

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 11/5/19**

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 11/5/19**

3. **UC-19-0710-LEVINE INVESTMENTS L P:**

USE PERMITS for the following: 1) retail sales; 2) alcohol sales (liquor – packaged only); 3) alcohol sales (beer and wine – packaged only); and 4) on-premises consumption of alcohol (service bar).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) driveway geometrics.

DESIGN REVIEWS for the following: 1) commercial building consisting of a restaurant and a liquor store; and 2) vivid hues in conjunction with a commercial development and hotel on a portion of 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr/ja (For possible action) **PC 11/19/19**

4. **UC-19-0758-ESKAY PROPERTIES, LLC:**

USE PERMIT for a vehicle (auto) repair/body shop.

WAIVER OF DEVELOPMENT STANDARDS to permit a vehicle (auto) paint/body repair shop as a primary use and not as an accessory use to vehicle sales in conjunction with an existing commercial building on a portion of 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Pearl Street within Paradise. TS/sd/jd (For possible action) **PC 11/19/19**

5. **UC-19-0769-FASHION SHOW MALL, LLC:**

USE PERMIT to allow a recreational facility (Casino Quest) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/jor/jd (For possible action) **PC 11/19/19**

6. **UC-19-0771-KCKLG, LLC:**

USE PERMIT for a pharmacy within an existing office/warehouse complex on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Eastern Avenue and Pama Lane within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

7. **VS-19-0783-CHAMBER ASSOCIATES, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between the Elm Drive (alignment) and Sands Avenue and between Manhattan Street and Paradise Road within Paradise (description on file). TS/pb/jd (For possible action) **PC 11/19/19**

8. **WS-19-0765-HIGGINS, FRANCIS ARTHUR & LOUISE:**
WAIVER OF DEVELOPMENT STANDARDS to increase block wall and fence height in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Tomiyasu Lane, approximately 530 feet south of Sunset Road within Paradise. JG/sd/ja (For possible action) **PC 11/19/19**

9. **WS-19-0770-DESERT INN CAMBRIDGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a place of worship in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 11/19/19**

10. **ZC-19-0768-CHURCH ROMAN CATHOLIC LAS VEGAS:**
ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design standards; and 2) reduce driveway departure distances from the intersection.
DESIGN REVIEW for a proposed mixed use development. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/rk/jd (For possible action) **BCC 11/20/19**

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: November 12, 2019

X. Adjournment

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

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



Paradise Town Advisory Board

October 8, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams –Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT Robert Orgill – EXCUSED
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison;

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:
None

III. Approval of September 24, 2019 Minutes

Moved by: Philipp
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for October 8, 2019

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

Held per applicant. Return to the October 29, 19 Paradise TAB meeting

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

Held per applicant. Return to the October 29, 19 Paradise TAB meeting

3. **UC-19-0702-WILCZYNSKI SHERYL & ARTHUR:**

USE PERMIT increase the area of a proposed accessory structure.

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action) **PC 10/15/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-19-0716-HARSCH INVESTMENT PPTYS-NV, LLC:**

USE PERMIT for a judo training facility (major) within an existing commercial and industrial complex on 18.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action) **PC 11/5/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0717-RENHAVEN EQUITY LP:**

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Reno Avenue and the east side of Haven Street within Paradise. JG/bb/jd (For possible action) **PC 10/15/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **UC-19-0722-BASCOS LINDA L REVOCABLE LIV TR & BASCOS LINDA L TRS:**
USE PERMITS for the following: 1) tire sales and installation; and 2) a vehicle maintenance facility within 200 feet of a residential use.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a tire sales and installation facility to a residential use.
DESIGN REVIEWS for the following: 1) a tire sales and installation facility; 2) a vehicle maintenance facility; and 3) alternative parking lot landscaping on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Boulder Highway, 100 feet west of Nellis Boulevard within Paradise. TS/al/ja (For possible action) **PC 10/15/19**

MOVED BY-Williams

ADDED CONDITIONS- 2 year review as public hearing, No vibrant colors

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

7. **VS-19-0433-ITAI INVESTMENTS LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action) **PC 11/5/19**
Held per applicant. Return to the December 10, 2019 Paradise TAB meeting

8. **WS-19-0713-WINKLER WARREN PUG & BILLY B:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; and 3) reduce building separation in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) (RNP III) Zone. Generally located on the north side of Viking Road and the west side of Topaz Street within Paradise. TS/nr/ja (For possible action) **PC 11/5/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **WS-19-0732-J M T A BELL INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping requirements.
DESIGN REVIEWS for the following: 1) trash enclosure; and 2) modifications to an existing parking lot for a shopping center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Pecos Road within Paradise. JG/al/jd (For possible action) **PC 11/5/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **AR-19-400120 (UC-0613-17)-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
WAIVER OF CONDITIONS of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. MN/tk/jd (For possible action)

BCC 11/6/19

MOVED BY-Philipp
APPROVE- Subject to staff conditions
Removal of time limit
VOTE: 4-0 Unanimous

11. **DR-19-0726-H.R.H.H PROPCO, LLC:**
DESIGN REVIEWS for the following: **1)** exterior remodel and modifications of portions of an existing resort hotel (Hard Rock); **2)** addition to a surface parking lot; and **3)** alternative parking lot landscaping on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/al/jd (For possible action)
USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action)

PC 11/5/19

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

12. **WS-19-0736-HERBST FAMILY LP II:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; and **2)** increase maximum sign area.
DESIGN REVIEW for 2 freestanding signs on 2 parcels totaling 2.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue and the north and south sides of Russell Road within Paradise. MN/nr/jd (For possible action)
the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action)

PC 10/15/19

MOVED BY-Wardlaw
DENY
VOTE: 3-0 Berg abstained

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 29, 2019
- IX. Adjournment
The meeting was adjourned at 8:25 p.m.

DRAFT

11/05/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0642-AUTO GROUP, LLC:

HOLDOVER USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-24-404-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site can accommodate 40 display spaces and 10 customer parking spaces, along with bicycle racks. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
WC-19-400114 (ADR-18-900333)	A waiver of conditions request to remove the limitation on 5 vehicle display spaces is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

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.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site; 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property. For these reasons, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Minimum 4 customer parking spaces shall be provided in the front (south) of the property;
- Parking and vehicle display in front (south) of the property limited only to areas approved for parking of vehicles;
- Provide clear pedestrian access from the front (south) of the building to the rear (north) parking area;
- All vehicles on-site must be operable.

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 1, 2019 – HELD – To 11/05/19 – per the applicant.

APPLICANT: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVE, LAS VEGAS, NV 89169

DRAFT

11/05/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:

HOLDOVER WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-24-404-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADR-18-900333:

Current Planning

- Until June 1, 2020 to commence;
- Maximum of 5 cars for display.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that the site can accommodate the 40 display spaces and 10 customer parking spaces, along with bicycle racks on the site. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites, the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
UC-19-0642	A use permit to allow more than the 5 display vehicles is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The applicant is requesting a waiver of conditions to allow up to a maximum of 40 display spaces.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site: 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem, anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property.

Staff finds that there have been no changes to warrant removal of the current condition. Staff finds that although the property can accommodate more display vehicles, the increase would present circulation issues, sight visibility issues, and possible safety concerns; therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

PLANNING COMMISSION ACTION: October 1, 2019 – HELD – To 11/05/19 – per the applicant.

APPLICANT: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVENUE, LAS VEGAS, NV 89169

DRAFT

11/19/19 PC AGENDA SHEET

LIQUOR STORE/RESTAURANT
(TITLE 30)

TROPICANA AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0710-LEVINE INVESTMENTS L P:

USE PERMITS for the following: 1) retail sales; 2) alcohol sales (liquor – packaged only); 3) alcohol sales (beer and wine – packaged only); and 4) on-premises consumption of alcohol (service bar).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) driveway geometrics.

DESIGN REVIEWS for the following: 1) commercial building consisting of a restaurant and a liquor store; and 2) vivid hues in conjunction with a commercial development and hotel on a portion of 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr/ja (For possible action)

RELATED INFORMATION:

APN:

162-28-102-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduced parking to 269 spaces where 313 spaces are required per Table 30.60-1 (a 14% reduction).
2. Reduce the driveway throat depth to a minimum of zero feet where 100 feet is required per Uniform Standard drawing 222.1 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 179 E. Tropicana Avenue
- Site Acreage: 4.7 (portion)
- Project Type: Liquor store/restaurant
- Number of Stories: 1
- Building Height (feet): 28 liquor store/26 restaurant
- Square Feet: 4,000 liquor store/5,000 restaurant
- Parking Required/Provided: 313/269

Site Plans

The plans depict the northern portion of the site where a 9,000 square foot building is proposed to replace an existing building. The proposed building will provide 5,000 square feet of restaurant with service bar space and 4,000 square feet of alcohol sales (liquor store) space. The proposed building is located 66 feet from the west property line, and 10 feet from the east property line. A 5 foot wide walkway is located on the north, west, and south sides of the building and a pedestrian walkway connects the attached sidewalk on Tropicana Avenue to the proposed building. The walkway continues (on the west side of the building) to connect pedestrians to the hotels on the southern portion of the site. Parking spaces are located along the north (Tropicana Avenue), west, and south sides of the building. The trash enclosure is located 10 feet from the west property line and is surrounded by proposed landscaping. There are 2 existing transformer boxes located along Tropicana Avenue; 1 is located on the northeast corner of the property, 4 feet from the north property line, the second is located 3 feet from the north property line approximately in the center of the property. The plans show an existing 50 foot high billboard 1 foot from the east property line. The billboard is 50 feet high and 32 feet from the north property line and has 672 square feet of signage. The property can be accessed from Tropicana Avenue (north) and Reno Avenue (south) along with 2 cross access points with the property to the east.

Landscaping

The plan shows landscaping per Table 30.64-2 on the north (Tropicana Avenue), east, and west property boundaries. Landscaping per Figure 30.64-14 is located within the parking area.

Elevations

The proposed 9,000 square foot building is divided into 2 proposed uses with 1 cohesive design. The retail sales (liquor store) portion of the building has a dark grey corrugated metal store front with decorative deep red accented cornices and parapet roof treatments. The restaurant is a mixture of stucco with cultured stone at the base with decorative metal window accents and associated metal awnings that match the liquor store. The sides of the restaurant also include cement wood treatments to provide a visual change of the building texture and yellow cornices and parapets on the roof to vary the roofline. The entrance façade is deep red in color to match the liquor store accents with a metal awning.

Floor Plans

The plan shows an empty shell building ready for tenant improvements.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing 7,800 square foot restaurant and liquor store are to be removed and replaced with the proposed 9,000 square foot combination retail sales and restaurant. A waiver for reduced parking is being requested since the applicant states that there is a shared parking agreement with the hotels on the southern portion of the property and with the advent of rideshare and the proximity to the airport that the entire site would meet 86.4% of the

required parking for the entire property. The proposed building will complement the design of the 2 new hotels being constructed on the southern portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0460-17	Reduced parking for 2 motels in conjunction with a restaurant/retail building	Approved by BCC	July 2017
UC-0413-11	Retain sales and packaged alcohol sales	Approved by PC	November 2011
ADR-0341-09	Digital billboard conversion	Approved by ZA	April 2009
UC-0805-07	Interactive entertainment theatre (expired)	Approved by PC	November 2007
ZC-1094-98	Reclassified site from C-2 to H-1 zoning for restaurant and motel with deviations from improvement standards and increased signage	Approved by BCC	August 1998
DR-0005-98	Freestanding porte-cochere	Approved by PC	February 1998
DR-1944-97	Remodel of existing restaurant	Approved by PC	December 1997
VC-0551-97	Reduced parking	Approved by PC	May 1997
VC-1343-96	Special attraction/promotional sign and free standing electric message panel sign	Approved by PC	September 1996
VC-0656-96	Temporary manufactured office trailer for use with existing motel	Approved by PC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	MGM Grand Hotel & Resort
South	Public Facilities	P-F	Aircraft hangar center
East	Commercial Tourist	H-1	Hotel/motel & convenience store
West	Commercial Tourist	H-1	Undeveloped & hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Staff finds that the proposed retail sales (liquor store) and restaurant with service bar are compatible with the existing uses in this area. The site is located in an area planned for Commercial Tourist and adjacent properties are zoned H-1 with commercial/retail uses. Staff finds the proposed uses have been established on the parcel for many years without issue; therefore, staff supports the requests.

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

The size and orientation of the lot presents design challenges for the building and the parking lot. The applicant has designed the site to feature as much landscaping as possible to enhance the site where landscaping was minimal before and made an effort to not reduce the parking further than requested. Although staff does not generally support reduction of parking, it is appropriate in this location based on the proximity to both the airport and bus routes. In addition, reduced parking has been approved on this site through various applications over the years without known issues. Therefore, staff can support the request.

Design Reviews

The updated building design is in compliance with Goal 78 of the Comprehensive Master Plan. The cohesive design of the 2 business types and integrated colors and textures to the building provides visual appeal from the right-of-way. The proposed uses comply with Urban Specific Policy 7 in that the uses are complementary in scale and intensity with surrounding uses with appropriate connectivity. Thoughtful site design taking into account the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with the Comprehensive Master Plan. For the reasons mentioned, staff can support the design reviews.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the throat depth for the driveway on Tropicana Avenue to be excessive and hazardous. While the minimum standard for this site requires a 100 foot throat depth, staff can agree to a reduced throat depth due to the lack of a crossing drive aisle at the

entrance to the site. If the applicant were to remove 2 parking spaces on the west side of the site adjacent to the driveway, staff could support the request. However, based on the plans submitted, staff recommends denial.

Department of Aviation

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

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

Staff Recommendation

Approval of the use permits, waiver of development standards #1, and the design reviews; denial of waiver of development standards #2.

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:

- Expunge UC-0413-11 and DR-1944-97;
- 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

- Traffic study and compliance;
- Grant easements to Clark County as necessary for pedestrian access, streetlights, and traffic control.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316 and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: RANDY HAISLET

CONTACT: RANDY HAISLET, 2233 E. THOMAS ROAD, PHOENIX, AZ 85016



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/4/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>2675</u> CHECK #: <u>21162</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <input checked="" type="radio"/> N TRAILS? <input checked="" type="radio"/> N PFNA? <input checked="" type="radio"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0710</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>10/8</u> TIME: <u>7pm</u> PC MEETING DATE: <u>11/5@7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1/AE-65</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Levine Investments</u> ADDRESS: <u>2801 E. Camelback Rd. Suite 450</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85016</u> TELEPHONE: <u>602-248-8181</u> CELL: <u>602-291-8669</u> E-MAIL: <u>tony@levineinvestments.com</u>	
	APPLICANT	NAME: <u>Randy Haislet</u> ADDRESS: <u>2233 E. Thomas Rd.</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85016</u> TELEPHONE: <u>602-955-3900</u> CELL: <u>602-299-8544</u> E-MAIL: <u>rhaishlet@rkaa.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Randy Haislet</u> ADDRESS: <u>2233 E. Thomas Rd.</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85016</u> TELEPHONE: <u>602-955-3900</u> CELL: <u>602-299-8544</u> E-MAIL: <u>rhaishlet@rkaa.com</u> REF CONTACT ID #: <u>195358</u>		

ASSESSOR'S PARCEL NUMBER(S): 162-28-102-003

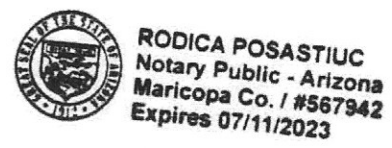
PROPERTY ADDRESS and/or CROSS STREETS: 179 E. Tropicana Ave. SWC of Tropicana and Koval

PROJECT DESCRIPTION: Demolish existing building and build a new 9,000 S.F. grey shell building

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature) William S Lovin
 Property Owner (Print)

STATE OF ARIZONA
 COUNTY OF MARICOPA
 SUBSCRIBED AND SWORN BEFORE ME ON August 21st, 2019 (DATE)
 By [Signature]
 NOTARY PUBLIC: Rodica Posastiu



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

PLANNER
COPY

UC-19-0710



Date: 09-03-19

Project Location:

179 E. Tropicana Ave.
SWC of Tropicana Ave. & Koval Lane
Las Vegas, NV 89109

Justification Letter:

Issue:

Request for waiver of development standards for code section 30.60.025 Parking requirements.

The request for the wavier is to reduce the required amount of parking spaces. The ratio of required parking for a restaurant is 10 spaces for every 1,000 S.F. and the ratio for retail is 4 spaces for every 1,000 S.F. The required amount for our new proposed building is 66 spaces the amount of spaces provided in this design is 45 spaces. The amount of required parking spaces for the entire shared site is 313 spaces and the parking spaces that will be provided is a total of 270 spaces. The current design will provide 86.2% of the required parking for the entire shared site. The original parking approved for the hotel development was 86.35% compliant.

Narrative:

The existing property consists of an existing Coco's diner and a Liquor World retail store. The owner Levine Investments would like to remove the existing 7,800 S.F. building and build a new 9,000 S.F. grey shell building which will house a new Denny's restaurant and a Liquor world retail store. The Denny's restaurant will have beer and wine which would classify it as a 30.40 use.

We would like to request approval of the site design based on the following facts: The pad building shares parking with the hotels to the south and has a shared parking agreement. The ratio between is only .02% higher than when the hotel development was approved. The other following factors we would like to town board to consider is the recent addition of rideshare services in the area. The ride share service that is widely used in this area would dramatically decrease the demand for parking on site. The predominate customer base of this restaurant and liquor store will be from the hotels which don't have cars because the airport is less than a block away. The building site is less than one block from Las Vegas Blvd. which allows our patrons to walk to surrounding attractions. The site is also close to a public transportation the 201 bus stop is at Tropicana and Duke Ellington Way which is less than a block.

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

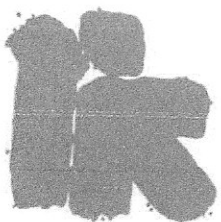
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North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP

3



The new building design will complement the design features of the two new hotels being constructed to the south. The new restaurant and liquor store will provide the same public services that they currently provide. The building itself will comply with all IECC requirements and be more efficient than the existing building this will ensure that we will not have a negative environmental impact. New landscape will be added around the entire site providing new vegetation more than what is existing. The time period for this waiver request is 1 year in order for us to build the building proposed.

Additional Information:

- The number of employees will be in the range of 20-25.
- Hours of operation for the Denny's Restaurant and the Liquor world will be 24 hours a day.
- Levine Investments, LP currently owns the existing building and leases to the proposed tenants.
- All licenses by the tenants are currently in place for this location, no change.

11/19/19 PC AGENDA SHEET

VEHICLE PAINT/BODY REPAIR SHOP
(TITLE 30)

TROPICANA AVE/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0758-ESKAY PROPERTIES, LLC:

USE PERMIT for a vehicle (auto) repair/body shop.

WAIVER OF DEVELOPMENT STANDARDS to permit a vehicle (auto) paint/body repair shop as a primary use and not as an accessory use to vehicle sales in conjunction with an existing commercial building on a portion of 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue and the west side of Pearl Street within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-19-403-008

WAIVER OF DEVELOPMENT STANDARDS:

Allow a vehicle paint/body repair shop not accessory to automobile sales where vehicle paint/body shops in the C-2 zone are required to be accessory to automobile sales per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3540 E. Tropicana Avenue
- Site Acreage: 1.7
- Project Type: Vehicle paint/body shop
- Number of Stories: 1
- Square Feet: 5,900 (vehicle paint/body)
- Parking Required/Provided: 33/179

Site Plans

The plans show a proposed vehicle paint/body repair shop to be located on a portion of an existing commercial center. The site plans depict a total of 4 buildings within the whole complex and the proposed use will be located in the northeast portion of the complex. There is cross access and shared parking within the commercial center. A total of 179 parking spaces are

existing on-site for the whole commercial center. Other existing automobile related businesses are located in different suites or buildings within the complex including automobile maintenance and automobile repair. The existing bay doors are located on the front and rear of the building. Access to the site is from both Tropicana Avenue and Pearl Street. Parking is located around the perimeter of the entire site and in the center of the site. No changes are proposed to the parking lot or the exterior of the building.

Landscaping

No changes to landscaping is required or proposed with this application.

Elevations

The plans show an existing commercial building with painted stucco exterior, pitched roof line with tile shingles with roll-up doors and vehicle bays. Existing roll-up doors are located on both sides of the building for all suites so cars can pull through the building. A bell tower roof element to accentuate the building is located on the end adjacent to Pearl Street.

Floor Plan

The floor plan of the proposed vehicle paint/body repair shop is 5,900 square feet and will include a reception area, breakroom, and an enclosed spray booth in the vehicle repair area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they will operate a vehicle body/repair shop with a separate paint booth bay. The applicant anticipates employing 3 to 4 people and the shop will be open 6 days a week with hours of operation from 7:00 a.m. to 7:00 p.m. By expanding the services for collision repair the applicant will be able to increase the range of services to clients. Adequate parking exists for the proposed use, and the proposed spray booth will comply with all regulations.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1720-94	Automotive paint and body repair shop in a C-2 zone	Approved by PC	December 1994
VC-1650-93	Automotive paint and body repair shop in a C-2 zone	Denied by PC	October 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of Worship
South	Residential High (8 to 18 du/ac)	R-2	Multi-family residences
East	Residential Suburban (up to 8 du/ac) Commercial Neighborhood	R-2/C-1	Undeveloped/retail
West	Commercial General	C-2	Automotive/retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The existing automobile maintenance and repair facility that preceded the proposed body shop was designed and built to accommodate a range of automobile related services. In addition, the building was also used for vehicle paint/body services a few years back. The proposed vehicle paint/body shop is compatible with the other existing automobile related services offered at this location. In addition, staff does not anticipate any additional negative impacts to the surrounding multiple family residential developments. Staff can support this request.

Waiver of Development Standards

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

Similar to the use permit, staff can support the waiver of development standards since the vehicle paint/body shop is in conjunction with an existing vehicle maintenance center on-site and no changes are proposed to the exterior of the building. Allowing a vehicle paint/body shop that is not an accessory use to an automobile sales use will not create any additional impacts to the public health, safety, and welfare of the immediate area. Adequate parking exists on-site to accommodate all the automobile related uses. Staff does not anticipate any additional negative impacts to the adjacent residential development since there are existing automobile maintenance and repair facilities within the existing commercial retail 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISRAEL RIVERA

CONTACT: ISRAEL RIVERA, 1027 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89145

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

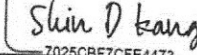
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	PROPERTY OWNER	NAME: <u>Eskay Properties, LLC</u> ADDRESS: <u>11748 Slauson Ave.</u> CITY: <u>Santa Fe Springs</u> STATE: <u>CA</u> ZIP: <u>90670</u> TELEPHONE: _____ CELL: <u>626-641-3309</u> E-MAIL: <u>jkangla@gmail.com</u>	
	APPLICANT	NAME: <u>Isreal and Margaret Rivera</u> ADDRESS: <u>1027 S. Rainbow Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702-374-5533</u> E-MAIL: <u>peggylv56@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Margaret Rivera</u> ADDRESS: <u>1027 S. Rainbow Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702-374-5533</u> E-MAIL: <u>peggylv56@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-19-403-008

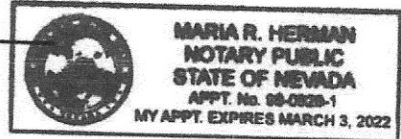
PROPERTY ADDRESS and/or CROSS STREETS: 3540 E Tropicana Ave (E Tropicana and Pearl)

PROJECT DESCRIPTION: application for a Special Use Permit to operate an auto body shop

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 7025CB7CFE4473
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Shin D Kang
 Property Owner (Print)



SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2019 (DATE)
 By Shin D. Kang
 NOTARY PUBLIC: Maria R. Herman

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

August 20, 2019

Department of Planning

RE: Application for a Special Use Permit

3540 E Tropicana Ave. Suite 600, Las Vegas, NV 89121

To Whom It May Concern: My husband and I are applying for a Special Use Permit and seeking the approval from the County Department of Planning to operate an auto body repair shop with separate paint spray booth bay to be located at 3540 E Tropicana Ave. suite 600, Las Vegas NV 89121. Approximately three years ago, this location and suite was operating as an auto body repair shop with separate spray paint booth bay.

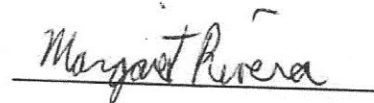
We anticipate employing three or four people to assist with the everyday running of the business and will be open six days per week between the hours of 7:00 a.m. – 7:00 p.m., closed on Sunday.

This use conforms with both zoning and is compatible with the other Tenants within the existing retail auto center. We feel this use would be an added bonus and offers a service to the center's existing automotive Tenants, as this use is not within the immediate vicinity of 3540 E Tropicana Ave.

Sincerely,



Israel Rivera



Margaret Rivera

11/19/19 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0769-FASHION SHOW MALL, LLC:

USE PERMIT to allow a recreational facility (Casino Quest) in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 43.0 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-16-112-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard South
- Site Acreage: 43 (portion)
- Project Types: Recreational facility (Casino Quest)

Site Plan

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

Landscaping

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

Elevations

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

Floor Plan

The submitted floor plan depicts a lease space with an overall area of 1,800 square feet. The lease space includes a reception area, retail area, game areas, offices, storage area, and a seating area. The main entrance faces the surrounding stores within the shopping center.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, Casino Quest is a proposed recreational facility which offers customers the chance to play and learn casino games and also purchase Casino Quest merchandise. Casino Quest is an interactive establishment which introduces casino games to gaming enthusiasts without involving actual currency. The table game education is casual and open-ended with no exchange of prizes or rewards. The proposed hours of operation will coincide with the Fashion Show Mall business hours of 10:00 a.m. to 9:00 p.m. daily and 10:00 a.m. to 7:00 p.m. on Sunday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0526	Tattoo shop	Approved by PC	August 2019
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant & façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
UC-0259-14 (AR-0093-16)	First application for review to allow retail uses not within a permanent enclosed building (outdoor sales structures/booths) subject until June 18, 2017 for review	Approved by BCC	August 2016
DR-0060-15	Modification to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center (Fashion Show Mall) with outdoor sales structures/booths	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center (Fashion Show Mall)	Approved by PC	February 2012
WS-0494-11	Increased sign area and allow portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increase the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allow an increase in overall on-premises sign area	Approved by PC	November 1999

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed recreational facility (Casino Quest) is a compatible use within the existing shopping center. The Fashion Show Mall has an approximate overall area of 1.8 million square feet which consists of lease spaces, restaurants, parking garages, and back of house spaces/offices. Staff finds that the proposed recreational facility is a positive tourist attraction that caters to gaming enthusiasts, tourists, and Las Vegas locals and no negative impacts are anticipated with the use of the proposed establishment. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

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: DAVID NOLL

CONTACT: DAVID NOLL, CASINO QUEST, 2605 S. DECATUR BLVD, SUITE 112-B,
LAS VEGAS, NV 89102



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/30/19</u> PLANNER ASSIGNED: <u>JHR</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: <u>#1208</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <u>Y</u> TRAILS? <u>Y</u> (N) PFNA? <u>Y</u> (N) APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>UC-19-0769</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>7PM</u> PC MEETING DATE: <u>11/19</u> PC BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>GT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> (N) LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Fashion Show Mall LLC</u> ADDRESS: <u>c/o Brookfield Properties, 350 N. Orleans St., Ste. 300</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60654</u> TELEPHONE: <u>702.784.7080</u> CELL: <u>818.254.6726</u> E-MAIL: <u>brent.gardner@brookfieldpropertiesretail.com</u>
	CORRESPONDENT	NAME: <u>DAVID NOLL</u> ADDRESS: <u>2605 S. DECATUR BLVD STE 112-B</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-610-4280</u> CELL: <u>SAME</u> E-MAIL: <u>DAVID@CEGDEALERS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-16-112-011

PROPERTY ADDRESS and/or CROSS STREETS: 3200 S. Las Vegas Boulevard, Las Vegas, NV 89109

PROJECT DESCRIPTION: RECREATIONAL facility w/ incidental retail

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

FASHION SHOW MALL LLC, a Delaware limited liability company

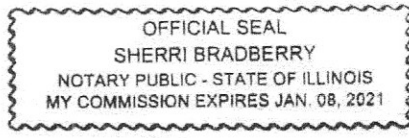
By: [Signature]
 Property Owner (Signature)*

SHERRI L. BRADBERRY, its Authorized Signatory
 Property Owner (Print)

STATE OF Illinois
 COUNTY OF Cook

SUBSCRIBED AND SWORN BEFORE ME ON September 6, 2019 (DATE)
 By Stacie Herron

NOTARY PUBLIC: Sherr Bradberry



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



UC-19-0769
JL

Justification Letter for Clark County Comprehensive Planning

We ask for your approval of our Special Use permit to operate a recreational training and retail facility at the Fashion Show.

Casino Quest located at 3200 S. Las Vegas Blvd. Ste 2000. Las Vegas, NV 89109 in approximately 1800 sq. ft.

At Casino Quest, we will offer an overtly positive and casual experience with the express purpose of creating new casino customers for our sponsors. We will also participate in programs both local and in other markets which will market Las Vegas directly while introducing casino careers to a much broader labor pool.

We hope to make Casino Quest at Fashion Show Las Vegas the headquarters of a much larger network of future Casino Quest locations throughout the country all focused on marketing the entire Las Vegas Casino experience.

Casino Quest Las Vegas will be an interactive entertainment and education experience that will offer the following services;

- 1) Casual casino game education to tourists at a fixed hourly rate,
- 2) Introduce gaming as a potential career path,
- 3) Retail of Casino Quest Las Vegas souvenirs,
- 4) User feedback on software and hardware of interest to our casino partners and related manufacturers.

Table Game Education will be very casual and open-ended, allowing tourists to make casual contact with the game and play out fake hands as they learn. Training will be completely unstructured and rely on hands-on learning by example. There will be no exchange of monies, prizes or rewards on these tables. The chips used will lack any denomination or exchange. There will be signage on each game that will expressly forbid any gambling or tipping.

Casino Career literature and consultation will be available at Casino Quest Las Vegas. Casinos are increasingly finding it more difficult to recruit and retain dealers. The Casino Quest Las Vegas media channels have been increasingly successful at promoting Las Vegas as both a tourist and career destination.

Casino Quest hours of operation at Fashion Show will coincide with normal business hours as required by our lease, from 10am to 9pm daily and 10am to 7pm Sunday.

11/19/19 PC AGENDA SHEET

PHARMACY
(TITLE 30)

EASTERN AVE/PAMA LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0771-KCKLG, LLC:

USE PERMIT for a pharmacy within an existing office/warehouse complex on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the northwest corner of Eastern Avenue and Pama Lane within Paradise.
JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:
177-02-613-020 ptn

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6725 S. Eastern Avenue
- Site Acreage: 5.2 (portion)
- Project Type: Pharmacy
- Number of Stories: 2
- Square Feet: 1,100
- Parking Required/Provided: 245/260 (overall complex)

Site Plans

The plans show a proposed pharmacy located in the northeast building (building C) of an existing office/warehouse complex located along Eastern Avenue. A total of 260 parking spaces exist on-site where 245 spaces are required. Access to the site is from Eastern Avenue and Pama Lane. The applicant's pharmacy will be located in Unit 8 Building C.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an office/warehouse building constructed with painted concrete tilt-up panels with aluminum storefront windows and doors, parapet walls, and architectural features.

Floor Plans

The plans depict an office space of approximately 1,100 square feet of pharmacy area with infusion equipment and office space for producing compounding prescriptions.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the pharmacy (Eternity Care Infusion Pharmacy) will provide infusion services and sterile compounding prescriptions to patients within the community. The facility was acquired with existing infusion equipment and has been re-certified. The facility was chosen as it is located across from Sunset Park and is along a high traffic street with accessibility with public transportation less than 0.1 miles away. The pharmacy is located within the same complex with other offices, including medical and healthcare.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1094-05	Reclassified from M-D and C-1 to M-D zoning; use permit for office; design review for warehouse/office buildings	Approved by BCC	August 2005
DR-2129-04	Office/warehouse buildings in industrial complex	Approved by PC	January 2005
TM-0274-03	Commercial subdivision	Approved by PC	August 2003
ZC-0429-02	Reclassified from R-E to C-1 and M-D zoning; waiver of development standards for commercial access to local street; design review for office/warehouse complex	Approved by BCC	May 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not anticipate any adverse impacts from the proposed pharmacy and finds that the use is compatible with the existing development in the surrounding area that includes professional offices. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ETERNITY CARE INFUSION PHARMACY

CONTACT: ETERNITY CARE INFUSION PHARMACY, 6725 S. EASTERN AVENUE, STE 8, LAS VEGAS, NV 89119



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/30/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>675.00/00</u> CHECK #: <u>Dcbj</u> COMMISSIONER: <u>J.G</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) (N)</u> PFNA? <u>(Y) (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>CC-19-0771</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>2PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D / A-2-60</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>ECILC LLC</u> ADDRESS: <u>6725 S. Eastern Ave, Ste 8</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702)374-7644</u> E-MAIL: <u>cmacaraeg@eternitycarex.com</u>	
	APPLICANT	NAME: <u>Eternity Care Infusion Pharmacy</u> ADDRESS: <u>6725 S. Eastern Ave Ste 8</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702)374-7644</u> E-MAIL: <u>cmacaraeg@eternitycarex.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-02-613-020

PROPERTY ADDRESS and/or CROSS STREETS: 6725 S. Eastern Ave Ste 8 Las Vegas NV 89119

PROJECT DESCRIPTION: Pharmacy

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>SEP 24 2019</u> (DATE) By <u>Clare-Lanie Macaraeg</u> NOTARY PUBLIC: <u>Elizabeth</u>	Property Owner (Print) <u>Clare-Lanie Macaraeg</u> <div style="border: 1px solid black; padding: 5px; text-align: center;"> ELIZABETH BUENO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 03-25-2020 Certificate No: 16-3652-1 </div>
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



Eternity Care Infusion Pharmacy

6725 S EASTERN AVE STE 8, LAS VEGAS, NV 89119
PHONE: (702) 444-0757 FAX: (702) 444-0748 info@eternitycarerx.com

Clare-lanie Macaraeg, PharmD/MBA
Eternity Care Infusion Pharmacy
6725 S. Eastern Ave. Ste 8
Las Vegas, NV 89119

September 30, 2019

Clark County Comprehensive Planning
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

RE: Justification Letter

To Whom It May Concern:

I am writing this letter of justification to obtain approval for a Clark County business license to operate our pharmacy located at the address listed above. The purpose of this pharmacy is to provide infusion services and sterile compounding prescriptions to patients within the community. We acquired this office space from an existing pharmacy: Admix Infusion Pharmacy LLC. The facility is already furnished with infusion equipment and has been re-certified by Clean Room Services.

This facility is located across Sunset Park and resides in a high traffic street. It is very accessible with public transport less than 0.1 miles away. We are located in a central area with many businesses, including healthcare offices, and residential homes within proximity.

The pharmacy has undergone and passed its pre-inspection through the Nevada State Board of Pharmacy (NV BOP). The NV BOP license of our facility is PH04113.

If you need further information, please contact me directly at cmacaraeg@eternitycarerx.com. Thank you!

Sincerely,

Clare-lanie Macaraeg

6

11/19/19 PC AGENDA SHEET

EASEMENT
(TITLE 30)

SANDS AVE/HOWARD HUGHES PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0783-CHAMBER ASSOCIATES, LLC:

VACATE AND ABANDON easement of interest to Clark County located between the Elm Drive (alignment) and Sands Avenue and between Manhattan Street and Paradise Road within Paradise (description on file). TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:
162-16-713-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon the existing traffic signal easement on Sands Avenue at the terminus of Howard Hughes Parkway. The driveway will be widened and rededicated as part of the ongoing expansion of the Convention Center.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0478	Vacated and abandoned the existing driveway, as well as the pedestrian access easement on Sands Avenue at the terminus of Howard Hughes Parkway	Approved by PC	August 2019
DR-1438-99	Las Vegas monorail	Approved by BCC	November 1999
UC-1170-99	Las Vegas monorail	Approved by BCC	October 2000
UC-1381-98	Las Vegas monorail	Approved by BCC	1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Commercial Tourist	H-1	Monorail, golf course & convention center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- This vacation must record concurrently with VS-19-0478;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Grant all necessary easements to Clark County Public Works including but not limited to, Traffic Control Easements as determined and approved by Clark County Traffic Management;
- Grant all necessary easements to Clark County Public Works including but not limited to, Pedestrian Access Easement as determined and approved by Clark County Development Review;
- Applicant is advised that if any improvements are needed, to coordinate with Clark County Public Works - Development Review and Traffic Management Division.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHAMBER ASSOCIATES, LLC

CONTACT: BRIAN ALLEN, LOCHSA ENGINEERING, 6345 S. JONES BLVD #100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>10-2-19</u>	APP. NUMBER: <u>VS 19-0783</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>875</u> CHECK #: <u>29253</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>PARADISE</u> TAB/CAC DATE: <u>10/29</u> TIME: <u>7pm</u> PC MEETING DATE: <u>11/19</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H1</u> PLANNED LAND USE: <u>PDE CT</u>

PROPERTY OWNER	NAME: <u>CHAMBER ASSOCIATES LLC</u> ADDRESS: <u>3720 HOWARD HUGHES PKWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-770-5179</u> CELL: <u>970-988-7744</u> E-MAIL: <u>SRODINA@WYNNDEVELOPMENT.COM</u>
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APPLICANT	NAME: <u>CHAMBER ASSOCIATES LLC</u> ADDRESS: <u>3720 HOWARD HUGHES PKWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-770-5179</u> CELL: <u>970-988-7744</u> E-MAIL: <u>SRODINA@WYNNDEVELOPMENT.COM</u> REF CONTACT ID #: <u>196468</u>
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CORRESPONDENT	NAME: <u>BRIAN ALLEN</u> ADDRESS: <u>6345 S. JONES BLVD. STE. 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: _____ E-MAIL: <u>BRIAN@LOCHSA.COM</u> REF CONTACT ID #: <u>124709</u>
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ASSESSOR'S PARCEL NUMBER(S): 162-16-713.-001
SANDS AVE./HOWARD HUGHES PKWY.

PROPERTY ADDRESS and/or CROSS STREETS: 162-16-713.-001
SANDS AVE./HOWARD HUGHES PKWY.

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

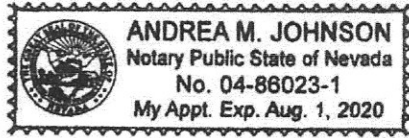
Ellen F. Whittamore
 Property Owner (Signature)*

Ellen F. Whittamore, EVP,
 Property Owner (Print) General Counsel & Secretary

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 26, 2019 (DATE)
 By Ellen F. Whittamore

NOTARY PUBLIC: Andrea M. Johnson



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



September 25, 2019

Clark County Public Works
Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Justification Letter – Traffic Signal Vacation
Wynn Paradise Park – Sands Driveway
Lochsa Engineering Project No. 171072

Dear Sir or Madam:

The following request and justification is provided for your consideration and review:

The Wynn Paradise Park Development includes an expansion to the existing convention center, and a refurbishment to the existing golf course. In order to support this development, the driveway on the north side of Sands Ave. at Howard Hughes Pkwy. must be widened. The existing driveway has a traffic signal easement dedicated that matches the geometry of the existing curbs and traffic signal locations. Because the geometry of the driveway is changing, we are requesting to vacate the entire traffic signal easement as describes in document OR#: 19880606:00393 and replace it with traffic signal easements that match the proposed improvements to provide Clark County with legal access to the proposed traffic signal equipment.

The site is owned by Chamber Associates, and consists of 4.65 acres on APN 162-16-713-001.

Please contact me directly with any concerns or questions.

Sincerely;

LOCHSA ENGINEERING

A handwritten signature in black ink, appearing to read 'Brian Allen', is written over the typed name.

Brian Allen, E.I.

11/19/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SUNSET RD/TOMIYASU LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0765-HIGGINS, FRANCIS ARTHUR & LOUISE:

WAIVER OF DEVELOPMENT STANDARDS to increase block wall and fence height in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (AE-60) Zone.

Generally located on the west side of Tomiyasu Lane, approximately 530 feet south of Sunset Road within Paradise. JG/sd/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-501-007

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow an 8 foot to 10 foot solid block wall in the front yard where a maximum 6 foot high decorative fence (50% open) is permitted per Table 30.64-1 (a 33% increase).
- b. Allow a 10 foot solid block wall along the side and rear yards where a maximum 6 foot block wall is permitted per Table 30.64-1 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6591 Tomiyasu Lane
- Site Acreage: 0.7
- Number of Lots/Units: 1
- Project Type: Block wall height
- Block wall Height (feet): Up to 10 feet

Site Plans

The plans depict an existing single family residence located along Tomiyasu Lane with an existing block wall around the perimeter of the property, except there is no wall along the front property line. The existing block wall is currently 6 feet in height and the existing height will not

exceed 10 feet. Along the front property line there is a block wall approximately 2 feet in height, but the applicants are requesting to install an 8 foot high solid block wall with rolling gates at each of the ingress/egress points of their circular driveway. The single family residence is adjacent to Sunset Park to the west and an existing pedestrian footpath between the applicant's property and those adjacent properties to the south allows for access to the park from Tomiyasu Lane.

The adjacent properties directly to the south are part of a 4 lot subdivision and were approved through a waiver of development standards application (WS-1050-07) to increase the height of the perimeter walls varying between 8 feet to 10 feet in height along Tomiyasu Lane and along the rear yards. Across from the applicants property is also a perimeter wall up to 13 feet in height that runs the length of Tomiyasu Lane, which was approved through a previous variance application (VC-149-87).

Landscaping

No new landscaping is proposed or required with this request.

Elevations

The plans depict an existing block wall that is 6 feet in height along the perimeter of the property and a 2 foot block wall along the front of the residence. The proposed addition to the block wall will incorporate step-downs due to grade and the design will be consistent across the entire wall and with that of the adjacent property to the south. The proposed wall along the front will be constructed of a stucco finish and will incorporate concrete pillars.

Applicant's Justification

The applicant's state they are seeking to increase the existing block wall along the rear and side yards of approximately 2 feet to 4 feet for a maximum height of 10 feet. In addition, the applicants are seeking to increase the existing block wall in the front to a maximum of 8 feet and to add 2 driveway rolling gates with a height matching the block walls. The increase in height will be compatible with the existing block walls along Tomiyasu Lane. The intent of this request is to increase privacy, reduce noise, and increase safety for their property. In addition, the applicant's state that the existing pedestrian walkway along the south property line allows for people to view into their home and backyard and presents privacy and security concerns.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences & undeveloped
West	Public Facilities	P-F	Sunset Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff agrees with the justification provided by the applicant and finds the increase in the block wall height along the rear and side yards up to a maximum of 10 feet and the front yard block wall to 8 feet will not adversely impact the surrounding properties since the walls are similar to existing block wall heights within the immediate area. The proposed wall height increase will be enhanced with stucco to match the existing block wall.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRANCIS HIGGINS

CONTACT: FRANCIS HIGGINS, 6591 TOMIYASU LANE, LAS VEGAS, NV 89120



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9/26/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$475</u> CHECK #: <u>1619</u> COMMISSIONER: <u>J.G.</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>Francis and Lynda Higgins</u> ADDRESS: <u>6591 Tomiyasu Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____ CELL: <u>702-743-5886</u> E-MAIL: <u>Higginsvegas@gmail.com</u>
	APPLICANT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-01-501-007

PROPERTY ADDRESS and/or CROSS STREETS: 6591 Tomiyasu Lane Las Vegas, NV 89120

PROJECT DESCRIPTION: Add approx. 2-4 feet to existing block wall in rear & side walls to 10' max height & add 7'6" block wall to front approx 10' from

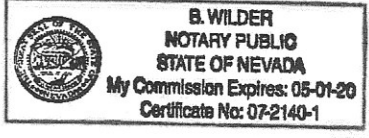
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

property line!

Property Owner (Signature)* _____ Property Owner (Print) Francis Higgins Lynda Higgins

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 26, 2019 (DATE)
 By Francis Higgins and Lynda Higgins
 NOTARY PUBLIC:



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Letter of Justification

Applicant: Francis & Lynda Higgins

Site Address: 6591 Tomiyasu Lane, Las Vegas, NV 89120

Parcel #177-01-501-007

This is a newly built single family residence located adjacent to Sunset Park on the park's eastern boundary. The lot size is approximately two-thirds of an acre. Currently, there is a block wall surrounding the rear and sides of the property ranging in height from 5 to 6 feet. The front of the residence currently has a block wall approximately two feet high. The property has a circular driveway with two driveway entrances/exits. The applicants are seeking to raise the block wall on the rear and sides of their property approximately 2 to 4 feet by installing a combination of block and/or iron fencing to a maximum total height of 10 feet. In addition, the applicants are seeking to raise or build a block wall in the front of the property to a maximum height of 8 feet and to add two driveway gates with a height matching the block walls.

The increased height the applicants are requesting for the block walls along their property will be a compatible fit in the neighborhood. All of the other properties on Tomiyasu Lane have block walls fronting on Tomiyasu Lane with heights well over 6 feet. In addition, the properties immediately to the south of this lot have side and rear backyard block walls over 10 feet in height. The property immediately to the north is a vacant lot. The property across the street also has block walls in excess of 8 feet high.

The increased block wall is needed for privacy, noise and safety concerns. The backyard of the applicants' property abuts Sunset Park. The applicants have privacy, noise and safety concerns for their family due to the homeowners' property being in such close proximity to Sunset Park. There is a walkway from Tomiyasu Lane leading to the park immediately along the south property line of these applicants' real property. Numerous people (some who seem to live in the park) use this private egress daily. Additionally, the park has many points where the final grade of the land is quite a bit higher than applicants' property. This allows numerous people to view into the applicants' home and backyard and presents significant privacy and safety concerns.

For these reasons, the applicants request the waiver(s).

8

11/19/19 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SANDHILL RD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0770-DESERT INN CAMBRIDGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a place of worship in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone.

Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

161-19-405-002 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 55 spaces where a minimum of 103 spaces are required per Table 30.60-1 (a 47% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4795 Sandhill Road
- Site Acreage: 1 (portion)
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 4,620 (lease area)/14,319 (entire building)
- Parking Required/Provided: 103/55

Site Plans

The plans depict an existing 14,319 square foot retail/office building. The building is oriented in an east/west direction and is located 12 feet from the northern property line. Access to the site is from Sandhill Road. The applicant is requesting to operate a place of worship within a lease space of 4,620 square feet. Total parking on-site is 55 spaces, and 103 parking spaces are required when all uses on-site are calculated, including the banquet facility, recording studio,

print shop, and retail store. The addition of a place of worship on-site will require an additional 46 spaces. The place of worship has been in operation at this location for some time; however, it was never approved through the land use application process and was cited by Clark County Public Response Office (CE19-11331) on July 8, 2019 for operating without zoning approval. The application is a request to reduce the overall parking on-site and a design review to allow for a place of worship.

Landscaping

Landscaping is not required or proposed with this application.

Elevations

The plans show a 2 story retail building constructed of stucco finish painted in earth tone colors with a flat roofline. The total height of the building is 27 feet.

Floor Plans

The plans show an open floor plan of a conference room of 4,620 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the existing place of worship, Iglesia de Cristo Rhema Ministerios Ebenezer Las Vegas, has been in operation and were told by the owner of the property that they had all valid permits to use this location for a church. The applicant states that they have not interfered with the other tenants' parking spaces as they operate at different hours. Those hours include Friday evening from 7:00 p.m. to 9:00 p.m., Sunday 10:00 a.m. to 12:00 p.m., and Sunday evening from 6:30 p.m. to 8:00 p.m. According to the applicant, a total of 25 parking spaces are utilized at any given time and they promote carpooling and/or ride sharing with their congregation to minimize on-site parking and do not conflict with other uses, including the banquet facility, which operates only on Friday and Saturday evenings at later hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0365	Banquet facility	Approved by PC	August 2019
UC-0908-06	Dental lab within an existing retail/office center	Approved by PC	August 2006
AC-173-84	Office and retail store complex	Approved by PC	October 1984
AC-165-81	Shopping center	Approved by PC	November 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
South	Commercial Neighborhood	C-1	Retail/office
West	Institutional	C-P	Place of worship

Clark County Public Response Office (CCPRO)

An active zoning violation (CE19-11331) was filed on July 8, 2019 for operating a place of worship without zoning approval.

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.

The plans show 55 on-site parking spaces, and with the addition of the place of worship, 103 spaces are required when all the existing uses are combined on the property per required parking. While staff has concerns with the significant reduction in parking spaces as part of this request the applicant has demonstrated that they conduct religious services at limited times, including after hours on Friday, when the other tenants have either closed for the day or operate at earlier or later hours. For example, the existing banquet facility opens after 9:00 p.m., and on Sundays when all the other businesses within the complex are closed. Staff can support the request to reduce the number of parking spaces required to accommodate the place of worship; however, to ensure parking does not become an issue within the whole retail/office complex, staff is recommending a review period to identify and assess any problems that may arise from the reduction in overall parking.

Design Review

Staff finds the proposed place of worship will be compatible with the existing office/retail building, as similar places of worship have been approved and operate within existing office/retail centers throughout the County. Adequate parking is provided on-site when the hours of operation for church services are held opposite of the hours of operation of those existing uses on-site, which will have minimal impacts on the surrounding area. Staff concurs with the applicant's justification that 25 parking spaces utilized per the applicant's statement will be sufficient to accommodate the congregation during Friday evenings and on both Sunday

afternoon and evening services. No changes to the exterior of the building is proposed. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 19, 2020 to review as 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:

PROTESTS:

APPLICANT: IGLESIA DE CRISTO RHEMA

CONTACT: IGLESIA DE CRISTO RHEMA, 4795 S. SANDHILL RD, STE 107, LAS VEGAS, NV 89121



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>9/30/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>1,950</u> CHECK #: <u>1282</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0770</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>7PM</u> PC MEETING DATE: <u>11/19/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CU</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Desert Inn Cambridge LLC</u> ADDRESS: <u>6787 W. Tropicana Av # 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-778-8080</u> CELL: _____ E-MAIL: <u>apex.pon.lv@gmail.com</u>	APPLICANT NAME: <u>Itegia De Cristh Rheena / Byron Garcia</u> ADDRESS: <u>4795 S. Sandhill Rd # 5-11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>702-931-2262</u> E-MAIL: <u>dazegarcia92@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 161-19-405-002

PROPERTY ADDRESS and/or CROSS STREETS: 4795 S. Sandhill Rd LV NV 89121

PROJECT DESCRIPTION: Place of worship / DR + WS, parking


(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature): [Signature] Property Owner (Print): Suxia Liu

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/3/19 (DATE)
 By Suxia Liu

NOTARY PUBLIC: [Signature]



YAN H LIU
 Notary Public, State of Nevada
 Appointment No. 12-9262-1
 My Appt. Expires Dec 1, 2020

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Apex Properties & Mngt

6787 W. Tropicana Ave #105
Las Vegas, NV 89103
Phone: (702)7788080 Fax: 1-888-9278868
apexpmlv@gmail.com

Date: September 17, 2019

To whom it may concern,

This letter is to state that, Apex Properties & Management, as Property Managers of 4795 S. Sandhill Rd #5-11 acknowledges that Byron Garcia, IGLESIA DE CRISTO RHEMA is leasing the said space as a Church.

As owners of the property, we are aware that the building was brought as is, and any reconstruction or renovations were made before purchasing the property. Since purchasing the building there has been no new renovations reconstruction. We have no acknowledgement of permits being filed before the purchase of the building residing the space being rented nor have filed any when purchase of property.

Upon and before purchase of the property, we were aware of Mr. Byron Garcia leasing the space for and as a church. We continued and processed to lease the property suites # 5 through 11 to Mr. Byron Garcia in acknowledgement for the space to be used as a worship service.

If there are any questions or concerns please feel free to contact us at any of the information below.

Thank you,



Apex Properties & Mngt
6787 W. Tropicana Ave # 105
Las Vegas, NV 89103
Tel : 702 778 8080
Fax : 888 927 8868
email : apexpmlv@gmail.com

IGLESIA DE CRISTO RHEMA MINISTERIOS EBENEZER LV

4795 S Sandhill Rd. Las Vegas, NV 89121

Office: 702-481-0269

Las Vegas, September 16, 2019

To whom it may concern:

I, Pastor Byron Garcia from Iglesia de Cristo Rhema Ministerios Ebenezer Las Vegas, in reference to the Notice of violation county of Clark State of Nevada, am writing this Justification Letter to report that I was told from the previous owner that we had all valid permits to use this location for a church congregation. We have made an agreement with Event Center LV to respect their parking spaces while they have events, up to this day we have not interfere with their hours of events and they have not interfere ours. We are currently using about 25 parking spaces for every service we have, we have a small number of members in our church.

Here is the information of our service hours.

Friday 7:00 PM - 9:00 PM

Sunday 10:00 AM - 12:00 AM.

Sunday 6:30 PM - 8:00 PM.

I sincerely apologize for any violation I have caused, if you have any questions or concerns, please feel free to reach out at the contact information below.

Sincerely



Byron A Garcia Sinay

Cell: 702-931-2262



Ministerios Ebenezer LV



Ebenezerlv



Rhema Ministerios Ebenezer Lv

IGLESIA DE CRISTO RHEMA MINISTERIOS EBENEZER LV

4795 S Sandhill Rd. Las Vegas, NV 89121

Office: 702-481-0269

Las Vegas, 24 September 2019

To whom it may concern:

This letter is to inform that in our worship location, 4795 S Sandhill RD, in which the building has ³⁵~~52~~ parking spaces. At the moment we only utilize about 25 of them for each of our services.

As we wrote in the justification letter at the moment, we have not had any problems with our neighbors about the parking or using space.

Very truly yours,



Byron A Garcia Sinay

Cell: 702-931-2262

9

MIXED USE DEVELOPMENT
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0768-CHURCH ROMAN CATHOLIC LAS VEGAS:

ZONE CHANGE to reclassify 5.0 acres from R-1 (Single Family Residential) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design standards; and **2)** reduce driveway departure distances from the intersection.

DESIGN REVIEW for a proposed mixed use development.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

162-23-604-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a minimum 40 foot commercial driveway throat depth along a public street (Rochelle Avenue) where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 60% reduction).
2. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 55 feet along Rochelle Avenue where 190 feet is the minimum per Chapter 30.52 (a 71% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4320 Channel 10 Drive
- Site Acreage: 5
- Number of Units: 72
- Density (du/ac): 14.4
- Project Type: Mixed use development
- Number of Stories: 1 (commercial)/2 (residential)
- Building Height (feet): 22 (commercial)/29 (residential)

- Square Feet: 8,480 (commercial)
- Open Space Required/Provided (square feet): 15,246 /23,463
- Parking Required/Provided: 148/149

Mixed Use Overlay District

Portions of the project are located within both the MUD-3 and MUD-4 Overlay Districts. However, according to the applicant the project will be designed to the restrictions of the MUD-4 overlay.

Site Plans

The property is currently zoned R-1 and occupied by Saint Viator Catholic school. The proposed plans depict a horizontal mixed use development consisting of the following elements: 1) residential; 2) commercial; 3) outdoor amenity areas; and 4) substantial amounts of useable open space. The commercial component consists of 2 retail buildings along the east property line with frontage and access along Eastern Avenue. The residential component consists of 9 buildings with 8 units per building on the western two-thirds of the site. The residential component has a total of 72 units at a density of 14.4 dwelling units per acre (based on gross acreage). Parking is distributed throughout the site and consists of surface parking only. The project is bounded by rights-of-way on 3 sides of the site with access taken from Eastern Avenue to the east and Rochelle Avenue to the north. One of the driveways on Rochelle Avenue will not meet the throat depth requirement or departure distance from the intersection of Channel 10 Drive and Rochelle Avenue.

Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the following: 1) perimeter pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter and interior of the site. Since the project is a horizontal mixed use development, the applicant is showing the integration and connectivity between commercial and residential elements. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 23,463 square feet of open space. Open space consists of the following: 1) a 15 foot wide perimeter pedestrian realm along all sides of the public street frontage with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) plaza area including a 7 foot to 9 foot tall custom art piece at the corner of Eastern Avenue and Rochelle Avenue; 4) in-ground art medallions spaced within the sidewalk of the supplemental zone of the pedestrian realm; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the residential portion of the site.

Elevations

All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding with pop-out elements and additional facade relief on select portions of the horizontal planes. The roofs for the residential buildings are pitched and consist of concrete tile, while the commercial buildings will have a flat roof line with parapet walls. The commercial buildings are all shown at 1 story, 22 feet high, and the residential buildings are all shown at 2 stories, 29 feet high.

Floor Plans

The multi-family portion of the project consists of only 1 bedroom units that are 728 square feet in size. The 2 commercial buildings range in size from 3,900 square feet to 4,580 square feet will consist of shell buildings that will be built out by end users.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is in conformance with the requirements for a Mixed Use Development in the MUD-4 Overlay District and that the project will provide a nice transition from the commercial development along Eastern Avenue and the existing residential farther west. The proposed building design will enhance the streetscape of the area by creating functional and visually appealing spaces for pedestrian activities. The project is surrounded by wide pedestrian realms to promote a safe walkable, transit oriented, mixed use project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0146-91	Use permit to establish a community/recreation center and pre-school in conjunction with an existing private school (Saint Viator Catholic school)	Approved by BCC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Public Facilities	C-1 & R-1	Undeveloped & School District educational facility
South	Office Professional	R-1	Undeveloped
East	Commercial Neighborhood & Residential High (8 to 18 du/ac)	C-1 & R-3	Retail center & multi-family complex
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone boundary amendment conforms to the Mixed Use Overlay District. The project is in compliance with all applicable mixed use policies contained within the Comprehensive Master Plan. Since the project is located near 2 arterial streets (Eastern Avenue and Flamingo Road), the project is geographically situated in an area that is suitable for this type of mixed use

development. The project incorporates a balanced level of horizontal integration that is safe and convenient, and primarily for pedestrians. The site is well connected and integrated, with parking areas and pedestrian zones that mutually complement each other. This request complies with Mixed Use Policy 11 which encourages, in part, projects that locate complementary land uses such as housing, retail and other services within walking distance of each other and Mixed Use Policy 12 which encourages, in part, mixed use development projects that address the interrelationship of industrial, commercial, and residential by providing pedestrian connectivity. Therefore, staff finds that the project meets the purpose and expectations of the Mixed Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

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.

Design Review

The project incorporates a balanced level of horizontal integration that appears safe and convenient with an overall site design that is highlighted by well-connected pedestrian corridors that encourage pedestrian movement and are scaled to the needs of pedestrians while providing for site balance, unification, and continuity. The parking areas are organized so that they do not negatively impact the pedestrian movement. The project also complies with Urban Land Use Policy 16 of the Comprehensive Master Plan which encourages mixed use development that provides the ability to revitalize older commercial/industrial corridors with in-fill residential development.

Therefore, staff finds that the plans on file are harmonious and compatible with the development in the area and the applicant has established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) the proposed development is harmonious and compatible with development in the area.

Public Works - Development Review

Waiver of Development Standards #1

Staff is not supporting the reduced departure distance (waiver #2); therefore, staff cannot support the reduction in the throat depth.

Waiver of Development Standards #2

Staff cannot support the reduction of the departure distance since it is a self-imposed hardship and there is no need for an additional driveway along Rochelle Avenue.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enhanced pavers at all driveway entrances;
- Provide an additional internal crosswalk from pool area to west side of the site;
- Design review as a public hearing on substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is to extend median along Eastern Avenue and modifications to be coordinated with Public Works.
- Applicant is advised that the installation of detached sidewalks will 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; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0444-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BALBOA PARTNERS

CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DRIVE, N. LAS VEGAS, NV 89084

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9.27.19</u> APP. NUMBER: <u>ZC 19-0768</u> PLANNER ASSIGNED: <u>RIC</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>10/29/19</u> TIME: <u>7:00 p</u> FEE: <u>\$ 2,375.00</u> PC MEETING DATE: _____ CHECK #: <u>1060</u> BCC MEETING DATE: <u>11/20/19 9:00 a</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>R-1 to UV</u> OVERLAY(S)? <u>MUD 4 / MUD 3</u> PLANNED LAND USE: <u>WP IL</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Church Roman Catholic Las Vegas</u> ADDRESS: <u>336 Cathedral Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-735-3500</u> CELL: _____ E-MAIL: <u>silva@dolv.org</u>
	APPLICANT	NAME: <u>Balboa Partners</u> ADDRESS: <u>8965 S. Eastern Ave. #120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-461-9711</u> CELL: <u>702-461-9711</u> E-MAIL: <u>onyxnv@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>James Grindstaff</u> ADDRESS: <u>2608 Mountain Rail Dr.</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-275-2322</u> CELL: <u>702-275-2322</u> E-MAIL: <u>onyxnv.james@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-23-604-001

PROPERTY ADDRESS and/or CROSS STREETS: 4320 Channel 10 Dr. Las Vegas NV. 89119

PROJECT DESCRIPTION: _____

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
 Property Owner (Signature)*

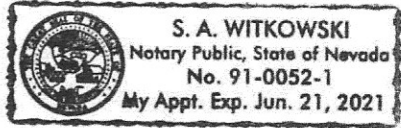
The Roman Catholic Bishop of Las Vegas and
 His Successors, a Corporation Sole

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 23, 2019 (DATE)
 By (Deacon) Aruna Silva

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Balboa Partnership Group, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

20-19-0768

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

August 5, 2019

RE: Pre-Submittal Conference

Background

Balboa Partnership Group, LLC. We are requesting a pre-application conference for the following APN: 162-23-604-001, located at 4320 Channel 10 Drive, Las Vegas Nevada 89119. This parcel is located in the Paradise Township. The parcel is currently zoned R-1 Single Family Residential (5 D.U.A.). The site is currently occupied by St. Viator School. The parcel is also located with portions of the MUD 3 and MUD 4 Mixed Uses Development overlay district However, the entire 4.18 acre parcel is designed to the restriction of the MUD -4 overlay and we are requesting a zone change to U-V- Urban Village as part of our submittal package.

Location

This project is located at the southwest corner of Eastern Avenue and East Rochelle Avenue. The parcel to the south is currently undeveloped and is also zoned single family R-1 and is master planned for Office Professional uses. (This property is also within the MUD Overlay District.) The parcel is currently owned by Sunrise healthcare.

Additionally, We are adjacent to right-of-way on the remaining three sides:
North, Rochelle 60 foot/ farther North, undeveloped C-1 and a school in R-1.
West, Channel 10 Drive 60 foot/ farther west, developed R-4 Multi-family complex.
East, Eastern Avenue 100 foot / farther east, developed C-1 retail center and a R-3 multi-family complex.

Access

Primary access to the project is off Eastern Avenue with Secondary access off Rochelle Avenue. There is no access on Channel 10 drive per the site plan.)

Pedestrian Realm

We have provided a 15 foot wide Pedestrian realm along all public street frontages consisting of a 10 foot wide enhanced paving sidewalk area consisting of a (5) foot wide detached sidewalk, a (5) foot wide amenity zone and a 5 foot supplemental pedestrian area (above the 10 foot wide minimum required in the MUD-4. We have also included bike racks in multiple locations to encourage the use of bicycles. We have also included benches and trash receptacles and trees spaced 20 feet on center to provided area for resting and shade. As part of our commitment to public art we are including a large art piece that will stand between 7-9 feet tall at the corner of Eastern Avenue and Rochelle Avenue located in our largest public open space area. To add additional interest in arts and to create a visually pleasing walk along Eastern Avenue we will include four inground "Art

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Balboa Partnership Group, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

Medallions" spaced in the supplemental zone of the Pedestrian Realm. These Art Medallions will be flush with the surface of the enhanced pavement and will feature the art work of local artist. They will be of similar nature to the Hollywood walk of fame.

Open Space Calculation

Per the requirements set forth in Chapter 30.48.770 (C.4) Open Space Requirements this project requires .43 acres of open space based on the below calculation:

.0165 x 14.4 d.u.a x 4.18 acres x (.35) for a total of .43 acres or 15,246 sf we are providing 23,463 sf of open space.

Project Expectation

The following expectation have been addressed and incorporated into this project.

This project incorporates elements (retail and multi-family) that are already operating in and around our project thus we are compatible and in harmony with the surrounding development.

Additionally, does not set an undesirable precedent or create traffic and public service demands exceeding the capacity of planned or existing facilities.

We have included a Pedestrian Circulation Plan per section 30.16.240(a)(22) that ensures our project in pedestrian friendly. For example our retail buildings are adjacent to the Pedestrian Realm with no intervening parking creating a visually pleasing environment. We are also located only 1,280 feet south of RTC route 110 stop H. Access from the Pedestrian Realm to all buildings located along the perimeter is less than 30 feet. This is accomplished by locating all the parking fields to the interior of the site rather that adjacent to the right-of-ways.

Landscaping

In keeping with the Southern Nevada Regional Planning Coalition's regional plant List we have designed the landscaping to prohibit large trees with invasive root systems.

Project Description

The project consist of both retail commercial and multi-family building as follows:

Retail A = 3,900 sf

Retail B = 4,580 sf

Multi-family = 9 buildings with (8) units each for a total of 72 multi-family units.

Each of the 72 units are one bedrooms units consisting of 728 sf of living space a balcony of 73 sf.

For a total area of 801 sf.

The multi-family building are two story and 29 feet in height where 35 feet is allowed.

The two retail buildings are 22 feet in height where 35 feet is allowed,

Balboa Partnership Group, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

Waivers

We are requesting two waivers

1. For a minimum throat depth of 40 feet where 100 feet is required for projects with provided parking between 101 and 200 spaces. If we were to break this project up into two separate projects. Each project would only require a 75 foot throat depth which two of our three drive isles are in compliance. The third isle that has a 40 foot throat depth is the tertiary access point and is located on Rochelle Avenue that is only a 25 feet half street.
2. For a minimum offset of 55 feet where 190 feet is required for a departure side from intersection to the first curb cut. Of our three curb cuts two of the three comply and this drive is the tertiary access point and is located on Rochelle Avenue that is only a 25 feet half street.

Do not hesitate to contact me with any questions.

Sincerely,



James Grindstaff