



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 9, 2024

7:00pm

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 26, 2024. (For possible action)
- IV. Approval of the Agenda for April 9, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

- 1. **SC-24-0083-TREASURE ISLAND LV, LLC:**
STREET NAME CHANGE to change the name of an existing entrance drive of a resort hotel (Treasure Island) from Sirens Cove Boulevard to Mystère Dreams Avenue. Generally located on the south side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/nai/ng (For possible action) PC 5/7/24
- 2. **UC-24-0073-MCLEOD REAL ESTATE, LLC:**
USE PERMIT for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/ng (For possible action) PC 5/7/24
- 3. **ZC-23-0522-AUTOZONE, INC.:**
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) PC 5/7/24
- 4. **VS-23-0523-AUTOZONE, INC.:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) PC 5/7/24
- 5. **UC-24-0054-J P MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:**
USE PERMIT for an exotic/wild animal in conjunction with an existing single family residence on 2.6 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Oquendo Road, approximately 620 feet east of lamb Boulevard within Paradise. JG/dd/ng (For possible action) BCC 5/8/24

- 6. **ZC-24-0100-CMR REALTY, LLC:**
ZONE CHANGE to reclassify 7.1 acres from an Industrial Light (IL) Zone and a Commercial Resort (CR) Zone to a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise (description on file). JJ/md (For possible action) **BCC 5/8/24**

- 7. **VS-24-0101-C MR REALTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/md/ng (For possible action) **BCC 5/8/24**

- 8. **WS-24-0102-C M R REALTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) a commercial complex on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action) **BCC 5/8/24**

- 9. **TM-24-500027-CMR REALTY, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action) **BCC 5/8/24**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 30, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

March 26, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**EXCUSED**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **PRESENT**

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

Dane Detommaso; Planning, Jonathan Marenfeld; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of March 12, 2024 Minutes

Moved by: Swartzlander
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for March 26, 2024

Moved by: Williams
Action: Approve as submitted
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **SC-24-0065-PARBALL NEWCO, LLC:**
STREET NAME CHANGE to change the name of a private street/drive Ballys Drive to Center Strip Drive. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/rp/ng (For possible action) **PC 4/16/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **WS-24-0057-4680 MARYLAND PARKWAY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive Maryland Parkway District Overlay Standards; and 2) parking lot landscaping.
DESIGN REVIEW for a new restaurant building on a 0.5 acre portion of 4.6 acres in conjunction with an existing shopping center in a CG (Commercial General) Zone within the Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/sd/ng (For possible action) **PC 4/16/24**

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be April 9, 2024
- IX. Adjournment
The meeting was adjourned at 7:25 p.m.

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-24-0083-TREASURE ISLAND LV, LLC:

STREET NAME CHANGE to change the name of an existing entrance drive of a resort hotel (Treasure Island) from Sirens Cove Boulevard to Mystère Dreams Avenue.

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

RELATED INFORMATION:

APN:

162-16-214-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3300 Las Vegas Boulevard South

Applicant's Justification

The applicant states the request to change the street name to Mystère Dreams Avenue is to celebrate the anniversary of the Cirque du Soleil show Mystère, that has been performing at the Treasure Island Hotel and Casino for 30 years.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Use permit, waiver of development standard, and design review for a monorail	Approved by BCC	October 2021
VS-19-0304	Vacated and abandoned an airspace easement	Approved by PC	June 2019
WS-18-0822	Roof sign where not permitted with design reviews for modifications to a comprehensive sign plan and to increase the number of signs	Approved by BCC	December 2018
UC-0200-17	Outdoor retail/rental building	Approved by BCC	May 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0820-16	Outdoor retail/rental building	Denied without prejudice by BCC	January 2017
DR-0125-16	Amended an approved comprehensive sign plan adding a proposed wall and animated signage for the Treasure Island Resort Hotel	Approved by BCC	April 2016
DR-0493-14	Exterior modifications (new entrance) to an existing building (Starbucks/Margarita Bar) in conjunction with the Treasure Island Resort Hotel	Approved by BCC	August 2014
UC-0205-14	Comprehensive sign plan for the Treasure Island Resort Hotel	Approved by BCC	July 2014
UC-0220-14	Packaged liquor sales in conjunction with a pharmacy	Approved by BCC	June 2014
UC-0153-14	Alternative landscaping and screening	Approved by BCC	May 2014
VS-0597-13	Pedestrian access easement	Approved by PC	November 2013
UC-0478-13	Retail uses (ticket sales and time-share referral) not within a permanent enclosed building	Approved by BCC	October 2013
UC-0350-13	Shopping center and pharmacy addition to a resort hotel	Approved by BCC	August 2013
UC-0377-11	Roof signs and design reviews for a building addition to a restaurant (Senor Frog's) and wall signs	Approved by BCC	October 2011
UC-0060-11	Roof signs and a waiver for non-standard improvements (signs) within a future right-of-way and a design review for signs	Approved by BCC	April 2011
UC-0417-10	Restaurant/bar building (Starbucks and Margarita Bar), deviations to reduce the special setback along Las Vegas Boulevard South, modified landscaping, and waivers for non-standard improvements within the right-of-way	Approved by BCC	November 2010
UC-0230-10	Additions to a previously approved outside dining and drinking patio area in conjunction with a restaurant/bar (Gilley's)	Approved by BCC	July 2010
UC-0128-10	Signage for the resort hotel and Gilley's	Approved by BCC	May 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Fashion Show Mall
South	Entertainment Mixed-Use	CR	Mirage Hotel & Casino

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Palazo Hotel & Casino
West	Entertainment Mixed-Use	CR	Parking lot

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Staff finds that the same street was approved to be named Sirens Cove Boulevard in 2007 (SC-1183-07). Sirens Cove Boulevard was chosen to celebrate the anniversary of the Sirens show at the Treasure Island Hotel and Casino, at the time. Staff can support this request because the reason for the street name change is similar to the original street name change request. This time, it is to commemorate the 30th anniversary of the Cirque du Soleil Show Mystère that has been performing at the Treasure Island Hotel and Casino. The City of Las Vegas Combined Fire Communications Center approved the street name and gave the approval to keep the accent symbol on the letter è in the word Mystère.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Subject to Mystère Dreams Avenue.
- Applicant is advised that the applicant is responsible for installing street signs, per Public Works standards, within 60 calendar days of the approval of the application.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TREASURE ISLAND LV, LLC
CONTACT: DON VOSS, 3300 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV
89109

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-16-214-001

PROPERTY ADDRESS/ CROSS STREETS: 3300 Las Vegas Blvd S, Las Vegas, NV 89109 / SIREN'S COVE BLVD & S Las Vegas BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

Change street name from Siren's Cove Boulevard to Mystère Dreams Avenue, and the street sign from SIREN'S COVE BLVD to Mystère Dreams AVE to commemorate the 30 year anniversary of Mystère by Cirque du Soleil.

PROPERTY OWNER INFORMATION

NAME: Treasure Island LV LCC
 ADDRESS: 3300 Las Vegas Blvd South
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: 702-894-7182 CELL _____ EMAIL: acapanna@treasureisland.com

APPLICANT INFORMATION

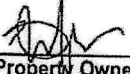
NAME: Don R. Voss, VP Hotel Sales & Marketing
 ADDRESS: 3300 Las Vegas Blvd South
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # ~~79734~~ 248934
 TELEPHONE: 702-894-7712 CELL 702-296-5211 EMAIL: drvoss@treasureisland.com

CORRESPONDENT INFORMATION

NAME: Brad Anthony, General Counsel
 ADDRESS: 3300 Las Vegas Blvd South
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: 702-894-7510 CELL _____ EMAIL: branthony@treasureisland.com

*Correspondent will receive all project communication

(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)*

Phillip G. Ruffin
 Property Owner (Print)

2/28/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|--|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input checked="" type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) SC-24-0083

ACCEPTED BY NAI
 DATE 3/6/2024

PC MEETING DATE 5/7/2024

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 4/9/2024



3300 Las Vegas Blvd S, Las Vegas, NV 89109

January 16, 2024

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

Re: Justification Letter for Street Name Change Land Use Application

To Whom It May Concern,

This letter is written on behalf of Treasure Island LV LLC owner, Phillip G. Ruffin, to request a street name change on Clark County Assessor's parcel number 162-16-214-001.

The request is to change the current SIREN'S COVE BLVD to MYSTÈRE DREAMS AVE.

This street name change is in conjunction the 30-year anniversary of both Treasure Island Hotel & Casino and Mystère by Cirque du Soleil.

Previously, in 2008, the same street was named BUCCANEER BAY BLVD, and was changed to SIREN'S COVE BLVD to celebrate the 5-year anniversary of that show, which since has been retired as of 2013.

In addition, the request to change Boulevard to Avenue is based on (a) the Las Vegas Valley Street Naming & Addressing Assignment Policy specifying that, when used, "Avenue" shall represent a generally east / west street, and (b) using the French etymology of the word (i.e. in honor of Cirque du Soleil's French-Canadian origins).

We greatly appreciate your time and consideration for this street name change. Should you require further information, please do not hesitate to contact me directly at 702-894-7712.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don R. Voss'.

Don R. Voss
VP Hotel Sales & Marketing

Cc: Phil Ruffin, Owner
Brad Anthony, General Counsel

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0073-MCLEOD REAL ESTATE, LLC:

USE PERMIT for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone.

Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:

161-18-401-039

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4020 Pecos McLeod Interconnect
- Site Acreage: 0.7
- Project Type: Vocational training facility (medical education)
- Number of Stories: 1
- Square Feet: 744
- Parking Required/Provided: 17/38

Site Plans

The plans depict an existing office building, with access to the site from the Pecos McLeod Interconnect. Parking is located near the entrance and behind the building, including a carport structure to the east of the building which provides shaded parking spaces. The requested use is located within the building with no outside activity proposed.

Landscaping

There is existing landscaping along the street and around the perimeter of the building. There are no proposed or required changes to landscaping associated with this application.

Elevations

The existing building features a brick veneer exterior with desert tone colors and a flat roof.

Floor Plans

The plan depicts an existing office building with a lobby, office suites, conference rooms, and restrooms. The applicant will primarily use 6 of the office suites for vocational training, with these suites adding up to approximately 744 square feet.

Applicant's Justification

The applicant states the medical assistant training classes will be held on Saturday from 8:00 a.m. to 12:30 p.m. and from 1:30 p.m. to 6:00 p.m. Students and instructors will have access to the entire building and will primarily be using the 6 rooms identified on the floor plan. The other existing uses on the site operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The maximum number of students at a given time will be 20, while the building's maximum occupancy is 69. Lastly, the applicant states there is sufficient parking on the site for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0341-89	Corporate office building	Approved by PC	October 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Public Use	CP	Clark County School District office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
West	Corridor Mixed Use	CG	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Master Plan supports a mix of commercial and other professional services, such as the proposed vocational training facility. There is adequate parking and existing access to the

property and staff does not anticipate any negative impacts on the surrounding uses. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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: HAYLEE STEPHENS

CONTACT: HAYLEE STEPHENS, 715 DISCOVERY BOULEVARD, SUITE 412, CEDAR PARK, TX 78613

05/07/24 PC AGENDA SHEET

WAREHOUSE BUILDING ADDITION
(TITLE 30)

UPDATE
DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0522-AUTOZONE, INC.:

HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to allow retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.

DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

USE PERMIT:
Allow retail sales as a primary use within an M-D Zoning district.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the landscape strip adjacent to Desert Inn Road to 11 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 27% reduction).
 - b. Reduce the landscape strip adjacent to Mojave Road to 8 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 47% reduction).
2.
 - a. Eliminate landscaping along the west property line where landscaping per Figure 30.64-11 is required per Table 30.64-2.
 - b. Reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site where required per Figure 30.64-14.
3. Increase the proposed retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed per Chapter 30.64 (a 66% increase).
4.
 - a. Reduce the driveway throat depth to 11 feet, 9 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce the driveway approach distance to 79 feet, 8 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

- c. Reduce the driveway departure distance to 155 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

DESIGN REVIEW:

A proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2
- Project Type: Proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone)
- Number of Stories: 1
- Building Height (feet): 18 (existing AutoZone retail building)/21 (proposed warehouse/storage building addition)
- Square Feet: 8,153 (existing AutoZone retail building)/18,340 (proposed warehouse/storage building addition)
- Parking Required/Provided: 61/68

History & Site Plan

ZC-0307-97 reclassified the site from R-1 to C-1 zoning for an auto parts store. The existing building was constructed on the eastern half of the parcel, and 49 parking spaces were provided north and east of the building. Access is provided via 1 driveway along Desert Inn Road to the north, and a second driveway along the east property line adjacent to Mojave Road.

Today, the applicant is proposing to reclassify the entire site to M-D zoning, to add a proposed warehouse/storage building addition on the west and a portion of the south side of the existing retail building. Provided parking will increase to 68 parking spaces, where 61 parking spaces are required. Additional parking will be installed to the north and west of the building addition. The site plan also depicts a new screened loading area on the southeast corner of the proposed building addition. The proposed addition will be set back 47 feet, 2 inches from the west property line, 85 feet, 5 inches from the north property line, and 20 feet, 3 inches from the south property line. There is an existing 6 foot high CMU block wall along the west and south property lines. This application includes waivers to increase retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed, landscaping, and driveway geometrics.

Landscaping

Aerial photographs show that there is an existing attached sidewalk with landscape planters along Desert Inn Road and Mojave Road. The northeast corner of the site currently does not have parking lot landscaping.

The new landscape plan shows that the existing landscape planters adjacent to the attached sidewalks will remain, and 1 new landscape finger island will be installed along the east property line. North and northwest of the building will include parking lot landscaping per Figure 30.64-14. However, the parking spaces on the east facing elevation of the existing retail building and new parking spaces on the southwest corner will be missing 1 landscape finger island each. In these areas, there will be 7 continuous parking spaces without a landscape finger island after the sixth parking space. The landscape plan shows that the site does not provide the required amount of trees.

A 20 foot wide landscape planter will be constructed along the south property line, with 24 inch box trees spaced every 20 feet. The west property line does not include a landscape planter, the only landscaping adjacent to the west property line are the 3 landscape finger islands

The applicant is requesting to eliminate landscaping along the west property line where landscaping per Figure 30.64-11 is required. In addition, the applicant is requesting to reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site (adjacent to the new parking spaces) where required per Figure 30.64-14. Furthermore, the applicant is also requesting to reduce the landscape strip adjacent to Desert Inn Road to 11 feet where 15 feet is required per Code. Lastly, the applicant is requesting to reduce the landscape strip adjacent to Mojave Road to 8 feet where 15 feet is required per Chapter 30.64.

Elevations

The existing retail building for AutoZone has an overall height of 18 feet. The proposed building addition has an overall height of 21 feet. The proposed color scheme of the building addition includes white, orange, dark grey, red, and light grey. The plan shows that the proposed exterior finish includes split-face CMU walls.

Floor Plans

The existing retail building floor plan of 8,153 square feet will remain the same, however, the building addition will allow 18,340 square feet of warehouse/storage space. The new addition will also include a breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The primary retail use of the existing AutoZone store will remain, a zone change is required due to the size of the proposed warehouse space. Per Code, the cumulative area of accessory buildings shall not exceed the footprint of the principal building. The proposed 18,340 square foot warehouse addition is more than double the size of the 8,153 square foot retail store. As a result, the applicant requests a zone change to M-D, to allow for an accessory warehouse use. The proposed zone change to M-D will not result in a change in the applicant's use of the site. Retail will remain the primary use of the site, with a larger scale storage/warehouse area as an accessory use. The additional warehouse space will allow AutoZone to continue its current operations, while better meeting the needs of the community. The site fronts onto East Desert Inn

Road, which is a highly trafficked, 100 foot right-of-way, with existing commercial and retail uses in both directions. Therefore, the site remains appropriate for retail and warehouse uses. This AutoZone location has been operating with the existing driveways for more than 2 decades, with no reported on-site traffic issues. The design of the site will allow for sufficient on-site circulation, in that there are 2 points of ingress and egress. The applicant proposes five, 24 inch box Acacia Stenophylla trees and one, 24 inch box Acacia Aneura tree along the western property line. Although not up to Code, the proposed landscaping will provide an adequate buffer between the retail use and the existing multiple family use to the west. The applicant also requests a waiver to reduce landscaping along East Desert Inn Road and South Mojave Road. The applicant proposed 11 feet of landscaping along East Desert Inn Road and 8 feet of landscaping along South Mojave Road, where 15 feet is required when adjacent to attached sidewalks. This landscaping is existing, and the applicant is not proposing any changes. Therefore, the proposed landscaping will not negatively impact the site or the surrounding uses. Additionally, the reduced landscaping will reduce water consumption, and therefore, support valley wide, water conservation efforts.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700023	Plan amendment requested to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2 acres	Withdrawn at PC	February 2024
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from C-1 zoning to M-D zoning. There are 3 multiple family residential complexes (R-3 and R-4 zoning) to the west, southwest, and to the east. South of the subject parcel is an R-1 zoned place of worship. Although there are C-1 and C-2 zoned parcels to the north and east, there are no industrial zoned parcels or planned land use designations within a 5,000 foot radius. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and Flamingo Wash. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff does not support this request.

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 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. Retail use is an active business model on the site, however, since the applicant is requesting to reclassify the site's zoning from C-1 to M-D a use permit request is required. Staff determines that since the zone change is not supported by staff, the use permit also cannot be supported.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds that reducing or eliminating any required landscaping on the site does not support the visual image desired by the community when a commercial use expansion is adjacent to a less intense use. Landscaping provides a physical and visual buffer between a potential warehouse building addition and an existing multiple family complex to the west, and a place of worship to the south. With this information and since staff does not support the zone change or the use permit, staff also cannot support these requests.

Waiver of Development Standards #3

Plans show that the proposed retaining wall height of 5 feet where 3 feet is the maximum allowed per Code is only along the south property line. The landscape plan shows that trees will be planted within a 20 foot wide landscape strip, and the retaining wall will be incorporated north of this planter area. Staff does not foresee a negative impact of raising the retaining wall height to 5 feet; however, since staff does not support the request in its entirety, staff cannot support this request.

Design Review

Staff finds that a warehouse/storage building addition to the existing retail building is not a compatible site design for the neighborhood. Staff cannot support the design review since the aforementioned applications do not garner staff's support.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the reduction in throat depth for the driveway on Mojave Road. The Mojave driveway has the loading dock opposite the driveway, so trucks will have to back into the dock from the right-of-way, as well as trucks turning will block the driveway, both causing stacking of vehicles and increasing the potential for collisions.

The applicant worked with staff to provide extra landscape buffer and removed spaces to help mitigate the reduced throat depth for the Desert Inn driveway. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4b & #4c

Staff cannot support the reduction in approach and departure distance for both driveways. Combined with waiver #4a the reductions will increase the potential for collisions as vehicles will not have enough distance to stop if vehicles are stacked in the right-of-way.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

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 #0402-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 3 cards

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 12/19/23 – per the applicant.

PLANNING COMMISSION ACTION: December 19, 2023 – HELD – To 02/06/24 – per the applicant.

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 05/07/24 – per the applicant to rewrite/re-notify.

APPLICANT: AUTOZONE, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**EASEMENTS
(TITLE 30)**

**UPDATE
DESERT INN RD/MOJAVE RD**

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0523-AUTOZONE, INC.:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot wide government patent easement along the west property line of the subject parcel, and a 3 foot wide patent easement along the east property line. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700023	Plan amendment requested to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2 acres	Withdrawn at PC	February 2024
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0522	A zone change to reclassify the site from C-1 to M-D zoning; with a use permit to allow retail as a primary use; waivers for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS: 1 card

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 12/19/23 – per the applicant.

PLANNING COMMISSION ACTION: December 19, 2023 – HELD – To 02/06/24 – per the applicant.

PLANNING COMMISSION ACTION: February 6, 2024 – HELD – To 05/07/24 – per the applicant.

APPLICANT: AUTOZONE, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0054-J P MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:

USE PERMIT for an exotic/wild animal in conjunction with an existing single family residence on 2.6 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/dd/ng (For possible action)

RELATED INFORMATION:

APN:

161-32-201-005

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4311 East Oquendo Road
- Site Acreage: 2.6
- Project Type: Exotic animal (Serval Cat)

History, Request, & Site Plan

Starting with the original use permit in 2008, the site has been approved for six use permits allowing for various exotic/wild animals within the past sixteen years. All of the previously approved use permits have expired due to the applicant failing to comply with the conditions of approval which all required an application for review. Now, the applicant is applying for another use permit for an African Serval Cat to be housed on the property. According to the applicant, all the previous animals have been removed from the site.

The site plan depicts an existing custom single family residence with access from Oquendo Road. There are several accessory structures located throughout the property, including a detached garage and a large accessory structure, hereon referred to in this report as a "barn", on the southern portion of the site that was originally approved by VC-90-0863.

Landscaping

No changes to the landscaping are required or provided with this application.

Floor Plans & Elevations

The barn and the detached garage are both depicted by photographs submitted by the applicant; the detached garage has been treated with stucco to match the existing residence while the barn is constructed of painted metal panels. The floor plans for the barn depict 12 stalls with interior and exterior access, as well as a tack room. The applicant submitted several photographs of these stalls along with the application. The stalls and tack room depicted are existing, no new construction is proposed with this application.

Applicant's Justification

The applicant states that they are seeking to purchase an African Serval Cat as an emotional support animal, and that this should be permitted for the following reasons: the property itself is privately gated, the animal will be microchipped and wear a collar I.D., the animal will be trained to be transported in its carrier as well as a vehicle, and the property is equipped with cameras & is surrounded with a concrete wall. The applicant states that in the event of an emergency animal control would be contacted immediately.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0286	Allow for the keeping of three capuchin monkeys, one caracal cat, one albino python, one spider monkey, and one serval cat - expired	Approved by PC	August 2019
UC-17-0014	Allow for the keeping of one capuchin monkey, one caracal cat, one albino python, and one serval cat - expired	Approved by BCC	April 2017
UC-15-0102	Allow for two caracal cats and one albino python - expired	Approved by BCC	July 2015
ET-13-400113 (UC-13-0111)	First extension of time to allow for one serval cat and one capuchin monkey - expired	Approved by BCC	January 2014
UC-13-0111	Allow for one serval cat and one capuchin monkey - expired	Approved by BCC	May 2013
UC-11-0326	Allow for two serval cats and one spider monkey - expired	Approved by PC	October 2011
UC-08-1116	Allow for two serval cats and one spider monkey - expired	Approved by PC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood	RS20	Custom single family homes

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

During the approval of the last use permit (UC-19-0286), the Board of County Commissioners gave the specific condition that the proper Animal Control Exotic Permits be obtained within 60 days of approval, or any further applications would not be supported. The applicant did not obtain the necessary permits, nor did they provide all necessary documentation to Animal Control. Additionally, this property has had six other use permits that expired due to the applicants not meeting the conditions of required application reviews. For these reasons staff cannot support this application.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to commence and review as a public hearing;
- Provide 24 hour supervision.
- Applicant is advised within the specified time the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TARNITA WOODARD

CONTACT: TARNITA WOODARD, 1452 W. HORIZON RIDGE PKWY, SUITE 121,
HENDERSON, NV 89012

DRAFT

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0100-CMR REALTY, LLC:

ZONE CHANGE to reclassify 7.1 acres from an Industrial Light (IL) Zone and a Commercial Resort (CR) Zone to a CG (Commercial General) Zone.

Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3613 Procyon Street; 3588 through 3612 Valley View Boulevard
- Site Acreage: 7.1
- Existing Land Use: Undeveloped, outside storage, and industrial buildings

Applicant's Justification

The applicant states that the request to a Commercial General zone is appropriate as the project site is located in proximity to Spring Mountain Road, a highly intense corridor, with various high-density multi-family residential and commercial uses. The site is surrounded by various zoning designations, including Industrial Light, Commercial Resort and Commercial General. A shopping center with a request for Commercial General zoning, to the east across Procyon Street, was recently approved. Even more, directly to the east of that center is an approved, but not yet developed, Resort Hotel. The development of commercial on the site, rather than industrial as currently zoned, is a more appropriate use adjacent to the other commercial shopping center, as well as to the future hotel beyond that. The additional commercial uses will also bring the added community uses to support the existing and recently approved multi-family developments in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL & CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

Related Applications

Application Number	Request
WS-24-0102	Waivers of development standards to increase building height and modified driveway design standards in conjunction with a shopping center is a companion item on this agenda.
TM-24-500027	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-24-0101	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The intent of the Entertainment Mixed-Use land use category is to provide for a primary mix of land uses that include retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. The Commercial General zoning district is established to accommodate traditional, auto oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. Staff finds the subject property is appropriate for commercial zoning, given its location to the previously approved commercial development (ZC-23-0868) to the east of the site across Procyon Street. The requested commercial zoning will also support the existing multiple family residential developments within the surrounding area, including the 226 unit multiple family development under construction at the southwest corner of Desert Inn Road and Polaris Avenue. Furthermore, this request complies with Goal WP-3 of the Master Plan which encourages the revitalization of established employment centers and commercial corridors in Winchester/Paradise. The applicant has demonstrated the proposed zoning district, Commercial General, is compatible with the surrounding area. For these reasons, staff finds the request for the Commercial General zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments, and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: 3500-3675 PROCYON, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-201-004; 162-17-201-006; 162-17-201-008; 162-17-201-010

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain, Valley view and Procyon

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change for commercial retail center.

PROPERTY OWNER INFORMATION

NAME: 3500-3675 Procyon, LLC

ADDRESS: 26314 S. Western Ave. #200

CITY: Lomita

STATE: CA

ZIP CODE: 90717

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

APPLICANT INFORMATION

NAME: 3500-3675 Procyon, LLC

ADDRESS: 26314 S. Western Ave. #200

CITY: Lomita

STATE: CA

ZIP CODE: 90717

REF CONTACT ID # n/a

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive; Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # n/a

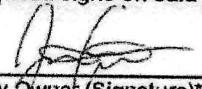
TELEPHONE: 702-792-7048

CELL 702-792-7048

EMAIL: apierce@kcmvlaw.com

*Correspondent will receive all project communication

(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)*

Jason Choo (Manager of 3500-3675 Procyon, LLC)

Property Owner (Print)

1/17/2024

Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 21-24-0100

ACCEPTED BY MND

PC MEETING DATE

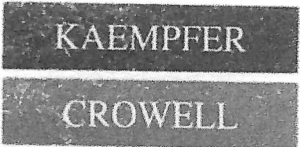
DATE 3/13/24

BCC MEETING DATE 5/8/24 @ 9:00 A.M.

TAB/CAC LOCATION PARADISE

DATE 4/9/24 @ 7:00 P.M.

LAS VEGAS OFFICE
1920 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181



ELISABETH E. OLSON
eolson@kcnvlaw.com

March 12, 2024

2C-24-0100

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**PLANNER
COPY**

Re: Justification Letter – Zone Change, Design Review, Waivers, and Tentative Map

Applicant: 3500-3675 Procyon, LLC

APNs: 162-17-201-003, 004, -006, -007, -008, -009, and -010

To Whom It May Concern:

Please be advised this office represents the property owner and Applicant in the above-referenced matter. The proposed project is located on approximately 7.1 acres and is generally located on the southeast corner of Spring Mountain Road and Procyon Avenue. The property is more particularly described as APNs: 162-17-201-003, 004, 006-010 (the "Site"). The Applicant is proposing a commercial shopping center. As such, the Applicant is requesting a conforming zone change from Industrial Light (IL) and Commercial Resort (CR) to General Commercial (CG). The application for the proposed shopping center is a sister project to the proposed shopping center on the southwest corner of Spring Mountain Road and Polaris Avenue (APR-23-10131), which includes APNs 162-17-202-001-004, 006 and 008.

Zone Change

The proposed Site is currently zoned IL (162-17-201-003, 004, 006-008, 010) and CR (162-17-202-009) and master planned Entertainment Mixed-Use (EM). This request for a zone change to CG is appropriate for the Site and compatible with the master plan and surrounding area. The Site is located along Spring Mountain Road, a highly intense corridor, with various high-density multi-family residential and commercial uses. As depicted through the current EM master plan, the Site is intended for various commercial, high-density residential, or hotel uses. Therefore, the request for CG zoning is compatible and appropriate.

The Site is surrounded by various zoning designations, including IL, CR and CG. As mentioned above, a separate commercial shopping center has been proposed directly to the east, consisting of seven (7) commercial building centers with similar modern architecture. This other proposed shopping center is requesting a similar zone change to CG. Even more, directly to the east of that center is an approved, but not yet developed, Resort Hotel. The development of commercial on the Site, rather than industrial as currently zoned, is a more appropriate use adjacent

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March 12, 2024

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KAEMPFER

CROWELL

to the other commercial shopping center, as well as to the future hotel beyond that. The additional commercial uses will also bring the added community uses to support the existing and recently approved multi-family developments in the immediate area. However, there will be no cross access with adjacent parcels as the uses are not compatible.

Currently, the Site is planned for EM, which allows for CG and up to CR zoning. Therefore, the proposed CG designation is a contemplated designation that will benefit the surrounding area while still developing the Site as intended under the master plan. Further, the requested zone change will complement the companion project to the east (APR-23-10131) as mentioned above. Last, the Site will be compatible with the multi-family development located to the southwest as permitted and appropriate in EM.

Design Review

The Applicant proposes to develop a six (6)-building commercial center with a total of 116,100 square feet of commercial space. The buildings will be designed with modern architecture and comprised of decorative concrete, wood panels, sandstone tile, various metal features throughout, and large decorative windows. The buildings will have a maximum height of 67-feet where 50-feet is permitted. A waiver to increase the building height above fifty (50) feet is requested in more detail below. Per 30.04.05(G)(3), Buildings A through F will provide main entrances, as well as side entrances which face the street. However, the main entries for all buildings can be accessed from the covered pedestrian mall.

The Site will provide 696 parking spaces where 275 parking spaces are required. A parking garage with four (4) levels of parking will be provided, in addition to the surface parking throughout the Site. The Site will be 10% EV-Capable, and 3% EV-Installed as required by Code. The Site provides fourteen (14) accessible spaces as required, twelve (12) bicycle spaces as required, and five (5) loading spaces, also, as required by Code. Access to the Site is from two (2) available driveways – one along Valley View Boulevard and one along Procyon Avenue. The Site will not include paid parking.

The Applicant is providing detached sidewalks along the entire perimeter of the Site as required by Code. There are various outdoor spaces for patrons throughout the project, creating a welcoming environment and great addition to the Spring Mountain corridor.

Waivers of Development Standards

The Applicant is requesting the following waivers for the project:

1. Increase the building height to 67-feet where 50-feet is permitted in CG.
 - a. The Site is master planned EM, which allows for height up to 100-feet under the CR zoning designation. Therefore, the proposed 67-feet is significantly lower than what the Site could potentially construct. Moreover, height increases in the

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immediate area have recently been approved. Most recently, the RM50 multi-family project along Valley View and Pioneer, is precedent in the area for building height.

2. Reduce the throat depth to 51-feet, 4-inches and 26-feet along Procyon Avenue where 150-foot is required based on the total number of parking spaces and two (2) driveways.
 - a. The proposed reduction is appropriate based on the layout of the driveway along Procyon Avenue. While the Applicant is requesting a reduction, there is significant additional driving space once a car either immediately turns west to enter the parking garage or proceeds south along Buildings A and B. With this additional space, any potential stacking within the right-of-way is mitigated.
3. Allow more than 15% of the required minimum parking spaces.
 - a. Section 30.04.04(D)(2)(ii) states that nonresidential development shall not exceed minimum parking by more than 15%, unless certain exceptions apply. Under the current plans, the proposed Site exceeds parking by roughly 30%. However, the purpose of the updated parking requirements was to avoid large asphalt parking lots, which create "heat islands." However, while the proposed Site's parking exceeds the minimum, much of that stems from covered parking. Further, as Spring Mountain corridor becomes more and more popular and congested with traffic, additional parking is necessary. This trend is evidenced by various other commercial projects along Spring Mountain that do not have nearly enough parking for amount of traffic they see. Further, the parking provided in the parking structure shall not be counted towards the parking overage per 30.04.04(D)(2)(ii) (g).

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Sustainability

Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- More than 10% of the required trees will be provided. Here, 84 trees are provided where 69 trees are required. **(1 point).**
- 95% or more of all proposed landscaping have very low or low water needs. Here, 97% of required trees and shrubs have low or very low water needed. **(1 point).**
- Proposed plant material will be oriented to the south and west side of buildings. *See Landscape Plan.* **(1/2 point).**

March 12, 2024

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KAEMPFER

CROWELL

- Proposed roof will be a cool roof, meaning roofing materials that have a solar reflectance index (SRI) equal or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12). **(1 point)**.
- Proposed shade structures will be provided over at least 50% of all south- and west-facing windows and doors. 621 of 729 linear feet of south and west glazing is shaded above 75%. **(2 points)**.
- Shade structures will be provided for sidewalks or building adjacent amenity zones. **(1/2 point)**.
- Ceiling heights will be at a minimum of 11 feet to allow for daylighting and natural ventilation considerations during tenant buildouts. **(1/2 point)**.
- Low E-glazing used throughout Site. **(1/2 point)**.

Tentative Map

The Applicant is also submitting a one-lot commercial tentative map as part of the request.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

**PLANNER
COPY**

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0101-C M R REALTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements measuring 33 feet in width centrally located within the site, and along the north and south boundaries of the property. A 3 foot wide government patent easement located along the east property line of the site, along Procyon Street, will also be vacated. The second component of this request is to vacate and abandon a grant of easement for a curb return driveway located at the southwest corner of the site adjacent to Valley View Boulevard, created via document number 980211:00631. The curb return driveway measures 711 square feet in area. The patent easements are no longer required for roadway and utility purposes. The vacation of the patent easements and curb return driveway are necessary to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL & CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

Related Applications

Application Number	Request
ZC-24-0100	A zone change to reclassify the subject property from IL and CR to CG zoning is a companion item on this agenda.
WS-24-0102	Waivers of development standards to increase building height and modified driveway design standards in conjunction with a shopping center is a companion item on this agenda.
TM-24-500027	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 3500-3675 PROCYON, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS,
NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-201-004; 162-17-201-006; 162-17-201-008; 162-17-201-010

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain, Valley view and Procyon

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of patent easements and a curb return driveway.

PROPERTY OWNER INFORMATION

NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION

NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717 REF CONTACT ID # n/a
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive; Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
 TELEPHONE: 702-792-7048 CELL 702-792-7048 EMAIL: apierce@kcmvlaw.com

*Correspondent will receive all project communication

(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 and 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] Jason Choo (Manager of 3500-3675 Procyon, LLC) 1/17/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> WC	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM		OTHER _____

APPLICATION # (s) V5-24-0101 ACCEPTED BY MNO
 PC MEETING DATE - DATE 3/13/24
 BCC MEETING DATE 5/8/24 @ 9:00AM
 TAB/CAC LOCATION PARADISE DATE 4/9/24 @ 7:00 P.M.

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TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 6, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Spring Mountain & Valley View SWC – Galleria West Retail
APR-23-101131
APN: 162-17-203-006, -007, -008, -009, & -010
Justification Letter

VS-24-0101

To whom it may concern:

Taney Engineering, on behalf of HMV, Inc., is respectfully submitting justification to vacate patent easements and a curb return driveway.

Patent Easement Vacations

This request is to vacate 33-foot-wide and 3-foot-wide portions of the existing patent easements along the property boundaries of the following parcels:

162-17-203 -006, 162-17-203-007, 162-17-203-008, 162-17-203-009, and 162-17-203-010

The patent easements are no longer necessary due to the intended commercial development on the site.

Curb Return Driveway Vacation

This request is to vacate an existing curb return driveway located on the east side of Valley View Boulevard.

The easement is no longer necessary as the proposed site plan deviates from the existing driveway alignment.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0102-C M R REALTY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) a commercial complex on 7.1 acres in a CG (Commercial General) Zone.

Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 67 feet where a maximum structure height of 50 feet is allowed per Section 30.02.14B (a 34% increase).
2. Reduce throat depth to 26 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 82.7% reduction).

DESIGN REVIEWS:

1. Alternative landscape plan for street landscaping along Valley View Boulevard.
2. Commercial complex.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3613 Procyon Street; 3588 through 3612 Valley View Boulevard
- Site Acreage: 7.1
- Project Type: Commercial complex with parking garage
- Number of Stories: 2 (Buildings A through F)/4 (parking garage)
- Building Height (feet): 67 (Buildings A through F)/53 (parking garage)
- Square Feet: 34,000 (Building A)/17,200 (Building B)/15,000 (Building C)/17,000 (Building D)/16,400 (Building E)/16,400 (Building F)
- Sustainability Measures Required/Provided: 7 points/7 points
- Parking Required/Provided: 275/694*

*Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves shall not count against the maximum parking requirement.

Site Plans

The plans depict a proposed commercial complex consisting of 6 buildings, A through F, and a 4 story parking garage located between Valley View Boulevard and Procyon Street, 135 feet south of Spring Mountain Road. Buildings A (inverted "L" shape) and B are located at the southeast portion of the site, along Procyon Street, while Buildings E and F are located at the southwest portion of the site, along Valley View Boulevard. Buildings C and D are centrally located within the site, between Buildings A and B and Buildings E and F. Buildings A through F are connected through a series of metal shade canopies, with a total shaded area measuring 63,098 square feet. The parking garage is located at the northeast portion of the commercial complex, along Procyon Street. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
Building A	255	86.5	205	151 and 396
Building B	518	96	80	392
Building C	59	273	205	214
Building D	183	276	89	212
Building E	60	455	205	33.5
Building F	185	459	80	27.5
Parking Garage	12.5	14	474	10

Access to the development is granted via a single commercial driveway at the northeast corner of the site, adjacent to Procyon Street. This commercial driveway serves as an ingress and egress point to the parking garage, requiring a waiver of development standards to reduce the throat depth to 51 feet and 26 feet on the ingress and egress sides of the driveway, respectively. A second commercial driveway is provided along the west portion of the site, adjacent to Valley View Boulevard. A 2 way east/west vehicle drive aisle, connecting to Valley View Boulevard and measuring 24 feet in width, is located to the north of Buildings C and E. This vehicle drive aisle transitions into a 2 way roundabout, located to the west of Building A, directing vehicle traffic northbound to the second ingress and egress points for the parking garage. The proposed development requires 275 parking spaces where 694 parking spaces are provided, increasing the required number of parking spaces for the site by 152.4 percent. However, per an exception within the Development Code, structured parking, underground parking, and parking within, above, or beneath the building(s) it serves shall not count against the maximum parking requirement. The plans depict 159 surface level parking spaces and 536 parking spaces within the parking garage. Surface level parking spaces are located to the east of Buildings A and B and to the south of Buildings B, D, and F. Electric vehicle spaces are located to the south along Buildings B and D and are also located on the first floor, south side of the parking garage. A 2 way north/south interior vehicle drive aisle measuring 24 feet in width is located between Buildings C and D and Buildings E and F. Five foot wide existing attached sidewalks are located adjacent to Valley View Boulevard and Procyon Street.

Landscaping

The plans depict a landscape area measuring between 14 to 15 feet in width, located behind an existing 5 foot wide attached sidewalk adjacent to Procyon Street. A street landscape area measuring between 15 to 21.5 feet in width is located behind an existing 5 foot wide attached sidewalk adjacent to Valley View Boulevard. The required number of trees, shrubs, and groundcover are provided within the street landscape area. However, the applicant is requesting an alternative landscape plan as a group of 3 trees, along Valley View Boulevard, are planted 36 feet on center where 30 feet on center is the maximum per Code. The commercial complex requires 33 street trees where 33 trees are provided. A total of 27 trees are required within the interior of the parking lot where 28 trees are provided. A 6 foot high CMU block wall with a landscape area measuring 8 feet in width, including trees planted 20 feet on center, are located along the south property line of the development. A 6 foot high CMU block wall with a landscape area measuring between 6 to 14 feet in width, including trees planted 20 feet on center, are located along the northwest property line of the site. A third landscape area, located along the west property line and immediately south of the parking garage, measures 30 feet in width consisting of a double row of trees in a staggered formation, planted 30 feet on center. A total of 60 trees are required for street and interior parking lot landscaping where 114 trees are provided within the interior and along the perimeter of the development. Per the plans, the landscape tree canopy coverage measures 77,346 square feet.

Elevations

A waiver of development standards is required to allow a maximum building height of 67 feet. Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height	Materials
Building A	67	All buildings will consist of the following exterior materials: Metal shade canopies, EIFS, composite wood panels, sandstone tile, decorative metal panels, vision glass and spandrel glass for a unified architectural theme throughout the development. All buildings incorporate the use of varying rooflines.
Building B	67	
Building C	67	
Building D	67	
Building E	67	
Building F	67	

The typical elevation for buildings A through F measures 46 feet to the top of the parapet wall, with the exception of the metal shade canopies that measure 67 feet to the apex of the structure. The 4 story parking garage, constructed of concrete, measures up to 53 feet in height to the top of the elevator shaft. The exterior of the garage consists of 4 sided architecture on all elevations featuring varying rooflines and composite wood panels that create a patterned design, eliminating a blank concrete façade.

Floor Plans

Below is a table reflecting the building area for each structure:

Floor Area for Proposed Uses		
Building:	Uses	Area (Square Feet)
Building A	Commercial and/or office	34,000
Building B	Commercial and/or office	17,200
Building C	Commercial and/or office	15,000
Building D	Commercial and/or office	17,000
Building E	Commercial and/or office	16,400
Building F	Commercial and/or office	16,400

The plans depict an open shell space for Buildings A through F, with the final interior layouts to be determined by the future tenants.

Applicant's Justification

The applicant states the project site is master planned which allows for height up to 100 feet under the CR zoning designation. Therefore, the proposed 67 feet is significantly lower than what the site could potentially construct. Moreover, height increases in the immediate area have recently been approved. Most recently, the RM50 multiple family project along Valley View Boulevard and Pioneer Avenue, is precedent in the area for building height. The proposed throat depth reduction is appropriate based on the layout of the driveway along Procyon Street. While the applicant is requesting a reduction, there is significant additional driving space once a car either immediately turns west to enter the parking garage or proceeds south along Buildings A and B. With this additional space, any potential stacking within the right-of-way is mitigated. The development of commercial on the site, rather than industrial as currently zoned, is a more appropriate use adjacent to the other commercial shopping center, as well as to the future hotel beyond that. The additional commercial uses will also bring the added community uses to support the existing and recently approved multiple family developments in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
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Prior Land Use Requests

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ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot – expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL & CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants.

Related Applications

Application Number	Request
ZC-24-0100	A zone change to reclassify the subject property from IL and CR to CG zoning is a companion item on this agenda.
TM-24-500027	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-24-0101	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The maximum height of the parking garage is 46 feet, with the exception of 53 feet measuring to the top of the elevator shaft. Staff can support the height increase to the parking garage to accommodate the required elevator shaft. Buildings A through E typically measure 48 feet in height to the top of the parapet wall. However, there are a series of angled and curved metal shade canopies which extend to a maximum height of 67 feet. Staff can support the request to increase the height of the canopies as the structures add visual interest to the buildings in addition to increasing shade coverage within the interior of the site. This request is also consistent with the previously approved building height of 67 feet for the commercial complex (ZC-23-0868) east of the site, across Procyon Street, and the multiple family development (ZC-22-0384) measuring 65 feet in height under construction at the southwest corner of Desert Inn Road and Polaris Avenue. Staff finds the request to increase building height is compatible with previously approved developments within the surrounding area and should not impact the surrounding land uses. Therefore, staff recommends approval.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

The purpose of an alternative landscape plan is to provide an opportunity for innovative landscape alternatives that meet and/or exceed the quality and/or quantity of the Code required landscaping. Furthermore, an alternative landscape plan may be approved when the proposed landscape design does not meet Code requirements, but proposes innovative, high-quality alternatives that enhance the physical environment of the suite and the surrounding area to a greater extent than could otherwise be achieved by Code.

The applicant is requesting an alternative landscape plan as a group of 3 trees, along Valley View Boulevard, are planted 36 feet on center where 30 feet on center is the maximum per Code. The commercial complex requires 33 street trees where 33 trees are provided. A total of 27 trees are required within the interior of the parking lot where 28 trees are provided. Staff finds the alternative landscape plan complies with Policy 3.6.1 of the Master Plan, which aims to mitigate the urban heat island effect in new development through site design that provides shade and reduces the footprint of hardscaped areas. A total of 60 trees are required for street and interior parking lot landscaping where 114 trees are provided within the interior and along the perimeter of the development. Therefore, staff can support the design review for the alternative landscape plan.

Design Review #2

The commercial complex complies with Goal WP-3 which encourages the revitalization of established employment centers and commercial corridors in Winchester/Paradise. Several industrial and commercial buildings occupy the project site and will be demolished with the proposed development. Staff finds the commercial complex complies with Policy 6.1.6 which encourages infill and redevelopment within unincorporated Clark County. The design of the commercial buildings feature variations in building height contributing to breaking-up the mass of the structures, in addition to contrasting colors and exterior materials. The layout of the commercial complex and parking lot is functional, and the overall design of the site is compatible with the previously approved commercial development (ZC-23-0868) to the east of the site, across Procyon Street, and the existing land uses within the surrounding area. The development also complies with Policy 6.2.2 which encourages sustainable site design and development practices. Sustainability measures have been integrated into the design of the site and buildings, including but not limited to water efficient landscaping, cool roof materials, additional perimeter trees, sidewalk and amenity shading. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway on Procyon Street. Although the throat depth does not comply with the minimum standards, staff finds the depth allows vehicles to safely access the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

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 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-201-004; 162-17-201-006; 162-17-201-008; 162-17-201-010

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain, Valley view and Procyon

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waivers of development standards for a commercial retail center.

PROPERTY OWNER INFORMATION

NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION

NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717 REF CONTACT ID # n/a
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive; Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
 TELEPHONE: 702-792-7048 CELL 702-792-7048 EMAIL: apierce@kcmvlaw.com

*Correspondent will receive all project communication

(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.

Jason Choo (Manager of 3500-3675 Procyon, LLC) 1/17/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input checked="" type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> WC	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM		OTHER _____

APPLICATION # (s) WS-24-0102 ACCEPTED BY MNO
 PC MEETING DATE - DATE 3/13/24
 BCC MEETING DATE 5/8/24 @ 9:00 AM
 TAB/CAC LOCATION PARADISE DATE 4/9/24 @ 7:00 P.M.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 3500-3675 PROCYON, LLC

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

DRAFT

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

March 12, 2024

VIA ONLINE SUBMITTAL

WS-24-0102
**PLANNER
COPY**

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter – Zone Change, Design Review, Waivers, and Tentative Map

Applicant: 3500-3675 Procyon, LLC

APNs: 162-17-201-003, 004, -006, -007, -008, -009, and -010

To Whom It May Concern:

Please be advised this office represents the property owner and Applicant in the above-referenced matter. The proposed project is located on approximately 7.1 acres and is generally located on the southeast corner of Spring Mountain Road and Procyon Avenue. The property is more particularly described as APNs: 162-17-201-003, 004, 006-010 (the "Site"). The Applicant is proposing a commercial shopping center. As such, the Applicant is requesting a conforming zone change from Industrial Light (IL) and Commercial Resort (CR) to General Commercial (CG). The application for the proposed shopping center is a sister project to the proposed shopping center on the southwest corner of Spring Mountain Road and Polaris Avenue (APR-23-10131), which includes APNs 162-17-202-001-004, 006 and 008.

Zone Change

The proposed Site is currently zoned IL (162-17-201-003, 004, 006-008, 010) and CR (162-17-202-009) and master planned Entertainment Mixed-Use (EM). This request for a zone change to CG is appropriate for the Site and compatible with the master plan and surrounding area. The Site is located along Spring Mountain Road, a highly intense corridor, with various high-density multi-family residential and commercial uses. As depicted through the current EM master plan, the Site is intended for various commercial, high-density residential, or hotel uses. Therefore, the request for CG zoning is compatible and appropriate.

The Site is surrounded by various zoning designations, including IL, CR and CG. As mentioned above, a separate commercial shopping center has been proposed directly to the east, consisting of seven (7) commercial building centers with similar modern architecture. This other proposed shopping center is requesting a similar zone change to CG. Even more, directly to the east of that center is an approved, but not yet developed, Resort Hotel. The development of commercial on the Site, rather than industrial as currently zoned, is a more appropriate use adjacent

8

March 12, 2024

Page 2

to the other commercial shopping center, as well as to the future hotel beyond that. The additional commercial uses will also bring the added community uses to support the existing and recently approved multi-family developments in the immediate area. However, there will be no cross access with adjacent parcels as the uses are not compatible.

Currently, the Site is planned for EM, which allows for CG and up to CR zoning. Therefore, the proposed CG designation is a contemplated designation that will benefit the surrounding area while still developing the Site as intended under the master plan. Further, the requested zone change will complement the companion project to the east (APR-23-10131) as mentioned above. Last, the Site will be compatible with the multi-family development located to the southwest as permitted and appropriate in EM.

Design Review

PLANNER
COPY

The Applicant proposes to develop a six (6)-building commercial center with a total of 116,100 square feet of commercial space. The buildings will be designed with modern architecture and comprised of decorative concrete, wood panels, sandstone tile, various metal features throughout, and large decorative windows. The buildings will have a maximum height of 67-feet where 50-feet is permitted. A waiver to increase the building height above fifty (50) feet is requested in more detail below. Per 30.04.05(G)(3), Buildings A through F will provide main entrances, as well as side entrances which face the street. However, the main entries for all buildings can be accessed from the covered pedestrian mall.

The Site will provide 696 parking spaces where 275 parking spaces are required. A parking garage with four (4) levels of parking will be provided, in addition to the surface parking throughout the Site. The Site will be 10% EV-Capable, and 3% EV-Installed as required by Code. The Site provides fourteen (14) accessible spaces as required, twelve (12) bicycle spaces as required, and five (5) loading spaces, also, as required by Code. Access to the Site is from two (2) available driveways – one along Valley View Boulevard and one along Procyon Avenue. The Site will not include paid parking.

The Applicant is providing detached sidewalks along the entire perimeter of the Site as required by Code. There are various outdoor spaces for patrons throughout the project, creating a welcoming environment and great addition to the Spring Mountain corridor.

Waivers of Development Standards

The Applicant is requesting the following waivers for the project:

1. Increase the building height to 67-feet where 50-feet is permitted in CG.
 - a. The Site is master planned EM, which allows for height up to 100-feet under the CR zoning designation. Therefore, the proposed 67-feet is significantly lower than what the Site could potentially construct. Moreover, height increases in the

March 12, 2024

Page 3

immediate area have recently been approved. Most recently, the RM50 multi-family project along Valley View and Pioneer, is precedent in the area for building height.

2. Reduce the throat depth to 51-feet, 4-inches and 26-feet along Procyon Avenue where 150-foot is required based on the total number of parking spaces and two (2) driveways.
 - a. The proposed reduction is appropriate based on the layout of the driveway along Procyon Avenue. While the Applicant is requesting a reduction, there is significant additional driving space once a car either immediately turns west to enter the parking garage or proceeds south along Buildings A and B. With this additional space, any potential stacking within the right-of-way is mitigated.
3. Allow more than 15% of the required minimum parking spaces.
 - a. Section 30.04.04(D)(2)(ii) states that nonresidential development shall not exceed minimum parking by more than 15%, unless certain exceptions apply. Under the current plans, the proposed Site exceeds parking by roughly 30%. However, the purpose of the updated parking requirements was to avoid large asphalt parking lots, which create "heat islands." However, while the proposed Site's parking exceeds the minimum, much of that stems from covered parking. Further, as Spring Mountain corridor becomes more and more popular and congested with traffic, additional parking is necessary. This trend is evidenced by various other commercial projects along Spring Mountain that do not have nearly enough parking for amount of traffic they see. Further, the parking provided in the parking structure shall not be counted towards the parking overage per 30.04.04(D)(2)(ii)(g).

Sustainability

Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- More than 10% of the required trees will be provided. Here, 84 trees are provided where 69 trees are required. **(1 point).**
- 95% or more of all proposed landscaping have very low or low water needs. Here, 97% of required trees and shrubs have low or very low water needed. **(1 point).**
- Proposed plant material will be oriented to the south and west side of buildings. *See Landscape Plan.* **(1/2 point).**

March 12, 2024

Page 4

- Proposed roof will be a cool roof, meaning roofing materials that have a solar reflectance index (SRI) equal or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12). **(1 point)**.
- Proposed shade structures will be provided over at least 50% of all south- and west-facing windows and doors. 621 of 729 linear feet of south and west glazing is shaded above 75%. **(2 points)**.
- Shade structures will be provided for sidewalks or building adjacent amenity zones. **(1/2 point)**.
- Ceiling heights will be at a minimum of 11 feet to allow for daylighting and natural ventilation considerations during tenant buildouts. **(1/2 point)**.
- Low E-glazing used throughout Site. **(1/2 point)**.

Tentative Map

The Applicant is also submitting a one-lot commercial tentative map as part of the request.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PLANNER
COPY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500027-CMR REALTY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.1 acres in a CG (Commercial General) Zone.

Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3613 Procyon Street, 3588 through 3612 Valley View Boulevard
- Site Acreage: 7.1
- Project Type: Commercial complex with parking garage

The plans depict a 1 lot commercial subdivision consisting of 7.1 acres located between Valley View Boulevard and Procyon Street, 135 feet south of Spring Mountain Road. Access to the project site will be granted via a commercial driveway located at the northeast corner of the site, adjacent to Procyon Street, and a commercial driveway located along the west portion of the site, adjacent to Valley View Boulevard. Street landscape areas measuring a minimum of 10 feet in width are located behind existing 5 foot wide attached sidewalks adjacent to Procyon Street and Valley View Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL and CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial and warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

Related Applications

Application Number	Request
ZC-24-0100	A zone change to reclassify the subject property from IL and CR to CG zoning is a companion item on this agenda.
WS-24-0102	A waiver of development standards to increase building height and modified driveway design standards in conjunction with a shopping center is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0101	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

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

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 3500-3675 PROCYON, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-201-004; 162-17-201-006; 162-17-201-008; 162-17-201-010

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain, Valley view and Procyon

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for commercial retail center.

PROPERTY OWNER INFORMATION

NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION

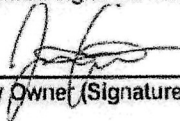
NAME: 3500-3675 Procyon, LLC
 ADDRESS: 26314 S. Western Ave. #200
 CITY: Lomita STATE: CA ZIP CODE: 90717 REF CONTACT ID # n/a
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive; Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
 TELEPHONE: 702-792-7048 CELL 702-792-7048 EMAIL: apierce@kcmvlaw.com

*Correspondent will receive all project communication

(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)*

Jason Choo (Manager of 3500-3675 Procyon, LLC)
 Property Owner (Print)

1/17/2024
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-24-500027

ACCEPTED BY MNO

PC MEETING DATE -

DATE 3/13/24

BCC MEETING DATE 5/8/24 @ 9:00A.M.

TAB/CAC LOCATION PARADISE

DATE 4/9/24 @ 7:00P.M.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 13, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Ty-24-500027

**Re: Spring Mountain & Valley View SWC – Galleria West Retail
APR-23-101131
APN: 162-17-203-006, -007, -008, -009, & -010
Tentative Map Hold Request**

To whom it may concern:

Taney Engineering, on behalf of HMV, Inc., realizes that the Tentative Map will not be acted on within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Zone Boundary Amendment, Waivers of Development Standards, Design Review, and Vacation).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

**PLANNER
COPY**