



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 28, 2019

7:00 p.m.

AGENDA

NOTE:

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

Board Members:

Jon Wardlaw – Chair
Susan Philipp
Raymond Berg

John Williams - Vice Chair
Robert Orgill

Secretary:

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

County Liaison:

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes May 14, 2019 (For possible action)
- IV. Approval of Agenda for May 28, 2019 and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0293-ESCONDIDO PARTNERS II, LLC:**
USE PERMIT for a proposed communication facility with a cell tower.
DESIGN REVIEW for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action) **PC 6/4/19**
2. **UC-19-0312-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT to waive design standards for proposed accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and portable toilets) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/ja (For possible action) **PC 6/4/19**
3. **VS-19-0304-TREASURE ISLAND, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Spring Mountain Road and Flamingo Road, and between Las Vegas Boulevard South and Sammy Davis Jr Drive within Paradise (description on file). TS/tk/ja (For possible action) **PC 6/4/19**
4. **WS-19-0345-F C INCOME PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant expansion within a retail center on 4.0 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the northwest corner of Flamingo Road and Swenson Street within Paradise. TS/jt/ja (For possible action) **PC 6/4/19**
5. **UC-19-0323-COLLEGE TOWN PLAZA I & II, LLC:**
USE PERMIT for a hookah lounge within in an existing shopping center on 0.7 acres in a C-2 (General Commercial) Zone in a MUD-2 Overlay District and Midtown Maryland Parkway District. Generally located on the south side of Dorothy Avenue, 200 feet east of Maryland Parkway within Paradise. JG/nr/ja (For possible action) **PC 6/18/19**
6. **DR-19-0336-MGP LESSOR, LLC:**
DESIGN REVIEW to amend an approved comprehensive sign plan to add wall signs in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/al/ja (For possible action) **BCC 6/19/19**
7. **DR-19-0352-DIAMOND PM, LLC:**
DESIGN REVIEW for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/md/ja (For possible action) **BCC 6/19/19**

8. **WC-19-400059 (ZC-1382-06)-DIAMOND PM, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) design review as a public hearing to address deceleration lane and amenities; 2) reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre); 3) reduce 15 units to 2 story units with only 9, three story units remaining; 4) 3 point turning analysis to be approved by traffic prior to tentative map approval; 5) relocate entrances farther to the north; and 6) right-in/right-out only ingress and egress to the site in conjunction with a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/md/ja (For possible action) **BCC 6/19/19**
9. **UC-19-0241-TEN15 SUNSET GRIER, LLC:**
USE PERMITS to allow the following: 1) office as a principal use; and 2) restaurants (food court).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increased building height; 3) reduced parking; and 4) reduced throat depth.
DESIGN REVIEW for a proposed office building with a parking garage on 3.0 acres in M-D (Design Manufacturing) and M-1 (Light Manufacturing) (AE-65) (AE-70) Zones. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/jor/ja (For possible action) **BCC 6/19/19**
10. **UC-19-0328-RICHEY, JACQULYN & CHARLES A.:**
USE PERMIT to allow additional household pets (dogs) in conjunction with a single family residence on approximately 0.2 acres in an R-1 (Single-Family residential) Zone. Generally located on the south side of Green Leaf Drive, 232 feet west of Cedarvale Drive within Paradise. JG/nr/ja (For possible action) **BCC 6/19/19**
11. **UC-19-0335-ATAMIAN, HAIGAZ A & NORA G.:**
USE PERMIT for a proposed marijuana establishment (production) within an existing office warehouse complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located 560 feet north of Sunset Road, 225 feet west of Pine Street within Paradise. JG/al/ja (For possible action) **BCC 6/19/19**
12. **ZC-19-0331-BOULDER CROSSROADS RE, LLC:**
ZONE CHANGE to reclassify 1.0 acre from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative off-site development standards.
DESIGN REVIEW for a medical office building. Generally located on the southwest side of Boulder Highway, 390 feet northwest of Nellis Boulevard within Paradise (description on file). TS/jt/ja (For possible action) **BCC 6/19/19**
13. **ZC-19-0348-3624 RUSSELL ROAD, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Russell Road Transition Corridor Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) mechanical equipment screening; 2) reduce parking lot landscaping; 3) reduce setbacks for a trash enclosure; 4) allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; 5) eliminate the required intense landscape buffer; and 6) permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) convert an existing single family residence to an office building; and 2) proposed accessory structure (storage building) on 0.5 acres. Generally located on the north side of Russell Road, 1,445 feet east of Pecos Road within Paradise (description on file). JG/md/ja (For possible action) **BCC 6/19/19**

VII. General Business
None

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

IX. Next Meeting Date: June 11, 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

06/04/19 PC AGENDA SHEET

CELL TOWER
(TITLE 30)

ESCONDIDO ST/PAMA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0293-ESCONDIDO PARTNERS II, LLC:

USE PERMIT for a proposed communication facility with a cell tower.
DESIGN REVIEW for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-02-211-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6845 Escondido Street
- Site Acreage: 1.6 (portion)
- Project Type: Communication facility with cell tower
- Tower Height (feet): 80
- Square Feet: 648 (lease area)
- Parking Required/Provided: 63/69

Site Plan

The property is located at the southwest corner of Escondido Street and Pama Lane, approximately 2,000 feet south of Sunset Road. The subject use is within an office/warehouse complex where a recorded cross access and parking agreement exist between the subject property and the 2 parcels to the north. The application is requesting to construct a new communication cell tower in the southeast portion of the property. The ground mounted equipment will be enclosed on a concrete platform and will take up a total of 4 parking spaces, where 69 spaces will remain and 63 spaces are required for this property. The total lease area is 648 square feet.

The proposed tower is required to be set back a minimum of 160 feet from residential development and the closest residential development is approximately 196 feet to the south of the tower. No other communication tower exists within 600 feet.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The cell tower is a monopole that will be 80 feet in height and is designed to accommodate 3 antenna arrays. The ground equipment will be installed on a concrete pad and will be concealed from view by a 6 foot high chain link fence with fabric mesh.

Applicant's Justification

The applicant states that the proposed communication facility is needed to service the immediate area that is surrounded by dense residential uses consisting of apartments or condominiums with some office uses.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0092-12	Use permit, waiver of development standards and design review for a place of worship, daycare and recreational facility, with reduced parking	Approved by PC	April 2012
TM-0274-97	1 lot industrial/commercial subdivision	Approved by PC	December 1997
ZC-1711-95	Reclassified to M-D zoning on the subject parcel and the 2 adjacent properties	Approved by BCC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Residential High (8 du/ac to 18 du/ac)	R-3	Sunset Bay Condos/Union Pacific Railroad
East	Business and Design/Research Park	M-D	Office/warehouse
West	Business and Design/Research Park	M-D	Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

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

Staff does not anticipate any negative impacts from the proposed communication tower with the surrounding area. Staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region. The proposed ground equipment area is proposed to be visually screened by a perimeter fence with mesh screening and set back from the street. Staff finds that screening the ground equipment area reduces the visual impact of the tower's proposed ground equipment; therefore, staff can support this request.

Department of Aviation

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

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 a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: APC TOWER

CONTACT: CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

DRAFT

06/04/19 PC AGENDA SHEET

MODULAR BUILDINGS
(TITLE 30)

EMERSON AVE/PACIFIC ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0312-CHURCH BAPTIST PARADISE BIBLE:

USE PERMIT to waive design standards for proposed accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and portable toilets) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-201-001

USE PERMIT:

Waive architectural design standards for proposed accessory modular building (classrooms and portable toilets) per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2525 Emerson Avenue
- Site Acreage: 4.3
- Project Type: Temporary modular buildings (classrooms & toilet)
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 1,440 (classrooms)/480 (toilet)

Site Plans

The plans show the addition of 4 temporary modular classroom buildings and 1 temporary toilet facility building. The proposed modular classroom buildings will be set back 15 feet from the east property line with the proposed toilet facility building set back 10 feet. Both the temporary modular classroom buildings and toilet facility building will be used for both girls and boys to meet the increasing student body. There is an existing primary building towards the north portion

of the site that currently consists of a place of worship and classrooms for the charter school. Access to the site is via 2 existing driveways on Pacific Street.

Landscaping

The plans show a proposed landscape buffer of trees along Pacific Street to be installed behind the proposed modular buildings to shield both the mechanical equipment and the buildings from adjacent residential uses. The proposed landscaping will include 24 inch box Monder Pine and Shoestring Acacia trees. There is existing landscaping which includes trees, shrubs, and groundcover around the building on the north property line and in the existing parking lot. The open space areas contain a turf field for sports activities and a sand area for playground equipment. An existing 6 foot high concrete block wall is in place along Pacific Street.

Elevations

The plans depict a 10 foot high traditional modular building consisting of composite wood siding, with hollow metal doors and frosted windows. The proposed buildings will be 1 story, 10 feet in height consisting of wood siding and will be painted to match the existing building on-site. The existing building is made of stucco and painted white.

Floor Plans

Each modular building is 1,440 square feet and consist of 4 classrooms and a 480 square foot toilet facility. Each classroom door will have a ramp and landing providing access to the building.

The existing northern building currently houses 7 classrooms, a multi-purpose room, offices, restrooms, and storage rooms on the first floor with the second floor having 9 classrooms, offices, restrooms, and storage areas.

Applicant's Justification

The applicant states that this request is to allow for 4 new temporary modular classrooms and a temporary toilet building in conjunction with an existing charter school and place of worship. The school is not related to the place of worship, and is simply leasing the space during the week when the place of worship is not holding services. In addition, the applicant states that there is accessible walkways across the parking lot from the church to the modular classrooms and toilet facility. The current school capacity is 375 students and with additional classrooms will increase the number of students to 575, with an average classroom size of 24 students. The grades offered are Kindergarten through 8th. Required parking for school staff and visitors is separate from playground areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable toilets) – expired	Approved by PC	November 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0116-12	Waive design standards and design review for 4 proposed accessory modular buildings (modular classrooms) – expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
UC-0900-05 (ET-0206-09)	Second extension of time for a place of worship – expired	Approved by PC	September 2009
UC-0900-05 (ET-0205-07)	First extension of time for a place of worship	Approved by PC	August 2007
UC-0900-05	Use permit for expansion of existing place of worship and increased height for accessory structure; waive standards to reduce parking; design review for place of worship expansion – expired	Approved by PC	August 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff finds the use of temporary modular classrooms to be appropriate at this location. The use will not interfere with the existing place of worship since services will only be conducted on Sundays. In addition, the applicant is proposing new landscaping along Pacific Street to shield the modular classrooms and the exposed mechanical equipment. The applicant states that the restroom facility will provide services to students who are using the 4 proposed temporary modular classrooms. The dual use of the site with the existing place of worship is a better utilization of the space and amenities, and will help to complement the neighborhood and make the most of a site that is typically only used once a week. Therefore, staff can support the 4 temporary modular classroom and toilet facility buildings.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and obtain all necessary building permits;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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 #0208-2019 to obtain your POC/exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA RISE AND NEVADA PREP CHARTER SCHOOL

CONTACT: KIP CARTER, 8985 S. EASTERN AVE, STE 220, LAS VEGAS, NV 89123

EASEMENT
(TITLE 30)

SPRING MOUNTAIN RD/LAS VEGAS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0304-TREASURE ISLAND, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Spring Mountain Road and Flamingo Road, and between Las Vegas Boulevard South and Sammy Davis Jr Drive within Paradise (description on file). TS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
162-16-214-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

This application is a request to vacate and abandon the airspace easement above the subject parcel to allow for a video digital display board and other advertising infrastructure on the building façade which is similar to other displays located along Las Vegas Boulevard. This request will not impact the ability for persons to continue to utilize the sidewalk and will not disrupt Clark County to maintain the public infrastructure located within the easement.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0822	Roof sign where not permitted, with design reviews for modifications to a comprehensive sign plan and to increase the number of signs	Approved by BCC	December 2018
UC-0200-17	Outdoor retail/rental building	Approved by BCC	May 2017
UC-0820-16	Outdoor retail/rental building	Denied without prejudice by BCC	January 2017
DR-0125-16	Amended an approved comprehensive sign plan adding proposed wall and animated signage for the TI Resort Hotel	Approved by BCC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0493-14	Exterior modifications (new entrance) to an existing building (Starbucks/Margarita Bar) in conjunction with the TI Resort Hotel	Approved by BCC	August 2014
UC-0205-14	Comprehensive sign plan for the TI Resort Hotel	Approved by BCC	July 2014
UC-0220-14	Packaged liquor sales in conjunction with a pharmacy	Approved by BCC	June 2014
UC-0153-14	Alternative landscaping and screening	Approved by BCC	May 2014
VS-0597-13	Pedestrian access easement	Approved by PC	November 2013
UC-0478-13	Retail uses (ticket sales and time-share referral) not within a permanent enclosed building	Approved by BCC	October 2013
UC-0350-13	Shopping center & pharmacy addition to a resort hotel	Approved by BCC	August 2013
UC-0377-11	Roof signs and design reviews for a building addition to a restaurant (Senor Frog's) and wall signs	Approved by BCC	October 2011
UC-0060-11	Roof signs and a waiver of development standards for non-standard improvements (signs) within a future right-of-way and a design review for signs	Approved by BCC	April 2011
UC-0417-10	Restaurant/bar building (Starbucks and Margarita Bar), deviations to reduce the special setback along Las Vegas Boulevard South, modified landscaping, and waivers for non-standard improvements within the right-of-way	Approved by BCC	November 2010
UC-0230-10	Additions to a previously approved outside dining and drinking patio area in conjunction with a restaurant/bar (Gilley's)	Approved by BCC	July 2010
UC-0128-10	Signage for the resort hotel and Gilley's	Approved by BCC	May 2010

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff can support the request to vacate a portion of the airspace of the existing easement. The applicant is requesting to vacate the airspace for the entire easement, but staff can only support the request for the locations where the signs approved by WS-18-0822 are located.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description to exclude any area of the easement where signage is not approved by WS-18-0822, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: GUS HADAYA

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

RESTAURANT
(TITLE 30)

FLAMINGO RD/SWENSON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0345-F C INCOME PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant expansion within a retail center on 4.0 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone in the MUD-2 Overlay District.

Generally located on the northwest corner of Flamingo Road and Swenson Street within Paradise. TS/jt/ja (For possible action)

RELATED INFORMATION:

APN:
162-15-401-022

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 146 spaces where 186 spaces are required per Table 30.60-3 (a 22% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 730 E. Flamingo Road
- Site Acreage: 4
- Project Type: Restaurant
- Number of Stories: 1
- Square Feet: 24,169 (retail center)/3,300 (subject restaurant)
- Parking Required/Provided: 186/146

Site Plan

The site consists of a long narrow parcel that extends from Swenson Street to Palos Verde Street along Flamingo Road. Buildings on the site include an inline retail building near the center of the site, a fast food restaurant located on a pad site near Swenson Street, a stand-alone restaurant located near Palos Verde Street, and a small drive-up restaurant located between the inline retail building and the stand-alone restaurant to the west. Access to the site is provided by 2 driveways

on Flamingo Road, a driveway on Swenson Street, and a driveway on Palos Verde Street. Parking spaces are located throughout the site. No changes are proposed to the existing site plan.

The subject restaurant is expanding into an adjacent suite within the inline retail building located near the center of the site. Since the overall retail center is less than 25,000 square feet, each of the uses are parked at the individual parking ratio for each use. Therefore, the restaurants are parked at 10 spaces/1,000 square feet and the retail and service businesses are parked at 4 spaces/1,000 square feet. As a result, 186 parking spaces are required per the Title 30 Shared Parking Schedule (Table 30.60-3), and the site was constructed with 146 parking spaces. Therefore, a waiver of development standards is necessary to reduce the parking spaces provided on the site.

Landscaping

Existing landscaping is located along the street frontages, within the parking lot, and along the north property line, which is adjacent to multi-family residential development. No changes to the existing landscaping are proposed or required.

Elevations

The subject inline retail building is 1 story with a parapet wall along the roofline, painted stucco exterior walls, and fabric awnings. An existing outside dining area is located in front of the restaurant, and this area is included in the parking calculations. No changes to the exterior of the building are proposed.

Floor Plans

The expanded 3,300 square foot restaurant will include a dining area, kitchen, service area, backroom, cooler, freezer, storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the subject restaurant has operated in the retail center since 2008. In 2019, the restaurant acquired an adjacent suite to expand the business. As a result of this restaurant expansion, as well as the addition of other restaurants in the retail center, a waiver of development standards is necessary to reduce parking spaces. The retail center is located near the resort corridor and approximately 80% of the customers are tourists that arrive at the restaurant by taxi or ride sharing services such as Uber and Lyft. Therefore, the reduced number of parking spaces is appropriate for this location.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0427-18	Rename Swenson Street to University Center Drive	Approved by PC	July 2018
UC-0541-16	Hookah lounge	Approved by PC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0032-05 (ET-0011-15)	Second extension of time to review a massage establishment – time limit removed	Approved by PC	April 2015
UC-0032-05 (ET-0041-10)	First extension of time to review a massage establishment	Approved by PC	April 2010
UC-0032-05	Original application for a massage establishment within this retail center	Approved by PC	February 2005
DR-1547-01	Fast food restaurant	Approved by PC	January 2002
ZC-0373-99	Reclassified the site to a C-2 zone for a shopping center	Approved by BCC	June 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-5 & H-1	Multi-family residential
South	Public Facility	P-F	Desert Research Institute & National Atomic Testing Museum
East	Commercial Tourist	C-2	Convenience store & gasoline station
West	Commercial Tourist	H-1	Restaurant

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.

Land Use Goal 3 of the Comprehensive Master Plan encourages, in part, reduced automobile dependence and air pollution, and Growth Management Community Design Policy 1 encourages more compact urban forms to improve air quality by encouraging alternative modes of transportation. The subject location is located near the resort corridor where tourists can use alternative modes of transportation. In addition, the site is located on Flamingo Road, which is a major transit corridor and a bus station is located adjacent to the site. As a result, alternative modes of transportation are available for both tourists and locals to access the site, and the reduction in parking spaces contributes to a more compact development pattern, consistent with goals and policies in the Comprehensive Master Plan. Therefore, 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

- 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.

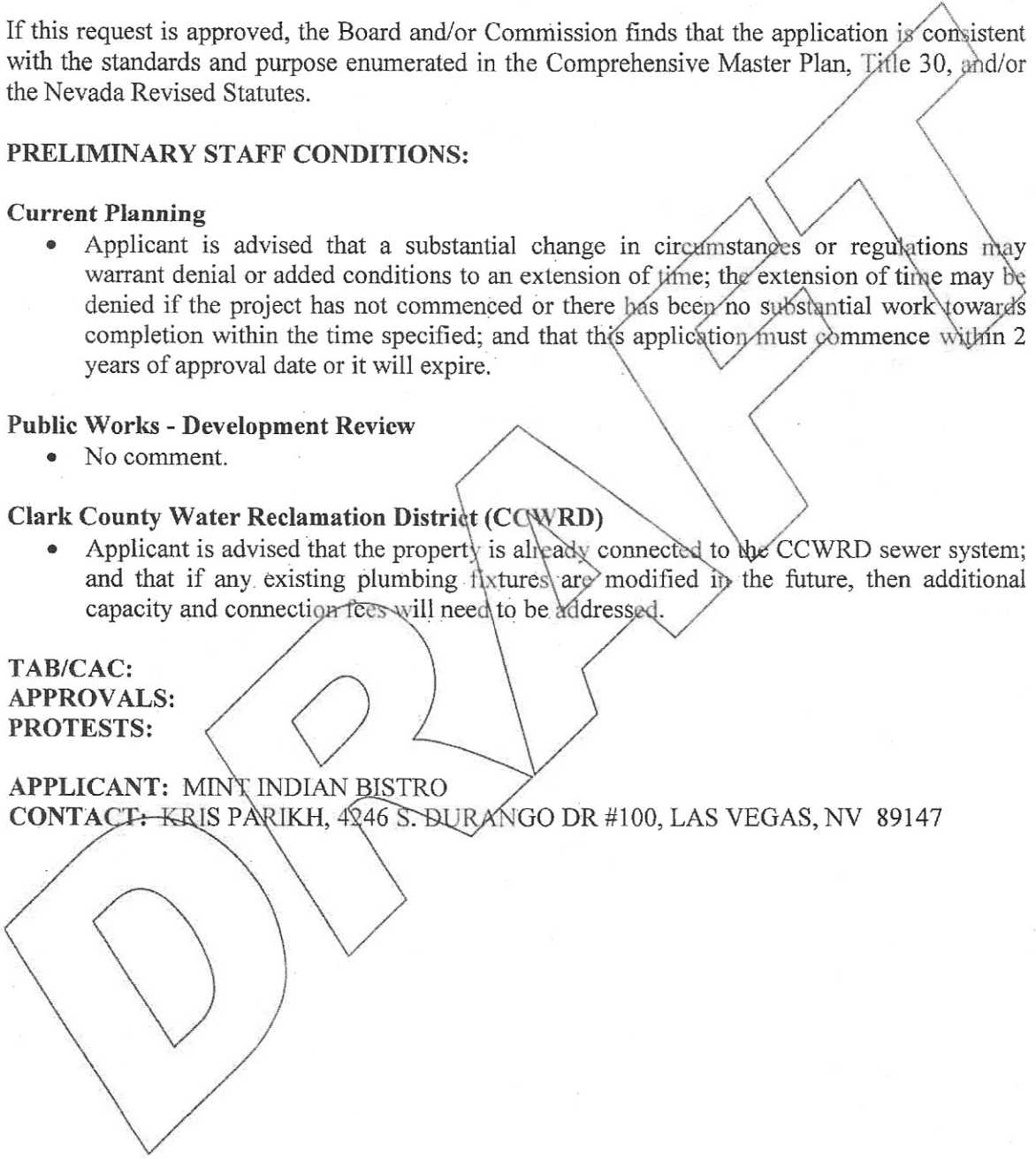
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINT INDIAN BISTRO

CONTACT: KRIS PARIKH, 4246 S. DURANGO DR #100, LAS VEGAS, NV 89147



HOOKAH LOUNGE
(TITLE 30)

DOROTHY AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0323-COLLEGE TOWN PLAZA I & II, LLC:

USE PERMIT for a hookah lounge within in an existing shopping center on 0.7 acres in a C-2 (General Commercial) Zone in a MUD-2 Overlay District and Midtown Maryland Parkway District.

Generally located on the south side of Dorothy Avenue, 200 feet east of Maryland Parkway within Paradise. JG/nr/ja (For possible action)

RELATED INFORMATION:

APN:
162-23-402-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4800 S. Maryland Parkway
- Site Acreage: 0.7
- Project Type: Hookah lounge
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 17,142 (retail center)/3,200 (hookah lounge)
- Parking Required/Provided: 13/16

Site Plan

The site plan depicts an existing retail building that is located in the eastern portion of a retail center. Parking is located to the west of the building and is shared with the neighboring business. The site has access points along Maryland Parkway, Dorothy Avenue, and Elizabeth Avenue. No changes are proposed to the site design. The proposed hookah lounge is located in a lease space in the southern portion of the building.

Landscaping

All on-site landscaping exists and no new landscaping is required or proposed.

Elevations

The façade of the existing building consists of exterior stucco columns, aluminum storefront, stone veneer, metal canopies, fabric awnings, pop-outs, and exterior stucco with a varied parapet roofline.

Floor Plans

There are no changes to the existing floor plan of the building. No additional building area is planned with this request. The hookah lounge will occupy approximately 3,200 square feet of lease space within the retail center. A cashier and DJ booth with mini stage are located in the front of the leased area with a hookah kitchen and restrooms located at the rear of the lease space. The north and south sides of the hookah lounge have elevated booths overlooking the main area which is occupied by tables and chairs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hookah lounge will provide a location for college students at the University of Nevada Las Vegas (UNLV) to socialize without the use of alcohol as a means of comfort and relaxation. The hours for the facility will be 8:00 p.m. to 2:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-16	Hookah Lounge- expired	Approved by PC	September 2016
ADR-0552-15	Exterior remodel for an existing retail center	Approved Administratively	July 2015
ZC-066-75	Reclassified to C-2 zoning for a shopping center	Approved by BCC	January 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential High (from 8-18 du/ac)	U-V & R-3	Mixed use development
South	Commercial General & Residential High (from 8-18 du/ac)	R-4, C-1, & C-2	Multiple family residential & commercial developments
East	Residential High (from 8-18 du/ac)	R-3 & R-5	Multiple family residential & commercial developments
West	Commercial General	C-1 & C-2	Commercial developments

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 site is located within close proximity to the UNLV campus, which is across Maryland Parkway to the west. Several businesses in this area cater to UNLV students, therefore the proposed business would be consistent with other businesses in the area. Staff finds the use is appropriate for the area since a hookah lounge was approved in this location previously without any negative effects on the surrounding area. However, staff suggests that any approval should include a review period to monitor the business and ensure there are no adverse effects to the abutting 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

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

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROGER TENBRINK

CONTACT: ROGER TENBRINK, 442 STAGHORN PASS AVE, LAS VEGAS, NV 89183

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0336-MGP LESSOR, LLC:

DESIGN REVIEW to amend an approved comprehensive sign plan to add wall signs in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:
162-20-716-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3770 Las Vegas Boulevard South
- Site Acreages: 20.8
- Project Type: Amended sign plan

Site Plan

The request is to amend the approved comprehensive sign plan for the Park MGM (formally Monte Carlo) Resort Hotel. Access to the site is provided from Park Avenue, which is a private street that connects Las Vegas Boulevard South with Frank Sinatra Drive. Access is also provided from Tropicana Avenue by a shared drive aisle with the New York New York Resort Hotel.

Signage

The request is to add a wall sign on the east side of the resort hotel, facing Las Vegas Boulevard South. The proposed sign is for The Crack Shack, a restaurant located within the resort hotel. The plans indicate the sign has an area of 98 square feet consisting of illuminated.

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

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding *	10,872	0	10,872	8,600	N/A	12	0	12
Monument	189	0	189	70***	N/A	5	0	5
Wall*	20,333	98	20,431	34,400	0.5	47	1	48
Directional	100	0	100	320	N/A	5	0	5
Projecting	179	0	179	32**	N/A	11	0	11
Hanging	1,384	0	1,384	192	N/A	15	0	15
Overall Total	33,057	98	33,155	43,614	N/A	95	1	96

*The freestanding and wall signs also contain animation.

**Per tenant.

***Per Monument sign.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	8,036	0	8,036	150****	N/A	4	0	4

**** Per street frontage.

Applicant's Justification

The applicant indicates that the proposed signage is necessary to adequately advertise a business within the resort hotel. The proposed sign is consistent and compatible with other signage in conjunction with this resort hotel and with other developments within the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York New York, Monte Carlo and the T-Mobile Arena	Approved by Staff	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015
UC-0024-14	Amend a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduce on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009
UC-0616-07	Restaurant with outside dining area in conjunction with a resort hotel and allow alternative means of access for an accessory use – expired	Approved by PC	October 2007
RS-0186-07	Record of Survey for the site	Reviewed by staff	September 2007
UC-0612-07	Signs including roof signs in conjunction with a restaurant (Diablo's)	Approved by BCC	July 2007
DR-0424-07	Outside dining and drinking area in conjunction with an approved restaurant (Diablo's)	Approved by PC	June 2007
UC-0047-95	Resort hotel with variances and permit outdoor commercial activities, and other uses and activities	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	CityCenter Resort Hotel & CVS Pharmacy
South	Commercial Tourist	H-1	New York New York Resort Hotel, T-Mobile Arena, Toshiba Plaza & The Park
East	Commercial Tourist	H-1	Showcase Mall, MGM Resort Hotel, restaurants, retail shops, & Walgreens Pharmacy
West	Commercial Tourist	H-1	CityCenter Resort Hotel & I-15

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This site is located within the Resort Corridor. Staff finds that the proposed sign is compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Land Use 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 signage helps to promote this designation and is appropriate and compatible with the surrounding uses and area. Additionally, similar requests to increase the area of signs for other developments within the Resort Corridor have been approved.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CRACK SHACK ENTERPRISE, LLC

CONTACT: JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS #600, LAS VEGAS, NV 89113

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS-MCLEOD INT/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0352-DIAMOND PM, LLC:

DESIGN REVIEW for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Number of Units: 40
- Density (du/ac): 17.6
- Project Type: Multiple family residential (condominiums)
- Number of Stories: 2 to 3 (building 1)/3 (building 2)
- Building Height (feet): Up to 35 feet
- Open Space Required/Provided: 8,000/9,450
- Parking Required/Provided: 70/70

Site Plans

The plans depict a gated multiple family residential development (condominiums) consisting of 40, one and two bedroom units for an overall density of 17.6 dwelling units per acre. Building 1 is comprised of 16, one bedroom units and building 2 consists of 24, two bedroom units. Building 1 is set back 20 feet from the west property line, adjacent to the Pecos-McLeod Interconnect, and 70 feet from the improved drainage channel to the east. Building 2 is also set back 20 feet from the west property line, 32 feet from the drainage channel to the east, and 5 feet from the property line to the north. The development includes 9,450 square feet of open space

consisting of a pool area, dog park, and several areas with benches. Access to the site is provided via a proposed 2 way driveway located at the southwestern portion of the site. An "exit only" gate is provided at the northwestern portion of the site. The proposed development requires 70 parking spaces where 70 spaces are provided. Bicycle parking spaces are located at the northeast corner of building 1. The required trash enclosure is centrally located within the site, between buildings 1 and 2. The pool area, consisting of 4,351 square feet, is located immediately south of building 1. A gazebo/cabana shade structure is located to the west of the pool, and will be set back 20 feet from the west property line. A 301 square foot pool equipment room is located immediately south of the pool and also has a minimum setback of 20 feet from the west property line. A 5 foot wide internal pedestrian walkway connects the buildings to the proposed 5 foot wide detached sidewalk along the Pecos-McLeod Interconnect.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along the Pecos-McLeod Interconnect. The street landscape area consists of trees, shrubs, and groundcover. Open space is generally distributed throughout the site, and primarily consists of 4 areas measuring between 873 square feet and 4,351 square feet. Parking lot trees are generally distributed throughout the site, including landscape finger islands located along the east property line adjacent to the improved drainage channel.

Elevations

Building 1 consists of 2 to 3 stories with a height ranging from 31 feet up to a maximum of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on the east, south, and west elevations of the building. Patios and balconies are featured on the east and west elevations of building 1. The north elevation of the building features a stucco exterior with decorative plaster corbels. Access to the residential units is provided via an open stair case leading to each floor.

Building 2 consists of 3 stories with a maximum height of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on all sides of the building, which include decorative plaster corbels. Patios and balconies are featured on the north and south elevations of building 2. Access to the residential units is provided via an open stair case leading to each floor.

The pool equipment building has an overall height of 15 feet consists of a pitched, concrete tile roof, stucco exterior, and decorative plaster corbels. The carports have a maximum height of 10 feet and feature tube steel columns with a painted metal roof.

Floor Plans

Building 1 features 16, one bedroom units each measuring 800 square feet. The floor plans for building 1 feature a kitchen, living room, dining room, bedroom, patio, laundry room, bathroom, and a walk-in closet. Building 2 features 24, two bedroom units each measuring 1,000 square feet. The floor plans for building 2 depict 2 bedrooms, a kitchen, dining room, living room, patio, laundry room, bathroom, and a walk-in closet. The pool equipment building consists of 301 square feet and features an office, restroom, shower, and equipment room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed development is compatible with the adjacent and surrounding development within the area in terms of height, building, and landscape materials utilized for the project. The proposed development is consistent with the Winchester/Paradise Land Use Plan and will not negatively impact the adjacent roadways or neighborhood traffic. The design of the buildings are aesthetically pleasing and are harmonious and compatible with the development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400036-19 (VS-0090-15)	Vacate and abandon first extension of time for right-of-way and easements	<i>Pending PC decision</i>	<i>May 21, 2019</i>
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon 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 – expired	Approved by BCC	June 2015
VS-0090-15	Vacated and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of 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 – expired	Approved by BCC	June 2012
VS-0002-N	Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired	Approved by PC	March 2011
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 – expired	Approved by BCC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
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

Related Applications

Application Number	Request
WC-19-400059 (ZC-1382-06)	A waiver of conditions requiring a design review as a public hearing to address deceleration lane and amenities; reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre); reduce 15 units to two story units with only 9, three story units remaining; 3 point turning analysis to be approved by traffic prior to tentative map approval; relocate entrances farther to the north; and right-in/right-out only ingress and egress to 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**

Multiple Family Residential Policy 53 of the Comprehensive Master Plan encourages multiple family developments that are compatible with adjoining land uses and densities through site planning and building design. The building materials and height of the proposed condominium development are compatible with the previously approved congregate care and senior housing facilities located to the west of the project site, across the Pecos-McLeod Interconnect. The condominium buildings will be constructed with a pitched concrete tile roof and stucco exterior, matching the design and materials that will be utilized on either the congregate care or senior housing facility. The density of the proposed condominium development (17.6 du/ac) is compatible with the density previously approved for the senior housing facility (17.3 du/ac) located to the west of the project site, across the Pecos-McLeod Interconnect. Multiple Family Residential Policy 50 encourages multiple family projects to locate common areas, circulation paths, and building entry porches where they are most visible from the street and home interiors. Several pedestrian entrances to the development are located adjacent to the proposed detached sidewalk that is adjacent to the Pecos-McLeod Interconnect. Multiple Family Residential Policy 51 states all multiple family projects should provide several amenities such as usable open space,

swimming pools, barbeque pits, and community centers. A pool area with a barbeque pit, a dog park, and additional active open spaces are provided throughout the development, complying with this policy. The proposed development complies with the goals and multiple polices from the Comprehensive Master Plan, is compatible with the surrounding development, and should not have an adverse or negative impact on the surrounding land uses and properties. Therefore, staff recommends approval.

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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication, to include any necessary portions of Pecos-McLeod Interconnect to achieve 45 feet of right-of-way to the back of curb.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0224-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND PM, LLC

CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM
SPRINGS RD, SUITE 110, HENDERSON, NV 89014

DRAFT

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS-MCLEOD INT/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400059 (ZC-1382-06)-DIAMOND PM, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** design review as a public hearing to address deceleration lane and amenities; **2)** reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre); **3)** reduce 15 units to 2 story units with only 9, three story units remaining; **4)** 3 point turning analysis to be approved by traffic prior to tentative map approval; **5)** relocate entrances farther to the north; and **6)** right-in/right-out only ingress and egress to the site in conjunction with a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Number of Units: 40
- Density (du/ac): 17.6
- Project Type: Multiple family residential (condominiums)
- Number of Stories: 2 to 3 (building 1)/3 (building 2)
- Building Height (feet): Up to 35 feet
- Open Space Required/Provided: 8,000/9,450
- Parking Required/Provided: 70/70

Site Plan

The plans depict a gated multiple family residential development (condominiums) consisting of forty, 1 and 2 bedroom units for an overall density of 17.6 dwelling units per acre. Building 1 is

comprised of 16, one bedroom units and building 2 consists of 24, two bedroom units. Building 1 is set back 20 feet from the west property line, adjacent to the Pecos-McLeod Interconnect, and 70 feet from the improved drainage channel to the east. Building 2 is also set back 20 feet from the west property line, 32 feet from the drainage channel to the east, and 5 feet from the property line to the north. The development includes 9,450 square feet of open space consisting of a pool area, dog park, and several areas with benches. Access to the site is provided via a proposed 2 way driveway located at the southwestern portion of the site. An "exit only" gate is provided at the northwestern portion of the site. The proposed development requires 70 parking spaces where 70 spaces are provided. Bicycle parking spaces are located at the northeast corner of building 1. The required trash enclosure is centrally located within the site, between buildings 1 and 2. The pool area, consisting of 4,351 square feet, is located immediately south of building 1. A gazebo/cabana shade structure is located to the west of the pool, and will be set back 20 feet from the west property line. A 301 square foot pool equipment room is located immediately south of the pool and also has a minimum setback of 20 feet from the west property line. A 5 foot wide internal pedestrian walkway connects the buildings to the proposed 5 foot wide detached sidewalk along the Pecos-McLeod Interconnect.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along the Pecos-McLeod Interconnect. The street landscape area consists of trees, shrubs, and groundcover. Open space is generally distributed throughout the site, and primarily consists of 4 areas measuring between 873 square feet and 4,351 square feet. Parking lot trees are generally distributed throughout the site, including landscape finger islands located along the east property line adjacent to the improved drainage channel.

Elevations

Building 1 consists of 2 to 3 stories with a height ranging from 31 feet up to a maximum of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on the east, south, and west elevations of the building. Patios and balconies are featured on the east and west elevations of building 1. The north elevation of the building features a stucco exterior with decorative plaster corbels. Access to the residential units is provided via an open stair case leading to each floor.

Building 2 consists of 3 stories with a maximum height of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on all sides of the building, which include decorative plaster corbels. Patios and balconies are featured on the north and south elevations of building 2. Access to the residential units is provided via an open stair case leading to each floor.

The pool equipment building has an overall height of 15 feet and consists of a pitched, concrete tile roof, stucco exterior, and decorative plaster corbels. The carports have a maximum height of 10 feet and feature tube steel columns with a painted metal roof.

Floor Plans

Building 1 features 16, one bedroom units each measuring 800 square feet. The floor plans for building 1 feature a kitchen, living room, dining room, bedroom, patio, laundry room, bathroom, and a walk-in closet. Building 2 features 24, two bedroom units each measuring 1,000 square feet. The floor plans for building 2 depict 2 bedrooms, a kitchen, dining room, living room, patio, laundry room, bathroom, and a walk-in closet. The pool equipment building consists of 301 square feet and features an office, restroom, shower, and equipment room.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1382-06:

Current Planning

- Reduce to R-3 zoning;
- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing to address deceleration lane and amenities;
- Change the product from for-rent multi-family to for-sale condominiums;
- Reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre);
- Reduce 15 units to two story units with only 9, three story units remaining;
- All applicable standard conditions for this application type.

Civil Engineering

- Construct full off-sites;
- Drainage study and compliance;
- Driveway location and widths to be approved by Clark County Civil Engineering Division;
- 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;
- 3 point turning analysis to be approved by traffic prior to tentative map approval;
- If subdivided, project must be mapped as condominiums;
- Vacate any unnecessary rights-of-way and/or easements;
- Extend northern median to the southerly edge of the driveway on APN 162-13-116-002;
- Relocate entrances farther to the north;
- Right-in/right-out only ingress and egress to the site.

Fire Department

- Provide fire/emergency access plan, include correct turn radius of 28 foot interior and 52 foot exterior.

Applicant's Justification

The applicant states the proposed project is a completely different design from the previous land use submittal to which all conditions were specific to. The proposed development is a less intense design and stands on its own merit. The project has been completely redesigned and there is no deceleration lane proposed in the current design. The proposed site amenities are

indicated on the site plan. The zoning designation for the site permits up to 18 dwelling units per acre, where 17.6 dwelling units per acre are proposed. The proposed buildings are 2 and 3 stories with the maximum height of 35 feet as allowed per the zoning district. Turning movements are depicted on the site plan and the north driveway has been located as far north as possible and is an "exit only" driveway. The main entrance/exit is located as far south as possible to utilize the existing opening in the median. Full movement is needed at the main entrance and use of the existing left turn lanes are incorporated into the design of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400036 (VS-0090-15)	Second extension of time to vacate and abandon right-of-way and easements	<i>Pending PC decision</i>	<i>May 21, 2019</i>
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon 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 – expired	Approved by BCC	June 2015
VS-0090-15	Vacated and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of 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 – expired	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
VS-0061-08	Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – recorded	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 – expired	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

Related Applications

Application Number	Request
DR-19-0352	A design review for a multiple family residential development (condominiums) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Conditions #1

Multiple Family Residential Policy 51 of the Comprehensive Master Plan states that all multiple family projects should provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers. A pool area with a barbeque pit, a dog park, and additional active open spaces are provided throughout the development, complying with this policy. A deceleration lane was a component of the previous land use approval, and is not a requirement with this current development proposal. Therefore, staff can support this waiver request.

Waiver of Conditions #2

Multiple Family Residential Policy 53 of the Comprehensive Master Plan encourages multiple family developments that are compatible with adjoining land uses and densities through site planning and building design. The density of the proposed condominium development (17.6 du/ac) is compatible with the density previously approved for the senior housing facility (17.3 du/ac) located to the west of the project site, across the Pecos-McLeod Interconnect. The density for the proposed project is less than what is allowed with the current land use designation for the site, Residential Urban Center, which allows a range of 18 dwelling units up to 32 dwelling units per acre. Therefore, staff can support this waiver request.

Waiver of Conditions #3

The maximum height of the 2 buildings is 35 feet, which is the maximum height permitted within the R-3 zoning district. Building 1 is a combination of 2 to 3 stories while building 2 consists of 3 stories. The surrounding zoning districts within the immediate area permit maximum heights ranging from 35 feet to 50 feet. The previously approved senior housing and congregate care facilities to west of the project site, across the Pecos-McLeod Interconnect, were approved at heights of 28 feet and 38 feet respectively. Staff finds the height of the proposed

buildings is consistent and compatible with the existing and approved heights of the buildings within the surrounding area; therefore, staff can support this waiver request.

Public Works - Development Review

Waivers of Conditions #4 through #6

Staff has no objection to the request to waive several conditions of approval for Public Works since a new project is proposed with a different layout from what was previously approved.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DIAMOND PM, LLC

CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM SPRINGS RD, SUITE 110, HENDERSON, NV 89014

OFFICE AS A PRINCIPAL USE/RESTAURANTS
(TITLE 30)

GRIER DR/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0241-TEN15 SUNSET GRIER, LLC:

USE PERMITS to allow the following: 1) office as a principal use, and 2) restaurants (food court).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increased building height; 3) reduced parking; and 4) reduced throat depth.

DESIGN REVIEW for a proposed office building with a parking garage on 3.0 acres in M-D (Design Manufacturing) and M-1 (Light Manufacturing) (AE-65) (AE-70) Zones.

Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:

177-03-110-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Encroachment into airspace.
2. Increase the proposed building height to 100 feet where 50 feet is the maximum per Table 30.40-5 (a 100% increase).
3. Reduce the number of parking stalls to 554 parking stalls where 605 parking stalls are required per Chapter 30.60 (an 8% decrease).
4. Reduce the throat depth to 34 feet where 150 feet is the required per Uniform Standard Drawing 222.1 (a 341% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 700 Grier Drive
- Site Acreage: 3
- Project Type: Office building with restaurants (food court) and a parking garage
- Number of Stories: 6 (office building)/4 (parking garage)
- Building Height (feet): 100 (office building)/40 (parking garage)

- Square Feet: 105,110 (office lease space)/200,003 (parking garage)/10,728 (food court)/28,147 (common space)
- Parking Required/Provided: 605/554

Site Plan

The site was previously approved via ZC-182-82 to reclassify 400 acres of R-E (Rural Estates Residential) zoned parcels to M-D (Design Manufacturing) and M-1 (Light Manufacturing) zoning to establish an industrial complex.

The subject property is a 3.1 acre site located on the southeast corner of Sunset Road and Grier Drive. Access to the site is provided by 1 driveway along the north property line adjacent to Sunset Road and a second driveway along the south property line along Grier Drive. Existing 5 foot wide attached sidewalks are located along the north, west, and south property lines. A centrally located 26 foot wide drive aisle divides the site layout and features the applicant's proposed office building with a food court on the west half of the site and a proposed parking garage on the east half of the subject property.

The site also includes the following schematic design elements: a loading area adjacent to the driveway along Sunset Road, bicycle racks on the west side of the parking garage, outdoor patio space along the north and west sides of the office building, a pedestrian walkway in between the parking garage and the office building, trash enclosures on the southeast corner of the parcel, and lastly, the entry plaza and lobby are located on the south side of the office building adjacent to Grier Drive.

Landscaping

Per the landscape plan, the applicant is proposing a desert contemporary streetscape which entails large decorative boulders, landscape mounding, accent agaves, yuccas, and fountain shrubs. The plan also depicts decorative river rocks adjacent to large shade trees, accent grasses, and decorative landscape rocks. Existing trees located along the north, west, and south property lines will be integrated with the proposed landscaping.

Elevations

The overall height of the office building is 100 feet, and the attached garage has an overall height of 40 feet. The office building features architectural elements which include glazed window wall systems with clear anodized aluminum mullions. The window wall systems accentuate the height, mass, and scale of the building by creating a vertical linear patterns on the north and south facing elevations. The east and west facing elevations display a juxtaposed diamond-shaped pattern across the exterior of the building created by the proposed installation of perforated and dimpled aluminum sheet metal panels over the window wall system. The attached parking garage exterior elevation also features horizontal dimpled aluminum sheet metal to complement the office building's exterior. Existing trees and proposed landscaping helps soften the clean lines and modern architecture proposed on-site.

Floor Plans

The applicant is proposing a basement level for the proposed parking garage and this feature will span the entire length and width of the office building and parking garage foot print. The first level of the office building includes the food court and the office lobby, and immediately to the east of the office building is the first level of the parking garage (accessed by the pedestrian walkway). Level 2 of the office building will feature lease spaces, fitness center, storage room, data room, and the second level to the parking garage is connected to the office building. Level 2.5 will consist of the parking garage only and is not attached to the office building. Level 3 will consist of additional lease spaces, an elevated deck area on the northwest corner of the building, electrical and data rooms, and this level of the office building is attached to the 3rd level of the parking garage. Levels 4, 5, and 6 consist of additional lease spaces and the electrical and data rooms and are not attached to the parking garage. Restrooms and the elevators are centrally located within the office building. The office lease spaces have an overall area of 105,110 square feet with a centrally located food court which feature 10,728 square feet of restaurants and dining space. The parking garage has an overall area of 200,003 square feet and provides 554 parking stalls.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant is proposing to construct a high-end 6 level office complex with a food court and attached parking garage. The food court will feature casual restaurants and the parking garage encompasses the basement level of the site and the east half of the property. The architectural design features north and east glazed glass wall systems to take advantage of the panoramic views of the Las Vegas Valley. The applicant states that the proposed building height is compatible to the surrounding buildings since there are a significant amount of multi-story buildings in the surrounding area. Per the applicant, the proposed parking reduction is anticipated to be feasible for the site, since the proposed food court would require 103 parking stalls in its entirety but it is only an accessory to the office building which is the primary use of the site. The applicant is proposing a project that they believe is appropriate for the surrounding businesses and will bring positive benefits to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0055-08	Allow a hotel, increased building height, waiver for alternative landscaping, and a design review for the hotel – expired	Approved by PC	February 2008
ADR-0204-04	Allow an off-premises advertising sign (billboard) – expired	Administratively Approved	September 2004
UC-0817-02	Allow an off-premises advertising sign (billboard) and a waiver to reduce the separation requirements for billboards on the same side of the street – expired	Approved by BCC	October 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0265-90 (ZC-223-88)	First extension of time of a zone change which reclassified a portion of the site from R-E to M-1 and M-D zoning	Approved by BCC	October 1990
ZC-223-88	Reclassified a portion of the site from R-E to M-1 and M-D zoning for all of Hughes Airport Center Phase II and the ROI was valid until September 7, 1990	Approved by BCC	September 1988
ET-0453-91 (ZC-182-82)	First extension of time of a zone change	Withdrawn by applicant	Withdrawn by applicant
ZC-223-88 & ZC-182-82	Reclassified the site from R-E, M-1 and R-D to M-1 zoning, with a waiver of conditions on a previously approved zone change (ZC-182-82) requiring residential lots along White Avenue to construct and maintain a commercial/industrial complex.	Denied by BCC	June 1989
ZC-182-82	Second extension of time to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, also to reclassify a portion of the site from R-E to R-D Zoning to construct and maintain 10,000 square foot minimum single family residential lots	Approved by BCC	December 1989
ZC-182-82 & VC-390-82	First extension of time to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, also to reclassify a portion of the site from R-E to R-D Zoning to construct and maintain 10,000 square foot minimum single family residential lots	Approved by BCC	December 1988
ZC-182-82 & VC-390-82	The original Hughes Airport Center zone change to reclassify a portion of the site from R-E to M-1 and M-D zoning to construct an industrial complex with a variance to reduce the front and side setback from 50 feet to 20 feet in the M-D zone, also to reclassify a portion of the site from R-E to R-D Zoning to construct and maintain 10,000 square foot minimum single family residential lots – ROI valid until December 7, 1989	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	McCarran International Airport
South	Industrial	M-1	Office warehouse
East	Business and Design/Research Park	M-D	Office building & airport connector ramps
West	Business and Design/Research Park	M-D	Office building 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 applicant is proposing to establish the office building as a principal use with a centrally located food court as an accessory use to the site. Office as a principal use is a compatible use for the site since the surrounding area (east, south, and west) have existing office and warehouse complexes. Furthermore, adding a food court to the office building should not pose negative impacts to the site or the neighboring businesses since there are existing restaurants surrounding the site. The proposed project will promote employment opportunities and encourage more uses in the area that are similar to the applicant's request. Lastly, the proposed uses support #7 of the Urban Specific Policies of the Comprehensive Master Plan, which in part states that land uses should be complementary and are of similar scale and intensity. Staff is in support of the proposed use permits.

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 #2

The applicant is requesting to increase the building height to 100 feet where 50 feet is the maximum height per code. The unique shape of the parcel lends itself to a building design which is geared towards presenting itself as a prominent vertical structure. There are existing facilities in the area with similar height requests that were previously approved; therefore, staff is in support of this request.

Waiver of Development Standards #3

Per the submitted plans, the applicant states that the proposed parking is based on a shared parking schedule between the proposed office uses and the potential patrons of the proposed food court. The shared parking schedule per Table 30.60-3 (Weekdays 7:00 a.m. - 6:00 p.m.) determines that the 605 parking stalls are required for the subject property. Staff does not foresee detrimental effects of an 8% reduction (554 provided parking stalls) for the overall site. Since the proposed project is within walkable and carpooling distances from surrounding offices and business, the provided parking is ample for the site. Staff recommends approval of this request.

Design Review

Staff has no overall objection to the aesthetic features of the proposed project. The proposed project is visually pleasing and compatible to the neighboring area and is not out of character to the surrounding businesses. The applicant's proposed project supports #78 of the Urban Specific Policy of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Similarly, buildings located on corner lots should have facades enhanced to match the front of the building to emphasize their prominent location. Staff supports this request.

Department of Aviation

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

Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

The property lies within the AE-70 (70-75 DNL) and the AE-65 (65-70 DNL) noise contours for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds the request to reduce throat depth to be a self-imposed hardship. Changes in traffic flow through the site can reduce the number of conflicts, especially at the Grier Drive driveway.

Staff Recommendation

Approval of the use permits, waivers of development standards #2 and #3, and the design review; and denial of waiver of development standards #4.

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:

- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction of 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to request a meeting with Fire Prevention and contact Neil Hutzol at neil.hutzol@clarkcountynv.gov to schedule a time.

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 #0163-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TEN 15 SUNSET GRIER, LLC

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

06/19/19 BCC AGENDA SHEET

INCREASE HOUSEHOLD PETS
(TITLE 30)

GREEN LEAF DR/CEDARVALE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0328-RICHEY, JACQULYN & CHARLES A.:

USE PERMIT to allow additional household pets (dogs) in conjunction with a single family residence on approximately 0.2 acres in an R-1 (Single-Family residential) Zone.

Generally located on the south side of Green Leaf Drive, 232 feet west of Cedarvale Drive within Paradise. JG/nr/ja (For possible action)

RELATED INFORMATION:

APN:

161-30-612-029

USE PERMIT:

Increase the number of household pets (dogs) to 11 where 3 are allowed per Table 30.44-1 (a 267% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3871 Green Leaf Drive
- Site Acreage: 0.2
- Project Type: Increase number of household pets (dogs)
- Number of Stories: 1
- Square Feet: 1,964 (house)

Site Plan

The site plan depicts an existing single family residence built in 1976 which faces Green Leaf Drive. On the east side of the property is an enclosed dog run and on the west side of the property is an RV parking space. The 3 bedroom house is accessed off of Green Leaf Drive and the rear of the property abuts Hacienda Avenue.

Landscaping

Mature landscaping (trees and shrubs) are found in the front and in the rear of the property. No additional landscaping is proposed or required with this request.

Elevations

Elevations show an existing 1 story single family residence with grey stucco exterior with white wood accent trim.

Floor Plans

The floor plans show an existing 3 bedroom house.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to increase the amount of household pets (dogs) on their property to 11 where 3 are allowed. The reason for the request is so that the applicant can provide a comfortable hospice home for dogs that are unadoptable due to their terminally ill health status. The justification letter states that due to the health conditions of the dogs, they generally do not run, bark, or cause havoc for the neighbors. Per the applicant, every room in the house has dog beds in them so that the dogs can rest anywhere that they need to. Generally these dogs do not have long lifespans and the applicant wants to provide them comfort, pain relief, dignity, a soft bed, and some love before they pass on.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (5 units per acre)	R-1	Developed 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

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

Staff finds that Title 30 allows the applicant to own 3 dogs due to the size of the property. Per Code, 2 additional dogs are allowed for every 10,000 square feet; however, the size of the property is approximately 7,405 square feet; therefore, a use permit is required to own more than 3 dogs. Based on the size of the property 11 dogs is excessive. Staff could support 2 dogs per bedroom for a total of no more than 7 dogs.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to review as a public hearing;
- Maximum of 7 dogs.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JACQUILYN RICHEY

CONTACT: JACQUILYN RICHEY, 3871 GREEN LEAF DR, LAS VEGAS, NV 89120

06/19/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT (PRODUCTION)
(TITLE 30)

SUNSET RD/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0335-ATAMIAN, HAIGAZ A & NORA G.:

USE PERMIT for a proposed marijuana establishment (production) within an existing office warehouse complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located 560 feet north of Sunset Road, 225 feet west of Pine Street within Paradise. JG/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-36-811-011

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6420 Sunset Corporate Drive
- Site Acreage: 0.4
- Project Type: Marijuana production facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 7,340
- Parking Required/Provided: 105/226 for complex

Site Plan

The proposed marijuana production facility is located within an existing office/warehouse building that is part of a 19.8 acre commercial/industrial complex that is located between Post Road and Sunset Road, 225 feet west of Pine Street. Access to the complex is provided from Post Road and Sunset Road. Access to the site is provided by a private street and shared drive aisles with the properties to the west, north, and south of the building.

Landscaping

No changes are proposed or required to existing landscape areas with this request. Existing landscape areas consisting of trees, shrubs, and groundcover are located adjacent to the building and within the parking areas.

Elevations

The plans depict an existing 1 story building with a flat roof and parapet walls. The maximum height of the building is 20 feet. The building was constructed of concrete tilt-up panels that are painted in earth tone colors.

Floor Plans

The facility has a total area of 7,340 square feet.

The plan depicts the following:

- Storage/warehouse space
- Offices
- Edible projection/preparation areas
- Extraction booth
- Freezer

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the facility will not adversely impact the surrounding area as it is located in an area that is appropriate for this type of use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-96	Reclassified 19.8 acres, including this site, to an M-D zone for a commercial/industrial complex	Approved by BCC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse developments
South	Business and Design/Research Park	M-D	Office/warehouse developments
East	Business and Design/Research Park	R-E	Undeveloped parcels
West	Business and Design/Research Park	M-D	Office/warehouse developments

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 separation survey shows that all the required separations are being met. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 81 crime reports were filed by Metro in the 60 days prior to application submittal.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. The plans indicate no changes are being made to the exterior of the building. Building elevations indicate that a professional appearance will be maintained. The proposed use is consistent and compatible with existing and planned land uses in the area.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA MEDICAL GROUP, LLC

CONTACT: NEVADA MEDICAL GROUP, LLC, 3375 PEPPER LANE, LAS VEGAS, NV 89120

DRAFT

MEDICAL OFFICE
(TITLE 30)

BOULDER HWY/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0331-BOULDER CROSSROADS RE, LLC:

ZONE CHANGE to reclassify 1.0 acre from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative off-site development standards.

DESIGN REVIEW for a medical office building.

Generally located on the southwest side of Boulder Highway, 390 feet northwest of Nellis Boulevard within Paradise (description on file). TS/jt/ja (For possible action)

RELATED INFORMATION:

APN:
161-20-502-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping width along Boulder Highway to 2 feet 6 inches where 15 feet is required per Figure 30.64-17 (a 84% reduction).
2.
 - a. Reduce driveway width to 24 feet 2 inches where 35 feet is required per Chapter 30.52 (a 25% reduction).
 - b. Reduce driveway throat depth to 37 feet 4 inches where 50 feet is required per Chapter 30.52 (a 26% reduction).
 - c. Reduce the right-in driveway radius to zero where 25 feet is required per Chapter 30.52 (a 100% reduction).
 - d. Reduce the right-out driveway radius to zero where 15 feet is required per Chapter 30.52 (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4954 Boulder Highway
- Site Acreage: 1
- Project Type: Medical office building (dentist office)
- Number of Stories: 1

- Building Height: 22 feet 7 inches
- Square Feet: 3,884
- Parking Required/Provided: 16/47

Site Plan

The site plan depicts a proposed medical office building (dentist office) located on the existing pad site of a previous fast food restaurant. Located near the center of the site, setbacks include approximately 77 feet from the front property line along Boulder Highway, 31 feet from the side property line to the southeast, 54 feet from the property line to the northwest, and 147 feet from the rear property line, which is adjacent to the single family residential subdivision to the southwest. The site plan depicts a future pad site located in the southwest portion of the site, set back 20 feet from the rear property line. This future pad site may include a dental lab or an oral surgery medical office.

The northwestern most driveway on Boulder Highway will be eliminated, and the existing southeastern driveway will remain for access to the site. Since the applicant proposes to maintain an existing driveway, a waiver of development standards is necessary to reduce the driveway width, throat depth, and turning radii. Cross-access will be provided in the future when the adjacent commercial parcels to the northwest and southeast redevelop. Parking spaces are located adjacent to Boulder Highway, in front and behind the dental office, adjacent to the northwest property line, and adjacent to the future pad site. A trash enclosure is located in the southeast portion of the site, set back 80 feet from the rear property line adjacent to the single family residences.

Landscaping

Along Boulder Highway, the landscaping width is reduced to 2 feet 6 inches to accommodate existing and additional parking spaces; however, approximately 10 feet of landscaping is provided in the right-of-way. Adjacent to the sides of the parking spaces, the landscaping width extends to approximately 20 feet on-site. A 3 foot 6 inch wide landscape strip is located along the northwest property line, and landscaping is provided within the parking lot, around the base of the dental office, and around the future pad site. In addition, an approximately 20 foot wide landscape buffer with 2 offset rows of Sweet Acacia trees is located along the rear property line, which provides a buffer to the single family residences.

Elevations

Exterior materials of the 22 foot 7 inch high building will consist of premium grade architectural masonry, metal canopies, accent lighting, and storefront window systems. A parapet wall screens the metal roof deck and the roof mounted mechanical equipment. Off-set building planes and height variations in the parapet wall along the roof line help provide added visual interest to the building and break-up the apparent mass. All sides include architectural enhancements similar to the front of the building.

Floor Plans

The 3,884 square foot dental office includes a reception area, lobby, consultation rooms, x-ray room, patient rooms, laboratory/sterilization area, utility room, breakroom, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the dentist office and improvements to the site will improve the area and contribute to the community. The previous fast food restaurant burned down several years ago, and the dentist office will be placed on the same pad site to take advantage of the existing utilities and site configuration. One driveway on Boulder Highway will be removed to reduce the number of curb cuts, and the site design accounts for future cross access with the adjacent commercial properties. Although the existing driveway does not meet current NDOT and Title 30 standards, the applicant states that the reduced radii, driveway width, and throat depth will not create any negative impacts. In addition, the reduced width for the landscaping along Boulder Highway is appropriate to maintain existing parking spaces on the site. Lastly, the conforming zone change to C-2 is compliant with the Comprehensive Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-75	Restaurant (Arby's Roast Beef)	Approved by BCC	April 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Northwest	Commercial General	H-2	Financial Services (specified)
Southeast	Commercial General	H-2	Undeveloped & vacant restaurant
Northeast	Commercial General	H-2	Gasoline station & convenience store
Southwest	Residential Suburban (up to 8 du/ac)	R-1	Single family residential subdivision

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 conforming zone boundary amendment to C-2 zoning is within the range of non-residential intensities indicated in the Winchester/Paradise Land Use Plan for the site. For example, the Winchester/Paradise Land Use Plan states that the Commercial General land use category includes service uses, offices, and professional services that serve regional area patrons. Boulder Highway is a 200 foot wide State Highway with a high traffic volume, and regional shopping centers and a neighborhood resort/hotel (Sam's Town) are located nearby. In addition, as the adjacent H-2 zoned properties reclassify to C-2 zoning in the future, the combined parcels will

create a node of C-2 zoning larger than 10 acres, consistent with Title 30 recommendations. As a result, C-2 zoning conforms to the Comprehensive Master Plan and Title 30 and is compatible with development in the area.

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

Although portions of the street landscaping on the site along Boulder Highway will be 2 feet 6 inches in width, approximately 10 feet of landscaping is located in the right-of-way, and landscaping on either side of the parking spaces extends to approximately 20 feet wide. Nevertheless, the site includes an excess of parking spaces, and the 5 parking spaces along Boulder Highway could be converted to landscaping, which would comply with Urban Specific Policy 67 that encourages appropriate landscaping to be incorporated into commercial developments. Since the project could meet the minimum width of street landscaping with minimal changes to the site, staff cannot support the request to reduce landscaping.

Design Review

The layout of the site accommodates existing site constraints by placing the primary building on an existing pad site and utilizing existing parking spaces and on-site circulation. In addition, the design provides an adequate landscape buffer to the existing single family residences to the southwest, which should help reduce any potential visual or auditory negative impacts. The design of the project also complies with the following Urban Specific Policies in the Comprehensive Master Plan: Policy 73, which encourages parking lot trees for shade and visual relief; Policy 77, which encourages the placement of required parking areas behind the principal building, and Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations. As a result, the proposed project will enhance the visual quality of the community while providing necessary medical services to the area; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to allow one of the existing pan driveways where a curb return driveway is required. A curb return driveway will allow safer vehicular movements into the site.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval;
- Reconstruct any unused driveways with full off-site improvements.

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 #0227-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROBERT PEARCE

CONTACT: ROBERT PEARCE, 12425 N. 27TH PLACE, PHOENIX, AZ 85032

OFFICE BUILDING
(TITLE 30)

PECOS RD/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0348-3624 RUSSELL ROAD, LLC:

ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Russell Road Transition Corridor Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** mechanical equipment screening; **2)** reduce parking lot landscaping; **3)** reduce setbacks for a trash enclosure; **4)** allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; **5)** eliminate the required intense landscape buffer; and **6)** permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: **1)** convert an existing single family residence to an office building; and **2)** proposed accessory structure (storage building) on 0.5 acres.

Generally located on the north side of Russell Road, 1,445 feet east of Pecos Road within Paradise (description on file). JG/md/ja (For possible action)

RELATED INFORMATION:

APN:
161-30-401-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit existing mechanical equipment to not be screened where screening is required per Table 30.56-2.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Reduce setbacks for a trash enclosure to 19 feet where 50 feet is required from a residential development per Section 30.56.120 (a 62% reduction).
4. Allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings per Section 30.48.470.
5. Eliminate the required intense landscape buffer along the east and west property lines where required when adjacent to residential uses per Section 30.48.470 and Figure 30.64 12.
6. Permit existing residential pan driveways where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3624 E. Russell Road
- Site Acreage: 0.5
- Project Type: Residential conversion to an office building
- Number of Stories: 1
- Building Height (feet): 14.5 (office)/14 feet (storage building)
- Square Feet: 1,874 (office)/875 (storage building)
- Parking Required/Provided: 8/8

Site Plan

The applicant is requesting a conforming zone change from R-E to CRT zoning for the proposed conversion of a single family residence to an office on 0.5 acres. A conforming zone change request to CRT is permissible as the project site is located within the Russell Road Transition Corridor Overlay. The plans depict an existing single family residence consisting of 1,874 square feet that will be converted to a general contractor's office. The existing building is set back 54 feet from the south property line, adjacent to Russell Road, 18 feet from the east property line and 32 feet from the west property line. The building has a rear yard setback of 84 feet from the north property line, adjacent to existing single family residential development. A proposed 875 square foot accessory structure that will be utilized for storage is located at the northwest corner of the project site. The accessory structure is set back 10 feet from the north and west property lines. The existing shipping containers on the project site will be removed upon completion of the accessory structure. The existing trash enclosure is located on the east side of the building with a 19 foot setback from the single family residence to the east. Four parking spaces are located within the front of the proposed office and 4 parking spaces are located within the rear of the building. 8 parking spaces are required for the office conversion where 8 spaces are provided. The rear yard of the project site is secured by existing, chain-linked fence gates which are set back a minimum of 57 feet from the south property line, adjacent to Russell Road. A proposed 5 foot wide pedestrian walkway connects the entrance of the building to the 5 foot wide attached sidewalk adjacent to Russell Road. A 5 foot wide pedestrian sidewalk is located between the building and the parking spaces and drive aisles. Access to the project site is granted via existing driveways along Russell Road.

Landscaping

A landscape area ranging between 16 feet to 20 feet in width, is located behind an existing 5 foot wide attached sidewalk, along Russell Road. The landscape area includes trees, shrubs and groundcover. An intense landscape buffer measuring 10 feet in width is located along the north property line, adjacent to the existing single family residential development. Twenty-four inch box trees, planted 20 feet on center, are located within the intense landscape buffer. A 3.5 foot wide landscape planter area measuring 44 feet in length along the southeast property line and 55 feet in length along the southwest property line of the project site is provided as an alternative to the required intense landscape buffer adjacent to the existing single family residences. A row of shrubs will be planted within the landscape areas adjacent to the existing single family residences. Two landscape planter areas consisting of 108 square feet are proposed between the

front of the existing building and the proposed parking spaces. In lieu of constructing the 2 required landscape finger islands within the parking area located behind the building; the applicant has elected to preserve the existing large pine tree in the rear yard. An existing 6 foot high decorative block wall is located along the east, west, and north property lines.

Elevations

The plans depict an existing building with a maximum height of 14.5 feet with an asphalt shingled roof. The building consists of a stucco exterior. The proposed accessory structure has a maximum height of 14 feet and includes an asphalt shingled roof with a stucco exterior. An overhead, roll-up door is featured on the south elevation of the structure.

Floor Plans

The plans depict an existing building consisting of offices, reception area, restrooms, and kitchen area. The proposed accessory structure consists of an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the existing block wall located along the east and west property lines will provide screening from the proposed office conversion. The property to the east also includes existing mature trees that provide a landscape buffer. A waiver is requested due to the existing trash enclosure that is screened by the perimeter block wall. The applicant indicates that any screening associated with the existing mechanical equipment will draw even more attention to the rooftop mounted units. The zone change is justified as the subject property is located within the Russell Road Transition Corridor Overlay and will be utilized as commercial office space.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE18-18760 is an active violation for existing shipping containers and outside storage in conjunction with an existing single family residence. A Clark County Business License for a contractor's office has been issued for the project site, with an expiration date of October 31, 2019. The business license is subject to no employees or customers to the residence with no signs on the property.

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 Commercial Residential Transitional (CRT) District is intended to preserve existing single family residential buildings for commercial reuse when within close proximity to residential development where traffic patterns and the characteristics of the existing structures no longer encourage a single family environment. The purpose of the Transition Corridor Overlay District is to allow for a smooth transition between viable residential districts and major streets while maintaining an aesthetic visual character reflecting the historic pattern of development within specific area locations.

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. Five C-P (Office Professional) zoned parcels of land, 4 of which are developed, are located 190 feet to the west of the project site along Russell Road. A developed CRT parcel, adjacent to Russell Road, is located 105 feet to the east of the project site. The existing commercial zoning within the Russell Road Transition Corridor Overlay District demonstrates that this request is compatible with the project site and surrounding area. The intensity of the proposed project is consistent and compatible with the existing developments in the Russell Road Transition Corridor Overlay District. The requested zone change meets the intent of the CRT District and the Transition Corridor Overlay District; therefore, staff recommends approval.

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

Although staff typically does not support requests to eliminate the screening requirement for mechanical equipment, multiple residential and commercial properties within the Russell Road Transition Corridor Overlay District have mechanical units that are readily visible from public view and the right-of-way. Staff finds this existing condition will not impact the surrounding properties and land uses; therefore, recommends approval.

Waiver of Development Standards #2

Staff can support the request to reduce the required parking lot landscaping within the boundaries of the project site. Four required parking spaces for the project site are located at the rear of the property, behind the existing building. In lieu of constructing the 2 required landscape finger islands, the applicant has elected to preserve the existing large pine tree within the rear yard of the property. Mitigation has been provided in the form of an increased landscape area adjacent to Russell Road, measuring between 16 feet to 20 feet in width behind the existing attached sidewalk. Two landscape planter areas consisting of 108 square feet are proposed between the front of the existing building and proposed parking spaces, providing addition mitigation to the

waiver request. Staff finds the proposed interior parking lot landscaping design is an acceptable alternative to the Development Code requirement; therefore, staff recommends approval.

Waiver of Development Standards #3

Staff typically does not support requests to reduce the setback from trash enclosures to residential developments. However, aerial photographs indicate the trash enclosure has been located on the project site for nearly 11 years. The existing trash enclosure is set back 46 feet from the residence immediately to the east of the project site. Staff finds the location of the existing enclosure should not have an impact on the adjacent single family residence; therefore, staff recommends approval.

Waiver of Development Standards #4

Several existing commercial businesses within the Russell Road Transition Corridor Overlay District have existing parking located within the front of the building. Staff finds the proposed increase to the street landscape area along Russell Road will assist in mitigating any impact the waiver request may have on the surrounding properties. Therefore, staff recommends approval.

Waiver of Development Standards #5

The applicant is providing a 3.5 foot wide landscape planter area measuring 44 feet in length along the southeast property line and 55 feet in length along the southwest property line of the project site as an alternative to the required intense landscape buffer adjacent to the existing single family residences. A row of shrubs will be planted within the landscape areas adjacent to the existing single family residences. Two CRT zoned properties within the immediate area, on the north side of Russell Road, are also adjacent to existing single family residences and do not have an intense landscape buffer. Staff finds the proposed landscaping is consistent with other CRT zoned properties in the immediate area. The existing 6 foot high block wall, located along the east, north, and west property lines, should assist in mitigating any impact the residential to office conversion will have on the adjacent residential uses. Therefore, staff recommends approval.

Design Reviews

Commercial Policy 62 of the Comprehensive Master Plan encourages intense buffering and design features on the perimeter of parcels adjacent to existing and proposed single family uses. A 10 foot wide intense landscape buffer with 24 inch box large evergreen trees is provided along the north property line, adjacent to the existing single family residences. Commercial Policy 66 states development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed commercial driveways are located along Russell Road, an arterial street. The design of the parking lot is functional and allows for proper vehicular circulation throughout the site. Commercial Policy 67 states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, building height and materials should be considered and integrated into commercial developments. Staff finds the design of the accessory storage building matches the height and exterior materials of the existing building, complying with the aforementioned policy. The proposed project meets the intent of the Transition Corridor Overlay District, and multiple goals of the Comprehensive Master Plan. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #6

While staff can support the request to not install curb return driveways, it is important that the existing pan driveways be upgraded to current standards for Americans with Disabilities Act compliance.

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

- Resolution of intent to complete within 18 months;
- Gates to remain open during business hours;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage is not permitted within the CRT zoning district; 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

- Replace driveways with commercial pan driveways per Uniform Standard Drawing 224.

Building Department - Fire Prevention

- Applicant is advised 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:

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