



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 11, 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 28, 2019 (For possible action)
- IV. Approval of Agenda for June 11, 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 tower.

DESIGN REVIEW for a proposed communication tower and associated equipment within an office/warehouse facility on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Escondido Street and Pama Lane within Paradise. JB/sd/ja (For possible action) **PC 6/4/19**

2. **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

3. **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**

4. **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

5. **UC-19-0268-ROCK RIDGE BUSINESS PARK II, LLC:**

USE PERMIT to allow personal services (laser skin rejuvenation and tattoo removal) in an office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) zoning district. Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/bb/ja (For possible action)

PC 7/2/19

6. **UC-19-0385-VEGAS DEVELOPMENT, LLC:**
USE PERMITS for the following: 1) temporary construction activities; and 2) temporary construction storage in conjunction with an off-site resort hotel (Harrah's) on 4.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 700 feet south of Flamingo Road within Paradise. JG/pb/xx (For possible action)
PC 7/2/19
7. **WS-19-0399-STARK, VICKIE M.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway approach distances from the intersection. **DESIGN REVIEW** for a proposed office building on 1.1 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane and the east side of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action)
PC 7/2/19
8. **AR-19-400061 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**
USE PERMIT SECOND APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65, AE-70, & AE-RPZ) Zone. Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. JG/bb/ja (For possible action)
BCC 7/3/19
9. **AR-19-400063 (UC-18-0175)-FX LUXURY LAS VEGAS II, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) on-premises consumption of alcohol (service bar and supper club); 2) art gallery/studio; and 3) vehicle rental (scooters).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an art gallery/studio outside where required to be inside an enclosed building; and 2) permit vehicle rental to be conducted outside where required to be inside an enclosed building.
DESIGN REVIEWS for the following: 1) a proposed retail structure for vehicle rentals (scooters); 2) an outside display area with a proposed vehicle rental business; and 3) an outside art gallery/studio location in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/bb/ja (For possible action)
BCC 7/3/19
10. **AR-19-400066 (UC-0849-14)-MGM GRAND HOTEL, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/ja (For possible action)
BCC 7/3/19
11. **UC-19-0368-CLAUDINE PROPCO, LLC:**
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; 2) reduce the special setback from Las Vegas Boulevard South; and 3) all other deviations as depicted per plans on file.
DESIGN REVIEW for exterior and interior modifications for an outside dining and drinking area for a proposed restaurant (Pizzacake) in conjunction with a resort hotel (Harrah's) on 17.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,500 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action)
BCC 7/3/19

12. **UC-19-0388-CAESARS LINQ, LLC:**

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) exterior and interior modifications for an outside dining and drinking area for an existing restaurant (Margaritaville); 2) modify an existing comprehensive sign plan; and 3) increase wall sign area in conjunction with a resort hotel (Flamingo) on 25.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 920 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action)

BCC 7/3/19

VII. General Business

None

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

IX. Next Meeting Date: June 25, 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

COMMUNICATIONS 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 tower.

DESIGN REVIEW for a proposed communication tower and associated equipment within an office/warehouse facility on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southwest corner of Escondido Street and Pama Lane 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 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 site includes an office/warehouse complex where a recorded cross access and parking agreement exists between the subject property and the 2 parcels to the north. The applicant is requesting to construct a new communication tower in the southeast portion of the property. The ground mounted equipment will be enclosed on a concrete platform and will displace a total of 4 parking spaces. Sixty-nine 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 across the Union Pacific Railroad tracks. No other communication tower exists within 600 feet.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The communications 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 partially 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, condominiums, and 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 the subject parcel and the 2 adjacent properties to M-D zoning	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
East	Business and Design/Research Park	M-D	Office/warehouse
West	Business and Design/Research Park	M-D	Office/warehouse

*Union Pacific Railroad is located directly to the south.

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 to 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 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.

Building Department - Fire Prevention

- No comment.

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**

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	Approved by PC	May 2019
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 – 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 policies 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

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 34% 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**

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:

APPLICANT: BRUCE KRIESE

CONTACT: BRUCE KRIESE, RM CONTRACTING, 3624 E. RUSSELL ROAD, LAS VEGAS, NV 89120

PERSONAL SERVICES
(TITLE 30)

HACIENDA AVE/CAMERON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0268-ROCK RIDGE BUSINESS PARK II, LLC:

USE PERMIT to allow personal services (laser skin rejuvenation and tattoo removal) in an office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) zoning district.

Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/bb/ja (For possible action)

RELATED INFORMATION:

APN:
162-30-302-001

LAND USE PLAN:
PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5320 Cameron Street #7 & #8
- Site Acreage: 2.3
- Project Type: Personal Services (Laser Skin Rejuvenation)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 38,690/(1,100 clinic/2,102 leased)
- Parking Required/Provided: 66/66

Site Plan

This site is located on the southeast corner of Hacienda Avenue and Cameron Street. There are three entry points from Cameron Street and one entry from Hacienda Avenue. There are three buildings on site totaling 38,690 square feet. The applicant will occupy two units in building A, facing Hacienda Avenue. The required parking for warehouse uses with incidental office space is 58 spaces for the entire property. The addition of other, more intense uses like the restaurant, require the additional 8 spaces, bringing the total to 66 for the entire property.

Landscaping

No changes are proposed to the existing landscaping along street frontages, parking area, and adjacent to the building.

Elevations

Building A is a flat roof single story building with mansard parapet façade.

Floor Plans

The applicant is leasing 2,102 square feet of floor space for the laser skin rejuvenation business.

Signage

The property currently has a monument sign at the corner of Hacienda Avenue and Cameron Street. Building A has three façade wall signs along with space identification and door signs.

Applicant's Justification

The applicant indicates a desire to operate a skin rejuvenation clinic and Renue Laser Clinic for the purpose of skin repair, health and beauty applications. The clinic provides tattoo removal services and will be a complementary use to the existing tattoo shop in the same building. Renue Laser Clinic has a three year lease at this location.

The managing owner provided a property wide parking analysis showing all 66 available spaces which will be dedicated for use upon approval of this application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1378-07	Wholesale tobacco and retail sales	Withdrawn	December 2007
ZC-73-87	Reclassified 2.25 acres from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	May 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Light manufacturing, retail, & warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The existing uses on the subject property co-exist harmoniously with no reported problems. Title 30, Table 30.60-3 considers only 70% of the nearby restaurant parking to be needed on weekdays

and weekends between 7:00 a.m. to 6:00 p.m. The parking spaces needed for the motorcycle repair shop located in building C will accommodate two motorcycles per space. Both of these adjustments support the parking plan proposed by the managing owner. The proposed laser skin rejuvenation business is compatible with and complementary to the existing and adjacent tattoo shop, and will share a significant number of clients considering the tattoo removal services offered. A variety of retail, repair, personal services, restaurant and tattoo uses exist on this property requiring more parking than the original intended use. A total of 66 spaces are provided for the entire site. Staff has made it clear to the managing owner that any additional uses or more intense uses will trigger the need for a waiver of development standards for reduced parking on this property in the future.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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: JENNEE HERUBIN
CONTACT: JENNEE HERUBIN, RENUE LASER CLINIC, 5320 CAMERON ST, STE 7,
LAS VEGAS, NV 89118

DRAFT

TEMPORARY CONSTRUCTION STORAGE
(TITLE 30)

FLAMINGO RD/KOVAL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0385-VEGAS DEVELOPMENT, LLC:

USE PERMITS for the following: 1) temporary construction activities; and 2) temporary construction storage in conjunction with an off-site resort hotel (Harrah's) on 4.7 acres in an N-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the west side of Koval Lane, 700 feet south of Flamingo Road within Paradise. JG/pb/xx (For possible action)

RELATED INFORMATION:

APN:
162-21-102-006

USE PERMITS:

1. Allow temporary construction activities (parking) off-site where required to be on-site per Table 30.44-1.
2. Allow temporary construction storage.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: 4155 Koval Lane
- Site Acreage: 4.7
- Project Type: Temporary construction activities (parking) and storage

Request

The applicant is requesting to provide temporary construction activities (employee parking) and the storage of construction materials on the site for the construction phase of an off-site resort hotel (Harrah's). The proposed construction site is located on the east side of Las Vegas Boulevard South, 1,900 feet north of Flamingo Road.

Site Plan

The site is a partially paved vacant lot with access provided by 2 existing driveways from Koval Lane. There are 2 parking areas for construction workers on the site; one on the southern portion of the site and the other on the northeastern portion of the site. The northwestern portion of the site will be used to store construction material. The center of the site is not paved; therefore, will be protected by a 4 foot high temporary fence. The site is currently enclosed by a 6 foot high chain-link fence.

Landscaping

No landscaping or screening are required or provided with this application.

Applicant's Justification

The applicant indicates the site will be used for the storage of building materials and parking for construction workers. The workers will be bussed from the site to the construction project. The site will be utilized from 5:30 am to 11:30 pm daily. It is anticipated that the project will be completed by January 2020.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0128-12	Temporary construction storage facility.- expired	Approved by PC	May 2012
WS-0077-07	Perimeter block wall with alternative landscaping adjacent to the streets - expired	Approved by PC	February 2007
UC-1169-04	Temporary recreational facility/arena in conjunction with Bally's Paris Resort Hotels - expired	Approved by PC	August 2004
WS-0047-03	Temporary off-site employee parking lot for the Venetian Resort Hotel	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Retail and commercial uses
South	Commercial Tourist	H-1	Storage yard
East	Commercial Tourist	H-1	Ellis Island Casino, Super 8 motel, convenience store and retail uses, & Platinum Resort Condominiums
West	Commercial Tourist	H-1	Bally's Resort Hotel, Paris Resort Hotel, & parking lots

STANDARDS FOR APPROVAL:

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

6

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 has no practical problem with the request due to the proposed design providing for staging of materials and construction activities within 1 mile of the development site farther north on Las Vegas Boulevard South. The resort corridor provides challenges to developers to maintain a level of service and provide improvements within the resort corridor. Staff finds that the proposed uses for a limited time should not result in a substantial adverse effect on adjacent properties and maintaining screened fencing should reduce the impact of the material storage yard where materials may not be stacked above the height of the 8 foot fences. 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

- All activities to cease and be removed upon completion of the remodel for the Mardi Gras Towers at Harrah's Las Vegas Hotel and Casino;
- Provide screening on fencing.
- 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:

PROTESTS:

APPLICANT: CEOC, LLC

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

OFFICE BUILDING
(TITLE 30)

PATRICK LN/ANNIE OAKLEY DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0399-STARK, VICKIE M.:

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway approach distances from the intersection.

DESIGN REVIEW for a proposed office building on 1.1 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the north side of Patrick Lane and the east side of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action)

RELATED INFORMATION:

APN:
161-31-603-026

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 59 feet along Patrick Lane where 150 feet is the minimum per Chapter 30.52 (a 61% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4000 E. Patrick Lane
- Site Acreage: 1.1
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 14,282
- Parking Required/Provided: 57/60

Site Plan

The plan depicts an office development consisting of 1, two story building that is located on the western portion of the site. The building will be set back a minimum of 15 feet from Annie

Oakley Drive to the west and 20 feet from Patrick Lane to the south. Parking is provided on the eastern and northern portions of the site. Future cross access is shown with the undeveloped property to the east. Access to the development is provided by 1 driveway along Patrick Lane and 1 driveway along Annie Oakley Drive. This request also includes a waiver of development standards to reduce driveway approach distances from the intersection on Patrick Lane.

Landscaping

The plans depict a 10 foot wide landscape area behind an attached sidewalk on Annie Oakley Drive and a 15 foot wide landscape area behind an attached sidewalk on Patrick Lane. A 10 foot wide landscape area with trees 20 feet on center is shown along the north property line adjacent to a single family residence. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed office building is 2 stories, up to 35 feet high, consisting of a concrete tile roof, colored stucco, decorative pop outs, reveal bands, metal canopies, and storefront windows.

Floor Plans

The plans depict a total building area of 14,282 square feet. The plans indicate the building will be divided into 14 units and constructed with an open floor plan with areas that will be modified to meet the needs of future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the project has been designed for a medical office center to allow for various small medical facilitators to share in ownership of the site and offer a wide variety of services for the neighboring community. Furthermore, the applicant states the separation distance of 150 feet from the driveway to street intersection would be impossible since the subject property is only 139 feet in width.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0128-98	Reclassified this site to C-P zoning for a 22,400 square foot office building and a variance for side setback	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residence
South	Business and Design/Research Park	R-E & M-D	Single family residence; RV sales & rental facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Office Professional	C-P	Undeveloped
West	Office Professional	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced distance to the intersection since the driveway is located as far east as possible.

Design Review

The proposed office building is compatible with the existing development in the area and conforms to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The building and overall project scale are sensitive to existing neighborhood character, with regard to scale, use of materials, and bulk. Furthermore, the proposed project is an in-fill development on an underutilized, urban property. The project complies with Growth Management Policy 1 of the Comprehensive Master Plan which encourages development of vacant parcels within service areas.

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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0252-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4000 PATICK LANE, LLC

CONTACT: BRIAN NAGLE, LTRD DEVELOPMENT, 3047 E. WARM SPRINGS ROAD,
SUITE 500, LAS VEGAS, NV 89120

TRUCK STAGING AREA
(TITLE 30)

TROPICANA AVE/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400061 (UC-0351-15)-COUNTY OF CLARK (AVIATION):

USE PERMIT SECOND APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65, AE-70, & AE-RPZ) Zone.

Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:
162-22-402-003 & 004

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 700 E. Tropicana Avenue
- Site Acreage: 16.2
- Project Type: Truck staging area

Site Plans

The original plans show a truck staging area within an existing parking lot. Jersey rails have been installed along the AE-RPZ boundary on the west portion of the site to prevent truck staging activities within the AE-RPZ area. Access to the site is from Paradise Road and Swenson Street via Thomas and Mack Drive.

Landscaping

No changes are proposed to the existing landscaping. Existing street landscape widths are 20 feet to 50 feet along Tropicana Avenue, 10 feet to 20 feet along Swenson Street, and 18 feet to 20 feet along Paradise Road. Photos show that the street landscape areas consist predominantly of mature shrubs with a few trees scattered within the area. An existing chain-link fence encompasses the site.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0351-15 (AR-0074-17):

Current Planning

- Until July 22, 2019 to review landscaping.
- 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.

Listed below are the approved conditions for UC-0351-15:

Current Planning

- 2 years to review landscaping only (to determine long term landscaping needs for the use);
- 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.

Department of Aviation

- No parking within the RPZ;
- No uses permitted within the RPZ without Clark County Department of Aviation's review and approval.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Signage

No signs are proposed with this application.

Applicant's Justification

Global Experience Specialists (GES) has maintained the required landscaping for 4 years and met the requirements for application review for landscaping. The use of the property continues to be for the benefit of the construction projects at the Las Vegas Convention Center. GES requests that the existing landscaping remain in place with no further review required and a review date of July 21, 2025 set for the truck staging special use permit operations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0351-15 (AR-0074-17)	First application for review for a truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0351-15	Truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General and Public Facilities	C-2 & P-F	Vehicle rental facility & UNLV (Thomas & Mack Center)
South	Commercial General	C-2 & R-4	Convenience store with gas pumps, vehicle sales, communications facility, & sightseeing/tour services facility
East	Public Facilities	P-F	UNLV (Thomas & Mack Center)
West	Public Facilities	P-F	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Since approval of the original use permit for a truck staging area there have been no complaints to Clark County Public Response about use of the parking lot for a truck staging area. There has been no land use applications submitted for further development of the property which would warrant needed changes to the perimeter landscaping. The current landscaping is being maintained by the Clark County Department of Aviation. Although staff sees the desirability of having landscaping per Code along Swenson Street and Paradise Road, with no firm proposal to redevelop the property, it is not possible to determine further needs for landscaping at this time. The Department of Aviation, University of Nevada, Las Vegas campus, and Clark County Public Works will coordinate future landscaping along Tropicana Avenue.

Urban Specific Policy 10 of the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The proposed use will continue to improve off-site circulation with regard to operations at the Las Vegas Convention Center.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 21, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

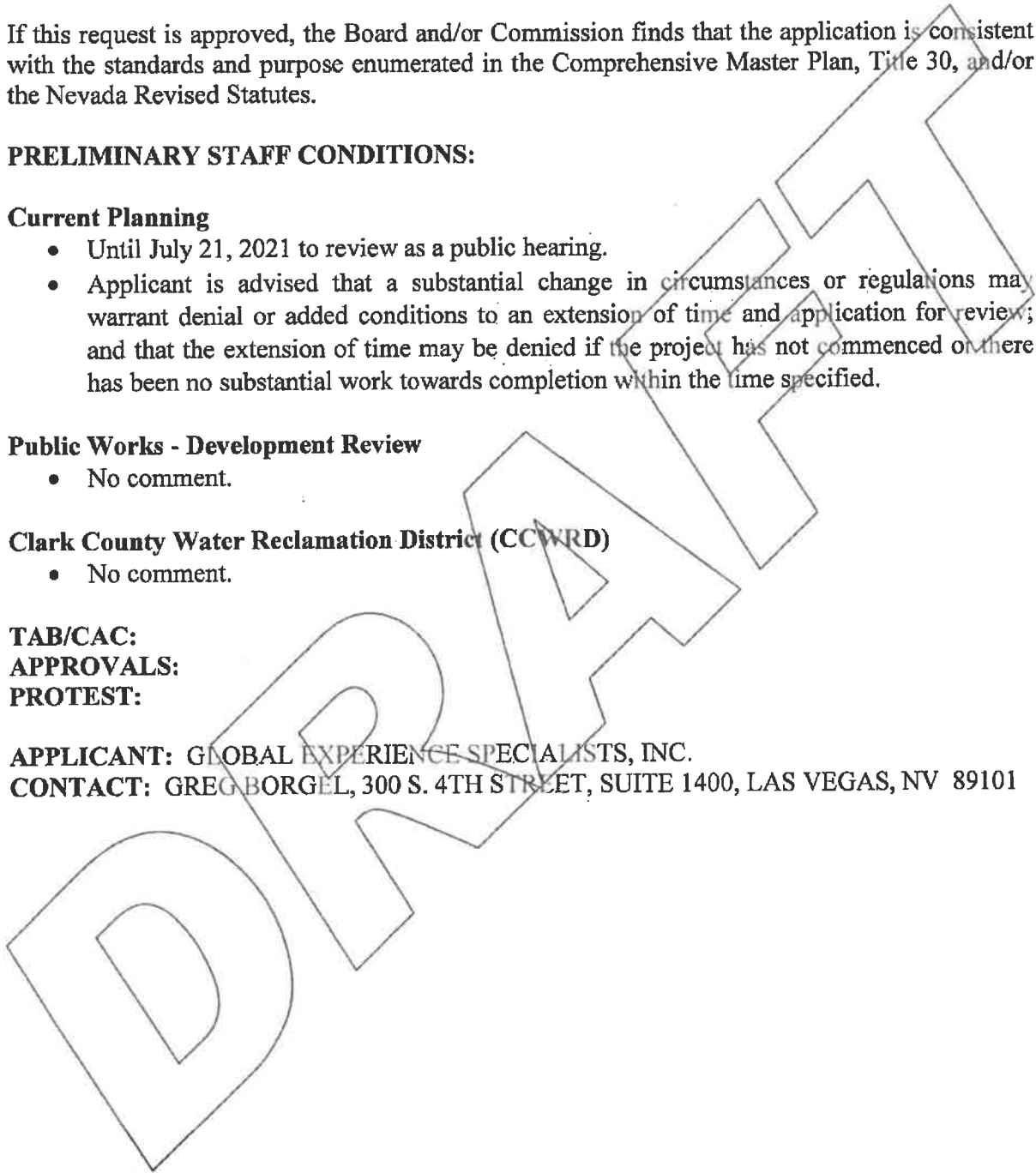
- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GLOBAL EXPERIENCE SPECIALISTS, INC.
CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101



RETAIL CENTER
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400063 (UC-18-0175)-FX LUXURY LAS VEGAS II, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) on-premises consumption of alcohol (service bar and supper club); 2) art gallery/studio; and 3) vehicle rental (scooters).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an art gallery/studio outside where required to be inside an enclosed building; and 2) permit vehicle rental to be conducted outside where required to be inside an enclosed building.

DESIGN REVIEWS for the following: 1) a proposed retail structure for vehicle rentals (scooters); 2) an outside display area with a proposed vehicle rental business; and 3) an outside art gallery/studio location in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-301-018; 162-21-301-019

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3755 Las Vegas Boulevard South
- Site Acreage: 4.5
- Project Type: Vehicle rental (scooters) with outside display, outside art studio, gallery, and on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 22 to 27
- Square Feet: 14,300 existing building/68 retail structure
- Parking Required/Provided: 84/488

Site Plan

The site is an existing commercial center with access from Las Vegas Boulevard South. The existing building for the commercial center is located approximately 71 feet from Las Vegas Boulevard South with the parking for the facility located to the rear (east) of the building. Between the existing building and Las Vegas Boulevard South is a pedestrian plaza which includes a 15 foot wide sidewalk/pedestrian access easement and an outside dining area in conjunction with, but separate from a food court. The outside dining area is located on the southwestern portion of the site, is surrounded by a 4 foot high fence and is separated from the food court and another outside dining area by the sidewalk/pedestrian access easement. The owners of the site determined that the outside dining area is not necessary and repurposed it for a vehicle rental business and an outside art gallery/studio. The small retail structure for vehicle rental is set back 10 feet from the property line. Up to 5 scooters are displayed within the fenced area of the rental business. Other rental scooters are located in the parking area to the east. The super club/service bar is located within the existing food court.

Landscaping

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

Elevations

The existing building is 1 story with a maximum height of 27 feet. The existing building has a flat roof behind parapet walls and the exterior has a stucco finish with aluminum and glass store fronts. The retail structure is 1 story with a maximum height of 11 feet with a flat roof behind a parapet wall.

Floor Plans

The existing building has an area of 14,300 square feet which is divided into lease spaces for retail and restaurant uses. The subject retail building is 68 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0175:

Current Planning

- 1 year to commence and review to ensure no queuing or pedestrian conflicts with the pedestrian access easement/sidewalk or required 3 foot buffer area (shy distance).
- Per revised plans;
- Plants displaced by outdoor vehicle display area to be relocated within remaining landscaped area on the property.
- 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

- Applicant shall provide a minimum of 3 feet between the vehicle viewing area and the pedestrian access easement;

- Vehicles shall only be moved to or from the display pad during non-peak pedestrian traffic times.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The outdoor display is located in front of suite 109 and has not resulted in pedestrian conflicts in either the access easement or private sidewalk area. The area between the bus shelter and private sidewalk is now paved. There are 3 connecting pathways between the public and private sidewalk. No complaints or concerns have been reported to staff.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0512	Consumption of alcohol and art gallery with outdoor operations	Approved by BCC	August 2018
UC-18-0175	Vehicle rental with a design review for outside display	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	An amusement/theme park with waivers of development standards and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center – expired	Approved by BCC	March 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Hawaiian Marketplace shopping center & Polo Towers

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	H-1	Part of the overall Cable Center shopping center
East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	CityCenter resort complex & CVS Pharmacy

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Since there have been no code enforcement citations and staff has not received any complaints, staff can support this request for review and removal of the time limit.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AFFORDABLE DREAM

**CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101**

DRAFT

RECREATIONAL FACILITY
(TITLE 30)

HARMON AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400066 (UC-0849-14)-MGM GRAND HOTEL, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-414-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3799 Las Vegas Boulevard South
- Site Acreage: 102.7 (total resort hotel site)/8.5 (recreational facility)
- Project Type: Recreational Facility
- Number of Stories: 4
- Building Height (feet): 56 (building)/180 (mesh safety fence)
- Square Feet: 117,312
- Parking Required/Provided: 9,632/11,529

Site Plan

The approved recreational facility is on the northeast corner of the MGM Grand Resort Hotel site adjacent to the corner of Koval Lane and Harmon Avenue. Existing access is provided to the resort hotel and the recreational facility site from Las Vegas Boulevard South, Tropicana Avenue, Koval Lane, and Harmon Avenue. The recreational facility occupies the northeastern 8.5 acres of the resort hotel site. The facility consists of a single building located on the southern portion of the site. The northern approximately 640 feet, is an open field for the golf driving range. At various distances within the open field will be targets for golfers. A 180 foot high

mesh safety fence is located along the north, east, and west sides of the driving range to prevent golf balls from going into abutting properties or within the adjacent rights-of-way.

Landscaping

Existing landscape areas will not be altered by this request.

Elevations

There is a 28 foot high decorative screen wall along the east side of the southern parking area that will be set back approximately 46 feet from the east property line (Koval Lane). A 180 foot high mesh safety fence is located along the north, east, and west sides of the driving range with transparent mesh. The building is 4 stories and a maximum height of 56 feet. The north side of the building is open for the driving range hitting bays. The fourth floor of the building is a VIP deck which is an open area with safety rails around the perimeter of the deck. Permanent shade structures are on portions of the VIP deck with flat roofs. The exterior of the building is a combination of a stucco finish, decorative metal, and glass.

Floor Plans

The building has a total area of 117,312 square feet divided between 4 stories and a partial basement. The basement level consists of maintenance areas, mechanical and electrical areas, and storage. Level 1 consists of hitting bays, kitchens, event space, staging area, storage, and a lounge. Level 2 consists of hitting bays, a lobby, lounges and bars, offices, restaurants, kitchens, storage areas, and an outdoor event space with a stage for live entertainment. Level 3 consists of hitting bays, an outdoor pool, deck areas with dining and drinking areas, kitchens, a lounge, and storage area. Level 4 is the VIP deck which consists of a pool with cabanas, putting green, an outdoor bar with outdoor dining and drinking areas.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400135 (UC-0849-14):

Current Planning

- Until May 25, 2019 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.

- 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.

Listed below are the approved conditions for UC-0849-14 (AR-0023-17):

Current Planning

- 1 year for review;
- Maximum of 3 nights per month for events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, events permitted only during daylight hours (to end at 10:00 p.m.);
- Applicant to analyze the height of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Temporary Commercial Event applications to be submitted for each event;
- Residents of the abutting residential developments to be notified a minimum of 30 days prior to each event with documentation of the notification to be submitted to staff with the Temporary Commercial Event application.
- 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.

Listed below are the approved conditions for UC-0849-14:

Current Planning

- Raise mesh fence height to 180 feet;
- Parking lot and driving range area not to be used for outdoor live entertainment;
- Design review as a public hearing on lighting and signage;
- Live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.);
- Mesh safety fence to be constructed of a non-transparent material;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

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

Department of Aviation

- Applicant is 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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that property is already connected to the CCWRD sewer system; additional capacity and connection fees will need to be addressed; and that at the time of construction, submit civil improvement plans for review and approval along with wastewater flows to determine sewer point of connection.

Las Vegas Valley Water District (LVVWD)

- Applicant is advised that water and fire flow review are needed; and to please submit plans to LVVWD.

Signage

Signs are not a part of this request.

Applicant's Justification

The applicant went through the application review process in 2017 and 2018 with no negative comments or concerns from neighbors or the public. The applicant maintains a good relationship with the adjacent Marie Antoinette Condominiums and other adjacent uses. The applicant is requesting to forego the yearly review process and return for application review every 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0649	Façade change	Approved by BCC	October 2018
AR-18-400135 (UC-0849-14)	Second application for review for interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	July 2018
DR-18-0081	Monorail Extension	Approved by BCC	March 2018
UC-0849-14 (AR-0023-17)	First application for review for interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	May 2017
DR-0695-17	Sign Modification	Approved by BCC	November 2017
UC-0285-17	Outdoor Sales Booth	Approved by BCC	June 2017
DR-0168-17	Convention center expansion	Approved by BCC	April 2017
UC-0849-14 (WC-0174-16)	Waived conditions of a use permit to allow extended hours of operation for live entertainment in conjunction with a recreational facility (golf driving range)	Approved by BCC	December 2016
UC-0373-10 (AR-0135-16)	Second application for review to allow a temporary event for more than 10 days per event and allow membrane structures (tents)	Approved by BCC	December 2016
DR-0347-15 (AR-0088-16)	First application for review for lighting, animated signage (video display units), and mesh safety fence for a recreational facility (golf driving range) – approved with no further reviews required	Approved by BCC	August 2016
DR-0347-15	Lighting and an amendment to a comprehensive sign package to permit additional freestanding signs, wall signs, animated signs, and directional signs for a recreational facility (golf driving range) with waivers of conditions of a use permit (UC-0849-14)	Approved by BCC	July 2015
UC-0849-14	Interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	December 2014
UC-0848-14	Use Permit for Recreational Facility	Denied by BCC	December 2014
VS-0530-14	Vacate a pedestrian easement along Tropicana Avenue	Approved by PC	April 2014
UC-0103-14	VIP drop off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0103-12	Expansion & interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
DR-0165-11	Six, 28,980 square foot wall signs	Approved by BCC	June 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0373-10	Allow a temporary event for more than 10 days per event and allow membrane structures (tents)	Approved by BCC	October 2010
UC-0103-08	Manmade decorative water features	Approved by BCC	March 2008
DR-0447-04	Relocate a freestanding sign	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Portions of Showcase Mall, commercial businesses, & undeveloped parcels
South	Commercial Tourist	H-1, R-T, & C-2	Tropicana & Hooters Resort Hotels, commercial businesses, motels, & undeveloped parcels
East	Commercial Tourist	H-1, R-T, R-1, R-5, & C-2	Marie Antoinette Residential Condominiums, Wyndham Resort condominiums, apartments, commercial uses, & undeveloped parcels
West	Commercial Tourist	H-1 & R-5	The Grand Chateau time share hotel, The Carriage House, MGM Signature Towers, portions of the Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York Resort Hotel, & Monte Carlo Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, changes have occurred since the original approval and are identified during each application review. The recreational use of the property will continue to need periodic reviews to ensure compliance with requirements and neighborhood compatibility.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 30, 2020 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TOPGOLF USA, LAS VEGAS, LLC
CONTACT: CHRISTOPHER KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

BUILDING ADDITION/OUTSIDE DINING
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0368-CLAUDINE PROPCO, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; **2)** reduce the special setback from Las Vegas Boulevard South; and **3)** all other deviations as depicted per plans on file.

DESIGN REVIEW for exterior and interior modifications for an outside dining and drinking area for a proposed restaurant (Pizzacake) in conjunction with a resort hotel (Harrah's) on 17.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 1,500 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-312-002

DEVIATIONS:

1. Allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant where required per Table 30.44-1.
2. Reduce the special setback from the back of curb along Las Vegas Boulevard South to a minimum of 19 feet, 6 inches where 25 feet is required (a 22% reduction).
3. Allow all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3475 Las Vegas Boulevard South
- Site Acreage: 17.9
- Project Type: Outside dining and drinking area
- Number of Stories: 1
- Square Feet: 441

- Parking Required/Provided: 7,770/8,026 hotels (LINQ and Harrah's)

Site Plans

The plans depict a 441 square foot outside dining and drinking area for a proposed restaurant (Pizzacake) in conjunction with a resort hotel (Harrah's) located along Las Vegas Boulevard South. The proposed outside dining and drinking area is 19 feet, 6 inches from the back of curb for Las Vegas Boulevard South, 10 feet from the property line, and a minimum of 3 feet from the existing 15 foot pedestrian easement. A 4 foot 2 inch high metal railing structure will enclose the patio. The patio will have access from Las Vegas Boulevard South and the interior of the restaurant which will have interior access to the resort hotel. The proposed modifications do not trigger any additional parking requirements.

Landscaping

Existing landscaping is located on the site and existing planters which intrude into the pedestrian realm shall be removed. No other changes are proposed or required to the existing landscaping.

Elevations

The modifications to the existing exterior of the building include exterior wall finish with trim, aluminum storefront windows, a pass through window, and metal railing.

Floor Plans

The plans depict interior modifications to convert a retail space to a restaurant and the addition of a 441 square foot outside dining and drinking area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the space for the proposed bakery/restaurant, Pizzacake, will replace an existing retail gift shop and include a cake ATM and a pass through window/counter. The proposed exterior design is consistent and harmonious with the previously approved color scheme and design for the property and will help modernize the exterior of the building. Additionally, the proposed setback reduction is consistent with other approved applications including the Breeze Daiquiri Bar adjacent to the proposed Pizzacake.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0225	Increased the height of an elevator tower and signage	Approved by BCC	June 2019
UC-19-0175	Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan	Approved by BCC	April 2019
WS-19-0149	An amendment to an approved comprehensive sign plan including a roof sign	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019
UC-16-0719	Building addition (daiquiri bar) with exterior access and reduced setbacks	Approved by BCC	December 2016

Several land use applications have been approved for this site and the adjacent parcels in conjunction with resort hotels (LINQ and Harrah's) and LINQ Promenade shopping center. The most recent and applicable are listed above.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Use Permit & Deviations**

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 can support the request to allow an outside dining and drinking area to not have primary means of access from the interior of the restaurant since similar outside dining and drinking areas have been approved for other properties within the Resort Corridor. The proposed outside dining and drinking area is 19 feet, 6 inches from the back of curb for Las Vegas Boulevard South, 10 feet from the property line, and a minimum of 3 feet from the existing 15 foot pedestrian easement; therefore, will not adversely impact the public right-of-way or pedestrian access easement of Las Vegas Boulevard South.

Design Review

Staff finds that the proposed building modifications and patio area are compatible with the overall development, and the request complies with Urban Specific Policy 93 of the Comprehensive Master Plan which states that all structures on a development site should be of compatible architectural design, style, and color.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Record of survey must be recorded by the applicant prior to the issuance of a certificate of occupancy or certificate of completion;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HARRAH'S LAS VEGAS, LLC

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

DRAFT

OUTSIDE DINING/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0388-CAESARS LINQ, LLC:

USE PERMIT for deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) exterior and interior modifications for an outside dining and drinking area for an existing restaurant (Margaritaville); 2) modify an existing comprehensive sign plan; and 3) increase wall sign area in conjunction with a resort hotel (Flamingo) on 25.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 920 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-16-412-002; 162-16-412-004

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3545 & 3555 Las Vegas Boulevard South
- Site Acreage: 25.2
- Project Type: Outside dining and drinking area and wall signs
- Square Feet: 693
- Parking Required/Provided: 7,770/8,026 hotels (Flamingo, LINQ, and Harrah's)

Site Plans

The plans depict a 693 square foot outside dining and drinking area for an existing restaurant (Margaritaville) within an existing resort hotel (Flamingo) located along Las Vegas Boulevard South. The outside dining and drinking area is located on the north side of the building adjacent to the LINQ Promenade shopping center. The patio is enclosed by a decorative railing ranging in height from 3 feet, 8 inches to 6 feet. The primary access is from the interior of the

restaurant; however, there are 2 outside access points on the north and south sides of the patio. The proposed modifications do not trigger any additional parking requirements.

Landscaping

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

Elevations

The modifications to the existing exterior of the building include exterior wall finish with trim, aluminum storefront windows, a metal seam roof, and bamboo fencing.

Floor Plans

The outside dining and drinking area is 693 square feet and will include permanently attached tables.

Signage

The plans depict a 22.5 square foot internally illuminated wall sign with letters to read "LICENSE TO CHILL BAR" located on the western face of the existing Margaritaville restaurant facing Las Vegas Boulevard South.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed/pending signs	Total # of signs
Wall*	242,053	22.5	242,075.5	23,780	209	1	210
Freestanding	6,340	0	6,340	12,600	15	0	15
Directional	25	0	25	32	1	0	1
Roof	7,592	0	7,592	0	18	0	18
Hanging	18	0	18	32 per tenant	2	0	2
Revolving	10	0	10	Per design review	1	0	1
Projecting	585	0	585	32 per tenant	7	0	7
Overall Total	256,623	22.5	256,645.5	36,444	253	1	254

*Some wall signs and freestanding signs also contain animated sign area and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed/pending signs	Total # of signs
Animated	44,831	0	44,831	600	27	2	29

Applicant's Justification

The applicant indicates the modifications to the existing outside dining area is consistent and harmonious with the previously approved color scheme and design for the property. The sign is also compatible with the existing and approved signage on the site and in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0225	Increased the height of an elevator tower and signage	Approved by BCC	June 2019
UC-19-0175	Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan	Approved by BCC	April 2019
WS-19-0149	An amendment to an approved comprehensive sign plan including a roof sign	Approved by BCC	April 2019
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019
DR-1-0369	Modifications to an existing outside dining and drinking area in conjunction with a restaurant (Margaritaville)	Approved by BCC	July 2016

Several land use applications have been approved for this site and the adjacent parcels in conjunction with the resort hotels (Flamingo, LINQ and Harrah's) and LINQ Promenade shopping center. The most recent and applicable are listed above.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Deviations

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 can support the request to allow an outside dining and drinking area to not have primary means of access from the interior of the restaurant since similar outside dining and drinking areas have been approved for other properties within the Resort Corridor. The proposed outside dining and drinking area is 19 feet, 6 inches from the back of curb for Las Vegas Boulevard South, 10 feet from the property line, and a minimum of 3 feet from the existing 15 foot pedestrian easement; therefore, will not adversely impact the public right-of-way or pedestrian access easement of Las Vegas Boulevard South.

Design Review #1

Staff finds that the proposed building modifications and patio area are compatible with the overall development, and the request complies with Urban Specific Policy 93 of the Comprehensive Master Plan which states that all structures on a development site should be of compatible architectural design, style, and color.

Design Reviews #2 & #3

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar requests to increase the number and area of animated signs for other resort hotels have been approved. Other requests to increase the area of wall signs for a resort hotel property have also been approved. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the design review requests.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Record of survey must be recorded by the applicant prior to the issuance of a certificate of occupancy or certificate of completion;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FLAMINGO LV OPERATING CO, LLC

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