ranging from 15 feet to 25 feet, which includes 3 feet to 10 feet of landscaping. However, the design reviews were not extended.

Elevations

The following are the height approvals for the various buildings: the tower on the west side (Tower 1) is 525 feet high; the tower in the center of the site (Tower 2) is 480 feet high; and the tower to the east (Tower 4) is 450 feet high. The hotel (Tower 3) is located on the southwest corner of the site and 235 feet in height. Existing use permits, deviations, and waivers of development standards were approved for the increases in height; however, a new design review must be submitted for any future development, and the height of any future project will be evaluated at that time.

Floor Plans

The previously approved plans showed a total square footage of 8,156,772 for the entire project, including the resort hotel, the freestanding hotel, and the parking garage. The resort hotel consists of 6,745 hotel rooms, 328,538 square feet of casino space, 808,636 square feet of restaurant, retail, and bar/lounge area, 82,119 square feet of spa/health club, 668,637 square feet of convention space, 81,125 square feet of theater space, and 587,679 square feet of back-of-house areas. The freestanding hotel consists of 255 hotel rooms, 63,766 square feet of retail and restaurant space, and 80,503 square feet of supporting back-of-house areas. The subterranean parking garage for the entire project is a total of 4,432,115 square feet. A new design review will be required for any future development.

Signage

Signs were not a part of the original application.

Previous Conditions of Approval

Listed below are the approved conditions from UC-1100-08 (ET-0011-17):

Current Planning

- Until March 8, 2019 to commence;
- Applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits prior to March 8, 2018.

Listed below are the approved conditions from UC-1100-08 (ET-0010-13):

Current Planning

- Until February 4, 2017 to commence.

Listed below are the approved conditions from UC-1100-08 (ET-0012-11):

Current Planning

- Until February 4, 2013 to commence;
- Site must be maintained free of trash and weeds;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

Listed below are the approved conditions from UC-1100-08:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- The Developer will negotiate with Clark County in good faith to extend Rochelle Avenue from the intersection of Lamar Circle/Howard Hughes Parkway extension to the easternmost boundary of the development following a route to be determined by the Developer and otherwise on terms and conditions acceptable to both Clark County and the Developer;
- Design review as a public hearing on significant changes to the plans;
- All applicable standard conditions for this application type.
- 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; approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with the Development Agreement with the County;
- Right-of-way dedication of an additional 10 feet for Koval Lane, Rochelle Lane, and Harmon Avenue together with any additional rights-of-way and/or easements as required by the traffic study;
- Applicant to grant easements to Clark County for the proposed Howard Hughes Parkway alignment between Rochelle Avenue and Harmon Avenue;
- Construct full off-sites;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Applicant to coordinate the alignment, design, and location of the proposed Howard Hughes Parkway extension with Clark County Public Works and the property owners to the north and south from Flamingo Road to Tropicana Avenue;
- Coordinate the design and construction of the continuation of Rochelle Avenue from the public road to the private road with the property owner to the east;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) maintenance of the required width of all public access walk way segments so that a minimum Level of Service "C" is achieved under peak

pedestrian volumes with a minimum effective sidewalk width being 10 feet, b) evaluation of traffic control needs and the determination of the contributory share of future traffic control devise, costs, and measures, c) evaluation of access and circulation patterns, d) evaluation of roadway capacities, e) determination of lane configuration at proposed access points necessary to accommodate projected traffic volumes, f) turnover analysis for all the porte-cocheres and recommendation of mitigation measures as applicable, g) applicant's cost participation in the pedestrian bridges, h) identification and implementation of Transportation Demand Management (TDM) measures, i) dedication and construction of bus turnouts/combination turn lanes including passenger loading/shelter areas in accordance with Regional Transportation Commission standards, and j) on-site circulation;

- Traffic impact mitigation plan to be reviewed by the staff of the Regional Transportation Commission, Freeway and Arterial System of Transportation (FAST), Clark County Traffic Management Division, and Clark County Civil Engineering Division;
- Exclusive right turn lanes at all project access points and/or as determined in an approved traffic study;
- Driveway widths and locations to meet current Clark County standards and be approved by Development Services Traffic Engineers;
- Reconstruct all unused driveways with full off-sites;
- Adjacent property owners to be notified of proposed improvements along Harmon Avenue and its potential impact to existing accesses per notification requirements in Title 30;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use(s).
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

Applicant's Justification

According to the applicant, this fourth extension of time is appropriate since there have been no substantial changes and considering the site is located between an existing resort hotel and Las Vegas Boulevard South. The difficult macroeconomic environment has prevented the development of a large gaming complex, and in the interim, the applicant has continued to maintain the site. The applicant is also requesting an extension of time for UC-1584-06 and UC-0813-02. All 3 of these applications are intertwined with the establishment of the entitlements for the approved resort hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0147	Modifications to an approved High Impact Project in conjunction with a proposed resort hotel with 3 high-rise towers and a freestanding hotel tower	Held by applicant	N/A
UC-1100-08	Resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review – 3 extensions of time	Approved by BCC	February 2009
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review – 4 extensions of time	Approved by BCC	January 2007
UC-0207-06	Resort hotel and resort condominiums on the southwest portion of the site – expired	Approved by BCC	April 2006
UC-1378-05	Gaming overlay expansion and a resort hotel two extensions of time – expired	Approved by BCC	November 2005
UC-0494-05	Mixed use development – expired	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site – five extensions of time	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

Many applications have been approved on the subject site. These applications are the most applicable to the current project.

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	R-5 & H-1	Residential condominium developments (Marie Antoinette and Lake Tropicana) & a hotel timeshare (Wyndham Vacation Resort)
East	Commercial Tourist	H-1	Harbor Island Apartments & Hard Rock Resort Hotel
West	Commercial Tourist	H-1	Undeveloped parcels

Related Applications

Application Number	Request
ET-19-400032 (UC-0813-02)	A sixth extension of time on a use permit that expanded the GED for the western portion of the site is a companion item on this agenda.
ET-19-400033 (UC-1584-06)	A fifth extension of time on a use permit that expanded the GED for the eastern portion of the site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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.

Since this application was approved in 2008, the applicant has not negotiated a development agreement with the County, has not pursued construction, and no technical studies or building permits have been submitted for the site. Although the applicant submitted a land use application for a new resort hotel in 2018 to comply with a condition of approval, the application has been on hold since that time, and there is no progress in the development of the property. Since 2008, substantial changes have included Code amendments and changes to development standards, changes to the surrounding area, and improvement in the economic environment. In addition, the companion applications were originally approved in 2002 and 2007, and there has been no progress on the site. As a result, staff cannot support any additional extensions of time.

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:

- Until March 8, 2020 to commence.
- Applicant is advised that that a Development Agreement was a condition of approval on the original application to address and mitigate impacts of the project; all non-permitted signage must be removed or the applicant must obtain land use approval and any necessary building permits; 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.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEFFREY WILLIAMS

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

MUSEUM
(TITLE 30)

LAS VEGAS BLVD S/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0165-LAS VEGAS PINBALL COLLECTORS CLUB:

USE PERMIT for a museum (pinball museum) with an accessory arcade.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased freestanding sign area; **2)** increased wall sign area; **3)** increased average letter height for a wall sign; **4)** increased number of animated signs; **5)** alternative street landscaping; **6)** allow non-standard improvements in the right-of-way (Las Vegas Boulevard South); and **7)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** a museum with an accessory arcade; **2)** alternative parking lot landscaping; **3)** increased freestanding sign height; and **4)** increased animated sign area on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone in the MUD-2 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/gc/ja (For possible action)

RELATED INFORMATION:

APN:

162-33-101-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase freestanding sign area to 1,782 square feet where a maximum of 600 square feet is permitted per Table 30.72-1 (a 197% increase).
2. Increase wall sign area to 4,706 square feet where a maximum of 980 square feet is permitted per Table 30.72-1 (a 380% increase).
3. Increase average letter height for a wall sign to 19 feet where an average letter height of 8 feet is permitted per Table 30.72-1 (a 138% increase).
4. Increase the number of animated signs to 2 where a maximum of 1 is permitted per Table 30.72-1 (a 100% increase).
5. Allow alternative street landscaping along Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
6. Allow non-standard improvements (landscaping) in the right-of-way (Las Vegas Boulevard South) where not permitted.
7. Reduce throat depth to 43 feet where a minimum of 75 feet is required per Clark County Uniform Standard Drawings (a 43% reduction).

DESIGN REVIEWS:

1. Museum (pinball museum) with an accessory arcade.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase freestanding sign height to 71 feet 3 inches where a maximum of 50 feet 2 inches (building height) is permitted (a 42% increase).
4. Increase animated sign area to 6,488 square feet where a maximum of 150 square feet is permitted (a 4,225% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4915 Las Vegas Boulevard South
- Site Acreage: 1.8
- Project Type: Museum with an accessory arcade
- Number of Stories: 1
- Building Height: 50 feet 2 inches
- Square Feet: 26,880
- Parking Required/Provided: 89/89

Site Plans

The plans show a proposed museum (pinball museum) with accessory arcade located at the rear of the property, approximately 29 feet from the east property line, zero feet from the north and south property lines, and 386 feet from the west property line. Access to the site is from 1 driveway off of Las Vegas Boulevard South. A 5 foot wide pedestrian walkway is provided from Las Vegas Boulevard South, along the south property line, to the entrance of the building. A total of 89 parking spaces are provided where a minimum of 89 spaces are required. Eight bicycle parking and 4 motorcycle parking spaces are also provided. An existing off-premises sign (billboard) will remain on the site within a parking landscape island.

Landscaping

The plans show a 31 foot wide landscape area (including a 15 foot wide detached sidewalk) within the public right-of-way of Las Vegas Boulevard South. The landscaping within the right-of-way consists of Myoporum shrubs. On-site street landscaping along Las Vegas Boulevard South is 10 feet wide and consists of Dwarf Yaupon Holly shrubs with Mexican Fan Palm trees grouped together near the entrance to the site. An 8 foot wide landscape area with Shoestring Acacia trees are located along the north property line adjacent to the parking area. A guardrail on top of a retaining wall is also shown along the north and south property lines. The 7 parking spaces in front of the building exceed the maximum 6 spaces allowed between landscape islands, and therefore, a design review for alternative parking lot landscaping is requested. Decorative stainless spheres that look like pinballs are placed immediately in front of the building.

Elevations

The plans depict a 1 story, 50 foot 2 inch high building constructed of concrete tilt-up wall panels and a glass storefront. The upper portions of the front (west) elevation cantilevers over the entrance to the building. The rear (east) elevation shows clerestory glazing and 2 roll-up overhead doors. The roof is flat, but angles down towards the rear from the 50 foot 2 inch height in the front to a 34 foot 1 inch height in the rear.

Floor Plans

The plans show a 26,880 square foot building consisting of exhibit/gallery area where pinball machines will be displayed and played, and restrooms.

Signage

The plans depict a 4,706 square foot, approximately 40 foot tall, animated wall sign on the front (west) elevation of the building; and a 71 foot 3 inch high, 1,782 square foot, 4 sided, animated freestanding sign located 10 feet from the west property line along Las Vegas Boulevard South and 6 feet from the north property line.

The letters of both the wall sign and freestanding sign are formed by the positive and negative space created by the use of reverse pan channel lighting on the wall sign and pan channel lighting with a lexan face on the freestanding sign. The signs are animated since the lighting will change color. The pan channel lighting on the freestanding sign will be mounted on a perforated metal mesh frame.

Applicant's Justification

The applicant states that the design of the building is complimentary to the entertainment uses and resort hotels in the area. Furthermore, the applicant states that the wall sign is an integral part of the design of the building, and the freestanding sign is similar to other signs along Las Vegas Boulevard South. Additionally, the applicant states that the reduced throat depth allows for the parking layout to be in a circulating aisle as opposed to a dead-end aisle condition.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0601-09	Resort condominium tower – expired	Approved by BCC	November 2009
UC-0658-05 (ET-0259-07)	First extension of time for a resort condominium tower until August 17, 2009 – expired	Approved by BCC	September 2007
UC-0658-05	Resort condominium tower – expired	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Undeveloped
East	Public Facilities	H-1 & P-F	McCarran International Airport

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Public Facilities	P-F	Las Vegas Metropolitan Police Department substation

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 museum and accessory arcade is consistent with the cultural and entertainment uses found along Las Vegas Boulevard South within the Resort Corridor. Staff finds that the proposed use will not adversely impact the surrounding properties. The request complies with Winchester/Paradise Specific Policy 4 of the Comprehensive Master Plan which encourages uses that promote education and cultural activities including entertainment, the arts, as well as other services that enhance higher education.

Waivers of Development Standards

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

Waivers of Development Standards #1 through #4 & Design Reviews #3 & #4

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area.

Waiver of Development Standards #5

Staff can support the request for alternative street landscaping along Las Vegas Boulevard South. Similar landscaping was approved for the Harley Davidson facility, located approximately 350

feet to the south, where the majority of the street landscaping is located within the public right-of-way. Additional parking lot trees, beyond what is required, are also located within the parking lot that will be visible from Las Vegas Boulevard South to help soften the appearance of the site. Furthermore, palm trees exist within the center median of Las Vegas Boulevard South to help beautify the area.

Design Review #1

Staff finds that the design of the building is compatible with the surrounding area, and uses similar building materials as the nearby Harley Davidson facility which utilizes concrete panels. Therefore, the request complies with Urban Specific Policy 67 which states that through site planning and building design, ensure that commercial developments are compatible with abutting uses. The building and site design also incorporates the pinball theme with the shape of the building and the use of stainless spheres that look like pinballs in front of the building.

Design Review #2

Staff finds that having 1 additional parking space between landscape islands will not adversely impact the aesthetics of the site or the surrounding properties. Furthermore, additional trees are provided throughout the parking lot area beyond what is required per Title 30. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #6

The applicant is required to dedicate a portion of the property in order to accommodate a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Staff has no objection to allowing landscaping and parking within the area that will be dedicated as right-of-way or a roadway easement subject to the execution of a License and Maintenance Agreement. The applicant will be responsible for removing the non-standard improvements when deemed necessary by Public Works.

Waiver of Development Standards #7

The applicant is requesting a throat depth of 43 feet as measured from the existing curb return. Public Works' standards are measured from the future curb return to ensure that once a street is widened that sufficient room exists to allow vehicles to safely exit the road and access the site prior to encountering any conflicting parking spaces or drive aisles. If measured from the current property line, the throat depth will be less than 10 feet. Once the mandatory dedication occurs, there will be no throat depth provided. Staff cannot support the design of the throat depth on this vacant lot since, as a blank slate, the standard can be met.

Department of Aviation

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

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

Staff Recommendation

Approval of the use permit, waivers of development standards #1 through #6, and the design reviews; denial of waiver of development standards #7.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owner or its successors shall remove any non-standard improvements related to this application or any future applications within the right-of-way at its own expense, when deemed necessary by Public Works for a Las Vegas Boulevard South improvement project.
- Applicant and owner are advised that signage is not permitted within the right-of-way or roadway easements; that a portion of parking and landscaping may be located in the area to be dedicated as right-of-way; and that any deficiencies on the site that result from the

dedication of right-of-way need to be addressed with Current Planning and Public Works, which may require additional land use applications.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0108-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINBALL HALL OF FAME

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

05/08/19 BCC AGENDA SHEET

RECREATIONAL FACILITY
(ESCAPE ROOM)
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0221-FASHION SHOW MALL, LLC:

USE PERMIT to allow a recreational facility (escape room) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-112-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard South
- Site Acreage: 43 (portion)
- Project Type: Recreational facility (escape room)

Site Plan

The site plan depicts an existing lease space that is centrally located on the first floor of an existing shopping center (Fashion Show Mall). The Fashion Show Mall is located west of Las Vegas Boulevard South and north of Spring Mountain Road. Access to the site is from various driveways along Fashion Show Drive (north), Sammy Davis Jr. Drive (west), Spring Mountain Road and Mel Torme Way (south), and Las Vegas Boulevard South (east).

Landscaping

Landscaping is located throughout the site and changes are not required or proposed with this request.

Elevations

The recreational facility (escape room) will be located inside a lease space within the shopping center. The escape room entrance will not be seen from the right-of-way.

Floor Plans

The submitted floor plans depict the recreational facility (escape room) with an overall area of 1,800 square feet which encompass an office and 4 sections to the escape room. The main entrance faces the surrounding stores within the shopping center.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the proposed recreational facility (escape room) has 4 themes and 2 to 10 players are able to be in each room at a time. There will be 1 to 6 employees on the premises and the hours of operation will be from 12:00 p.m. to 1:00 a.m. Monday through Thursday and 10:00 a.m. to 2:00 a.m. Friday through Saturday. Per the applicant, food and drinks will not be served within the lease space. The lease space is located within an existing shopping center and the applicant does not believe that their proposed escape room will be a detriment to the existing site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0409-17	Allow a museum (outdoor public art display) and design review for a museum – expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclose existing outdoor sales structures/booths, a shade structure, and a waiver to reduce parking	Approved by BCC	December 2016
UC-0660-16	Allowed outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant & façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
UC-0259-14 (AR-0093-16)	First application for review to allow retail uses not within a permanent enclosed building (outdoor sales structures/booths) subject until June 18, 2017 for review	Approved by BCC	August 2016
DR-0060-15	Modification to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0259-14	Expansion and remodel of an existing shopping center (Fashion Show Mall) with outdoor sales structures/booths	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center (Fashion Show Mall)	Approved by PC	February 2012
WS-0494-11	Increased sign area and allow portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increase the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allow an increase in overall on-premises sign area	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Trump Tower resort condominiums & undeveloped (approved Alon Resort Hotel site)
South	Commercial Tourist	H-1	TI Resort Hotel
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Business and Design/Research Park	M-1	Industrial/commercial buildings & uses

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 recreational facility (escape room) is a compatible use within the existing shopping center. The Fashion Show Mall has an approximate overall area of 1.8 million square feet which consists of lease spaces, restaurants, parking garages, and back of house spaces/offices. Staff finds that the escape room is a positive tourist attraction that caters to vacationers and locals and that no negative impacts are anticipated with the use of the proposed escape room. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information (fire alarm system); that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316 (annual operational permit is needed-special amusement); to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: HEATHER SIMONSON

CONTACT: HEATHER SIMONSON, 8925 REINDEER LAKE STREET, LAS VEGAS, NV
89143

VEHICLE SALES
(TITLE 30)

MORGAN CASHMANS WY/HIGHLAND DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0212-HUNTINGTON CLASSIC LP & G K T 5, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) a proposed vehicle (automobile) sales facility; and 2) increased finished grade on 0.9 acres in an M-1 (Light Manufacturing) Zone

Generally located on the east side of Morgan Cashmans Way, 275 feet south of Highland Drive within Paradise. JJ/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-17-303-001; 162-17-303-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase the building height up to 105 feet where 50 feet is the standard per Table 30.40-5 (a 110% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3215 Morgan Cashmans Way
- Site Acreage: 0.9
- Project Type: Vehicle (automobile) sales facility
- Number of Stories/Tiers: 12
- Building Height (feet): 105
- Square Feet: 5,790
- Parking Required/Provided: 5/23

Site Plans

The plans depict a proposed 5,790 square foot building located on the eastern portion of the site. Customer parking is located on the north, west, and south sides of the building and inventory parking occupies the 12 tier building. There are 23 customer parking spaces and 48 inventory spaces in the building. The site has access to Morgan Cashmans Way. The plans indicate the finished grade will be 36 inches above the existing grade.

Landscaping

A 30 foot landscape area with a detached sidewalk is located along Morgan Cashmans Way and a 5 foot to 10 foot wide landscape area is located along the eastern property line adjacent to I-15. A 5 foot wide landscape area is located along the northern property line and a 12 foot wide landscape area is located along the southern property line. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 105 foot high glass tower with 12 tiers. The tower will have blue LED accent light bands to provide enhanced articulation of the glass tower. The first floor consists of a stucco façade, white opaque spandrel glass, insulated clear tempered glass, metal coping, and ACM accent panels.

Floor Plans

The plans depict a 1 tier tower with a 5,790 square foot area on the first floor of the building. The first floor consists of a customer center, 2 delivery bays, a detail prep area, office space, breakroom, and restrooms. The tower consists of 12 tiers instead of traditional floors. The tiers hold up to 48 automobiles and the equipment for moving the cars to the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site will be the "Carvana" dealership in Nevada. The tower is unique in that when a customer purchases a vehicle, the vehicle rotates down to the first floor similar to a gumball machine. The height of the tower is compatible with the surrounding area since the site is within the resort corridor which allows buildings over 100 feet in height and the Wyndham resort immediately to the west of the site has a taller tower. The finished grade will increase to approximate 36 inches because of the anticipated fill on the northeast portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0961-08	On-premises consumption of alcohol (tavern) - expired	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Industrial
South	Commercial Tourist	H-1	Hotel/condominium/timeshare development
East	Interstate 15	N/A	Right-of-way
West	Commercial Tourist	H-1	Hotel/condominium/timeshare development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Although the increase in height is significant, the proposed height is compatible with the existing and approved developments to the west and south. Those parcels are in the H-1 zoning district which allows building heights up to 100 feet. Therefore, staff can support this request.

Design Review #1

Staff finds that the proposed building and site design comply with the majority of Title 30 requirements and are compatible with the surrounding properties in the area. Furthermore, the landscaping provided exceeds Code requirements. Thus, the project complies with Urban Specific Policy 91 of the Comprehensive Master Plan which states that enhanced landscaping (trees) at the perimeter and interior of parking areas should be encouraged to provide shade and visual relief. Staff finds that the design and the use of the site are compatible with the existing and approved development in the area. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Owner shall dedicate and/or vacate right-of-way for Morgan Cashmans Way to match existing and proposed improvements;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

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

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARVANA

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

05/08/19 BCC AGENDA SHEET

ELEMENTARY SCHOOL
(TITLE 30)

CHEROKEE LN/ALGONQUIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0197-SCHOOL BOARD OF TRUSTEES:

ZONE CHANGE to reclassify 8.0 acres from R-1 (Single Family Residential) Zone to P-F (Public Facility) Zone.

DESIGN REVIEW for an elementary school.

Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise (description on file). TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-14-202-001

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 1560 Cherokee Lane
- Site Acreage: 8
- Project Type: Elementary school
- Number of Stories: 1 and 2
- Building Height (feet): Up to 40
- Square Feet: 100,531
- Parking Required/Provided: 62/158

Request

The site has been utilized as an elementary school (Ruby Thomas) since 1962. The existing school will be demolished and replaced with another elementary school and the purpose of this request is to review the plans for the proposed replacement school.

Site Plans

The plans depict a proposed elementary school consisting of 2 school buildings, a central plant, play areas, athletic courts, and parking areas. A single story main school building is located in the center of the site. A 2 story school building is located to the south of the main building. A central plant is located to the west of the single story building. A courtyard with concrete paving

and landscaping is located between the 2 buildings. A bus drop-off area is located to the south of the buildings adjacent to Cherokee Lane and a parking lot is located to the north of the buildings. An 8,853 square foot Pre-K and kindergarten turf play area is located to the northeast of the single story building and a 17,900 square foot turf play area is located to the southeast of the 2 story building. A play area with athletic courts is located to the east of the 2 story building on the south side of the site. The site will have access to Cherokee Lane via 2 way driveways that circle the proposed elementary school facility.

Landscaping

The plans depict a minimum 10 foot wide landscape area adjacent to an attached sidewalk along Cherokee Lane. A 9 foot wide landscape area is located along the north, east, and west property lines. Interior parking lot landscaping is distributed throughout the parking lot and additional landscaping is located adjacent to the school buildings.

Elevations

The single story building has a varied roofline with a maximum height of 26 feet, while the 2 story building has a varied roofline with a maximum height of 40 feet. Both buildings will have similar facades that include flat roofs with parapet walls, split-face and smooth face CMU walls, and metal panels.

Floor Plans

The school buildings will include 57 classrooms plus administrative offices, a resource center, a multi-purpose room, and other ancillary rooms to serve the operations of the school. The first floor of the 2 story building is separated by an outdoor multi-purpose patio area and the second floor is connected by a patio area and resource center. The gross building area is approximately 100,531 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the request conforms to the land use plan and is the most appropriate zoning designation for the development of the elementary school. The design and construction of this school will enhance the School District's ability to meet the needs of the existing and future students in this area

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1482-98	Design review for an addition to an existing school – zone change was withdrawn by the applicant	Approved by BCC	November 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change request complies with the Winchester/Paradise Land Use Plan which designates the site as Public Facilities, and is compatible with the existing and planned uses in the area. Title 30 states that the purpose of the P-F zoning district is to provide for the location and development of sites suitable for necessary public buildings, structures, and uses. Furthermore, the zoning is consistent with the existing use on the site (Ruby Thomas Elementary School). Therefore, the proposed replacement elementary school campus is consistent with the intent of the P-F zoning district. Staff finds the requested zone change is consistent with the zoning of multiple public school campuses within Clark County; therefore, staff can support this request.

Design Review

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, with varied architectural elements, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages, in part, varying building height, breaking-up the mass of a building, and shifting building placement to provide appropriate transitions between differing building scales and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located at the south side of the buildings and will allow on-site queuing and circulation of vehicles and thus not impeding traffic on Cherokee Lane. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0103-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIANA SALAZAR

CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074