



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 10, 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 be 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
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.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for October 29, 2024 (For possible action)
- IV. Approval of the Agenda for December 10, 2024 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) residential adjacency.
DESIGN REVIEWS for the following: 1) recreational vehicle storage; and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)
PC 12/17/24
 2. **UC-24-0610-MISSION CENTER, LLC:**
USE PERMIT for a vehicle wash.
DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/r/kh (For possible action)
PC 12/17/24
 3. **VS-24-0586-DIAMOND CURVE, LLC:**
VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)
PC 12/17/24
 4. **WS-24-0590-DIAMOND CURVE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.
DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side Patrick Lane, approximately 462 feet west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)
PC 12/17/24
 5. **WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:**
WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)
BCC 12/18/24

6. **DR-24-0608-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

BCC 12/18/24
7. **WS-24-0573-COUNTY OF CLARK (FIRE DEPT):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain (**no longer needed**).
DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action)

BCC 12/18/24
8. **ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)

BCC 12/18/24
9. **SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)**
SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

BCC 12/18/24
10. **UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):**
USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.
DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

BCC 12/18/24
11. **WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)

PC 1/7/25

12. **WS-24-0639-PUEBLO DEL SOL TITLEHOLDER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase screen wall/fence height in conjunction with an existing manufactured home park on 54.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Nellis Boulevard, 130 feet south of Twain Avenue within Paradise. JG/my/kh (For possible action)
PC 1/7/25
13. **ET-24-400130 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**
APPLICATION FOR REVIEW FOR USE PERMITS FIRST EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/kh (For possible action)
BCC 1/8/25
14. **SDR-24-0637-SHOWCASE 1415, LLC & SHOWCASE COSMO, LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the area of an electronic sign (electronic message unit, video); 2) increase the area of wall signs; and 3) allow roof signs in conjunction with a previously approved sign package for an existing shopping center on a 0.77 acre portion of 6.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. JG/jor/kh (For possible action)
BCC 1/8/25
15. **SDR-24-0646-IMI MIRACLE HARMON, LLC**
SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood); 2) increase the area of the existing wall signs; and 3) increase the area of an electronic sign (electronic message unit, video) in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood) on an 8.46 acre portion of 41.30 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/rr/kh (For possible action)
BCC 1/8/25

16. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; and 10) allow non-standard improvements within the right-of-way (no longer needed).
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 1/8/25**
17. **WS-24-0631-NA MINGXING:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.38 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Hacienda Avenue and the east side of Topaz Street within Paradise. JG/rg/kh (For possible action) **BCC 1/8/25**
18. **ZC-24-0682-CMR REALTY, LLC:**
ZONE CHANGES for the following: 1) reclassify 7.1 acres from a CG (Commercial General) Zone to a CR (Commercial Resort) Zone; and 2) reclassify 2.31 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise (description on file). JJ/rr (For possible action) **BCC 1/8/25**
19. **VS-24-0681-CMR REALTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Spring Mountain Road and Twain Avenue; a portion of a right-of-way being Valley View Boulevard located between Spring Mountain Road and Twain Avenue; and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue within Paradise (description on file). JJ/rr/kh (For possible action) **BCC 1/8/25**

20. **UC-24-0683-CMR REALTY, LLC:**
USE PERMITS for the following: 1) multi-family residential development; 2) office uses; and 3) personal services uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action)
BCC 1/8/25

VII. General Business (For possible action)

Review and approve 2025 TAB meeting calendar

- 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: December 31, 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

October 29, 2024

MINUTES

Board Members:	Susan Philipp-Chair- PRESENT 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

Michael Huling; 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 September 24, 2024 and October 8, 2024 Minutes

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

Approval of Agenda for October 29, 2024

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

V. Informational Items (For Discussion only)

Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Paradise town board for a two-year (2-year) term beginning January 2025.

VI. Planning & Zoning

1. **ET-24-400108 (WS-23-0319)-BURGER CUSHINERY FAMILY TRUST ETAL & CUSHINERY CHARLES TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/mh/kh (For possible action) **PC 11/19/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:**
USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action) **PC 11/19/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-24-0540-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/rp/kh (For possible action) **PC 11/19/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

Held per applicant. Return to the January 28, 2025 Paradise TAB meeting

5. **DR-24-0335-BCORE PARADISE, LLC:**
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 11/20/24**

Held per applicant. Return to the January 28, 2025 Paradise TAB meeting

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

6. **ET-24-400110 (UC-20-0493)-5051 SLV, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action) **BCC 11/20/24**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:**
USE PERMIT for accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Design Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action) **BCC 11/20/24**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 3-0

Williams opposed

8. **WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) allow non-decorative fencing; 3) reduce access gate setbacks; 4) off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications/additions in conjunction with an existing asphalt batch plant on 6.76 acres in an IL Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action) **BCC 11/20/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 5, 2024

IX. Adjournment

The meeting was adjourned at 8:00 p.m.

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) residential adjacency.

DESIGN REVIEWS for the following: 1) recreational vehicle storage; and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone.

Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-13-423-003; 177-13-423-005; 177-13-423-007; 177-13-423-009; 177-13-423-011; 177-13-423-026; 177-13-423-029; 177-13-432-030; 177-13-423-032 through 177-13-423-039; 177-13-423-041; 177-13-423-042

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of a landscaping buffer strip along the north property line to 10 feet, with 1 row of trees where a 15 foot wide landscaping buffer strip with 2 rows of trees is required per Section 30.04.02C (a 33% reduction).
 - b. Reduce the width of the landscaping buffer strip along the east property line from 10 feet to zero feet, with 1 row of trees where a 15 foot wide landscaping buffer strip with 2 rows of trees is required per Section 30.04.02C (up to a 100% reduction).
 - c. Reduce the perimeter wall height to 6 feet where 8 feet is required along the north property line per Section 30.04.02C (a 25% reduction).
 - d. Reduce the perimeter wall height to 6 feet where 8 feet is required within the east property line per Section 30.04.02C (a 25% reduction).
2.
 - a. Allow outdoor storage adjacent to a residential district where not permissible per Section 30.04.06E.
 - b. Allow higher activity areas (loading) adjacent to a residential district where not permissible per Section 30.04.06E.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8816 S. Eastern Avenue
- Site Acreage: 17.7 (overall shopping center)/2.99 (mini warehouse)/2.43 (retail store buildings)
- Project Type: Outdoor storage/mini warehouse
- Number of Stories: 1
- Building Height (feet): 31 (mini storage facility)/28 (retail buildings)/20 (RV carports)
- Square Feet: 326,587 (overall shopping center)/156,952 (mini warehouse)/9,000 (Retail building 5)/9,000 (retail building 6)/700 (patio retail building 5)/700 (patio retail building 6)
- Parking Required/Provided: 706/771
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict an existing shopping center with cross access and shared parking with the other commercial buildings. The proposed site plan depicts 2 new retail commercial buildings in the center portion of the shopping center and the addition of a recreational vehicle parking and outdoor storage area in conjunction with a mini warehouse. A previous movie theater was remodeled into the mini-warehouse which was approved as a permitted use under the previous Title 30 regulations. The RV parking and storage area is located along the eastern portion, as well as small area of the southern portion of the site, adjacent to a residential development in a RS 3.3 zone to the north and a common area for a residential development and a drainage channel to the east. Existing parking is being removed for the storage area; however, the site is compliant with parking requirements. The plans show bicycle parking, 4 new EV parking spaces and 35 EV capable parking spaces. Shade structures for the RV storage are shown adjacent to the east side of the mini-warehouse building, setback 60 feet from the northern property line and 34 feet from the eastern property line. Loading spaces are located along this elevation as well. A proposed trash enclosure is located more than 50 feet from the north and east property lines. A 24 foot-wide drive aisle is maintained between the shade structures and the landscape strip. Access is from Eastern Avenue and Pebble Road. No other changes are proposed to the other existing commercial buildings.

Landscaping

The plans depict landscape areas located adjacent to Pebble Road and Eastern Avenue and within the parking areas. With the proposed addition of 2 new retail commercial buildings parking lot landscaping will be provided for with landscape islands every 6 spaces within the area being redeveloped. The applicant has provided for additional trees to the perimeter where an intense landscape buffer is required along the east and north property lines but does not comply with the complete landscape requirements. The width of the landscape strip is 10 feet for the northern and a portion of the eastern property line. There is access to the drainage channel from this site, therefore landscaping is not provided at the point of access. Six foot high walls exist on the northern and eastern property lines, where 8 feet is required per the landscaping and buffering regulations as well as the regulations in Section 30.03.07 regarding screening for outdoor storage adjacent to non-industrial uses. Trees are noted at 20 feet on center and are from the SNRPC Regional Plant list.

Elevations

The plans depict the existing mini-warehouse building at 31 feet in height with stucco finished parapet walls, pop-outs, store front windows and awnings. The new retail commercial buildings with outdoor patio will be 18 feet in height with parapet walls, storefront glass entry, steel metal canopy, concrete tilt-up panels, and ceramic tile. The shade structures are up to 20 feet and staff recommends the color of the structures matches the color of the mini-warehouse building.

Floor Plans

The plans depict 2 new retail commercial buildings with various suites with open floor plan.

Applicant's Justification

The overall development is located on the northeast corner of Pebble Road and Eastern Avenue within an existing shopping center consisting of an existing tavern, restaurant, offices, and retail shops. According to the applicant the theater moved out and is replaced by a mini-warehouse project with outdoor recreational vehicle spaces for lease. The applicant would like to add 2 retail buildings in the center of the site. Each building is 9,000 square feet in size and 1,400 square feet of patio area. Eight new bicycle parking spaces, 4 new EV parking spaces, and 35 EV capable spaces are being added for the new structures. Pedestrian walkways are being added for the new buildings.

For the outdoor storage the applicant states that there is an existing 8 foot CMU wall in front of the storage along Pebble Road. However, there is an existing 6 foot CMU wall along the eastern boundary. The center was built 25 years ago, and it doesn't appear the footings will allow additional courses of blocks to be added. Additional landscaping is provided where possible but there is electrical conduit below the landscape area which may interfere with landscaping. The recreational vehicle parking is located behind the building and screened away from Pebble Road and from Eastern Avenue.

Because of the change of use, intense landscaping is required along the northern and eastern property lines. The driveways are not being changed so there is not adequate room for an intense buffer, however, there are no changes to the exterior of the building nor is it moving any closer to the residential boundary. Along the northern property line some parking spaces are being removed and replaced by new landscaping. The existing landscaping between the residential and commercial uses has vacant areas which will be enhanced. To the east of the eastern boundary is a park area for the residential development and a drainage channel. Those 2 parcels are owned by the City of Henderson and the homeowner's association. The applicant indicates trees will be added where possible and planted 20 feet on center. There will be no impact on the residential developments, since mini-warehouses and RV storage generate less traffic than a movie theater.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0170	Vacated and abandoned easements	Approved by PC	March 2018
UC-18-0121	Recreational facility within an existing commercial shopping center	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1049-17	Proposed recreational facility (indoor dog park) and a dog kennel	Approved by PC	January 2018
ZC-1113-95	Reclassified the subject property and other parcels to C-2 zoning for a shopping center	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Open Lands	RS20 & PF	Public utility structure & undeveloped
East	City of Henderson	RM-10	Single-family residential
West	Corridor Mixed-Use	CG	Commercial 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.

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 others 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.

Use Permit & Design Review #1

Staff can support the requested use permit to allow for the proposed outdoor storage for recreational vehicles as it is compatible with the surrounding area. The requested use permit to allow for outdoor storage for recreational vehicles will conform in part with Policy SM-1.2: Adaptive reuse of existing or underutilized buildings that will help promote reinvestment. Outdoor storage of RVs and boats are common with a mini-warehouse project. Due to the infrequency of traffic, and with proper screening, there are typically no negative impacts to the

surrounding area. However, due to the intensity of the northern portion of the site, staff does not support the related waivers and cannot support the use permit or design review for the outdoor storage.

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.

Waivers of Development Standards #1a, #1c, #2a, & #2b

There is an existing 10 foot wide landscape area along the northern property line, similar to the eastern property line. However, there are no conditions that will help mitigate impacts to the adjacent residential development to the north. Staff finds that portion of the landscape width noted at 10 feet can be redesigned with the existing driveways and proposed interior landscaping to install a 15 foot wide landscape buffer along the northern property line. The landscape plan depicts an area showing new landscaping right up against the mini warehouse along the northern drive aisle that is 10 feet wide. Such installation can be redesigned to incorporate this into the landscape buffer and expand the width to 15 feet adjacent to the 2 residences directly impacted by the use. In addition, staff does not support the reducing the height of the buffer wall to 6 feet. Both the landscaping and wall requirements are needed to mitigate the impacts from nonresidential uses adjacent to residential uses, as well as specifically for outdoor storage as regulated in Section 30.07.03. A different design or removing structures from the northern area of the site may have less of an impact. Staff cannot support the request as proposed.

Waivers of Development Standards #1b & #1d

Staff can support the reduction in the required landscape buffer to 10 feet where 15 feet is required with a double row of planted trees along the eastern property line, including the portion where there is no landscape area because of the existing access to the drainage channel that prevents installation of a landscape area. A review of the area shows that directly behind the eastern CMU wall is currently a park for the residential development to the northeast of the site and the existing drainage channel. Staff finds these existing conditions, including the existing 6 foot wall, along with the proposed landscaping will help mitigate any impacts associated with the outdoor storage area with the residential development to the northeast as well as to the east across from the draining channel. The closest residential home is over 172 feet away from the adjacent property line and the outdoor storage area. Staff can support these waivers, however since staff does not support the other waivers or use permit, staff cannot support this request.

Design Review #2

Staff finds that the proposed retail buildings incorporate architectural amenities including sustainability measures such as metal canopies, shaded windows, varied roofline and other elements to break-up any mass on the exterior elevations. Staff finds the overall design will not

impact the existing shopping center or those adjacent property uses; therefore, staff can support the proposed design review.

Staff Recommendation

Approval of design review #2; denial of the use permit, waivers of development standards, and design review #1.

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:

- RV shade structures to be painted to match the building;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0473-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OCHOA DEVELOPMENT

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134

DRAFT

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0610-MISSION CENTER, LLC:

USE PERMIT for a vehicle wash.

DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-410-001, 162-14-410-002, 162-14-410-003, 162-14-410-004, 162-14-410-005, 162-14-410-006, 162-14-410-007, 162-14-410-008, 162-14-410-009, 162-14-410-010, 162-14-410-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4000 S. Maryland Parkway
- Site Acreage: 7.25 (project site)/18.65 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 79,650 (vehicle wash)/212,420 (overall)
- Parking Required/Provided: 468/891
- Sustainability Required/Provided: 7/5

Site Plan

An overall site plan has been submitted which includes 11 parcels associated with an existing shopping center located on the northeast corner of Flamingo Road and Maryland Parkway to the west of Algonquin Drive. The entire site is 18.65 acres and includes 11 buildings with 212,420 square feet of retail space, including a grocery store, restaurants, and offices with 891 existing parking spaces.

An indoor vehicle wash is proposed to be located within an existing 79,650 square foot building (Building 2) which is in the northern portion of the shopping center on APN 162-14-410-002. Building 2 is set back 183 feet from Maryland Parkway to the west, 32 feet from the north

property line adjacent to the Flamingo Wash, and 61 feet from the east property line adjacent to a multi-family development. An existing loading dock is also located 35 feet from the east property line at the northeast corner of Building 2. To the south, Building 2 adjoins another existing building located on APN 162-14-410-003. No expansion to the existing Building 2 or changes to the loading dock areas are proposed. Existing parking areas are located generally to the south of Building 2. No changes to the parking areas are proposed.

Access to the shopping center is from 4 existing driveways on Maryland Parkway, 4 driveways on Flamingo Road, and 1 driveway on Algonquin Drive with cross access throughout. Direct access to the vehicle wash will be from the driveways on Maryland Parkway. An existing drive aisle is proposed to provide access to 2 entrances into the vehicle wash and 4 exits along the southern side of Building 2.

Landscaping

No changes to the existing parking area landscaping or street landscaping along Maryland Parkway are proposed with this application. Photos of the existing landscape conditions have been provided.

Elevations

The plans depict an existing 1 story building 32 feet in height. The south side of the building indicates 2 new entrance doors and 4 new exit doors are proposed for accessing the indoor vehicle wash. The plans indicate a new shade structure will be provided along the south side of the building above the doors. Exterior building materials consist of existing stucco and block which is proposed to be painted with horizontal stripes and on all 4 sides.

Floor Plans

The plans indicate the proposed interior vehicle wash and traffic circulation pattern within the 79,650 square foot building. The main vehicle entrances are located near the center of the south side of the building. Vehicles will then queue east and then north within 3 lanes at the pay stations. Once past the pay stations, vehicles will have 2 lanes available heading into the car wash tunnel. Once through the car wash, vehicles will have the option of exiting the building by heading directly south or continuing west to a detail area or turning east into the vacuum station area before exiting at the southwest corner of the building. The plans also show offices, storage areas, break room, conference room, and equipment areas on either side of the car wash queuing area. An equipment room is located to the south of the car wash tunnel. A lobby, restrooms, and an office are also located next to the detail area.

Applicant's Justification

The applicant is proposing a new indoor car wash facility located internal to an old Toys R Us building. The applicant is leasing the building and repurposing the building from retail to a car wash by making internal and external renovations. The applicant states while a vehicle wash is located 61 feet from an existing multi-family development to the east, the reduction should not create any impact as it is indoors. Therefore, any sounds will be contained within the building itself. The applicant states that due to the existing circulation for the commercial center and the circulation for the vehicle wash, the building entrance cannot face towards the public right-of-way and instead will be located on the south elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1078-00	Reclassified all parcels zoned C-C in Clark County to C-2 zoning	Approved by BCC	September 2000
VC-1872-95	Reduced setbacks for an existing shopping center	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG (AE-60) (MPO)	Flamingo wash
South	Corridor Mixed Use & Public Use	CG & PF (AE-60) (MPO)	Shopping center & library
East	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed Use	RM32 & CG (AE-60) (MPO)	Multi-family development & shopping center
West	Corridor Mixed Use	CG (AE-60) (MPO)	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.

A special use permit is requested due to the building in which the vehicle wash will be located will be 61 feet from a multi-family development which is subject to residential adjacency. Normally there must be a 200 foot separation in order to help mitigate certain potential impacts, such as noise being generated by the vehicle wash. In this case the vehicle wash will be located entirely within an enclosed building and any noise impacts should be minimal. Furthermore, the proposed development would comply with Policy WP-3.1 of the Master Plan to repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote and support sustainability initiatives. Therefore, staff recommends approval of this request.

Design Review

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 others 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.

While the subject site is located within the Maryland Parkway Overlay, the building modifications do not meet the required thresholds for the applicable standards. The site provides pedestrian connectivity featuring a crosswalk with stamped concrete between the vehicle wash and the public sidewalk along Maryland Parkway. Elevations have been provided for all 4 building facades. Exterior modifications to the existing building include removal of covered store entrance along the south side of the building and the removal of a colonnade area on the west side of the building. The remodeled building will consist of the existing stucco and block materials which are proposed to be painted with horizontal stripes on all 4 sides. Additionally, a canopy is proposed along the south side of the building. Vehicle entrances and exits will face towards the south rather than toward the Maryland Parkway due to the interior layout of the vehicle wash. The proposed design appears to be generally compatible with the rest of the shopping center as well as other commercial development within the area. 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 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0381-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: COUNTOUR RE, LLC

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

DRAFT

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0586-DIAMOND CURVE, LLC:

VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-603-030

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment a portion of right-of-way being Patrick Lane. The request to vacate this portion of right-of-way will be to facilitate future development. The portion of right-of-way being vacated contains 1,924 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Assisted living facility; waiver of development standards for assisted living center not be adjacent to and accessed from a collector or arterial street or a commercial complex; access to a residential local street; waiver of conditions of zone change (ZC-1007-97) required rear parking areas to be gated and locked during non-office hours, driveway on Gateway Road to be removed and waiver of conditions for (ZC-1624-98) required rear parking areas to be gated and locked during non-office hours and waiver of conditions for (NZC-2181-04) required subject to revised plans, development being limited to single story for a maximum height as shown on revised plans, trash enclosure not being moved from the location shown on the revised plans, parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building, and no access to the private cul-de-sac on the east property line; design review for assisted living facility	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0359-05	Waiver of development standards for street termination in conjunction with office building; design review for office building	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estates Neighborhood (2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-24-0590	Waiver of development standards and design review for an office building 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation**Approval**

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND CURVE, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0590-DIAMOND CURVE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.

DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the north side Patrick Lane, approximately 462 feet west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)

RELATED INFORMATION:

APN:

161-31-603-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for a proposed office building to 13 feet where 15 feet is required per Section 30.02.04 (a 13% reduction).
2. Reduce the required landscape buffer width along the east property line to 10 feet where 15 feet is required per Chapter 30.04.03 (a 33% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4110 E. Patrick Lane
- Site Acreage: 0.99
- Project Type: Proposed office building
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 9,744 (Proposed office building)
- Parking Required/Provided: 24/26
- Sustainability Required/Provided: 7/8

History and Site Plan

The site was reclassified to CP zoning via ZC-1007-97. The applicant is proposing a new office building located north of Patrick Lane, and 462 feet east of Lamb Boulevard. Access to the proposed office building is along the west property line via a private access easement. No access is provided from Patrick Lane along the south property line. The proposed office building will be

located on the southern half of the parcel and will be set back 114 feet from the north property line, 13 feet from the south property line (Patrick Lane), 10 feet from the west property line adjacent to the private easement, and 10 feet from the east property line. Pedestrian pathways are provided from the right-of-way to the building and from the parking lot to the building. The trash enclosure is located on west portion of the parcel adjacent to the ingress/egress driveway. An 8 foot high CMU block wall is proposed along the east and north property lines. Short term bicycle rack is provided for along the north exterior of the building. The applicant is requesting a waiver of development standards to reduce the front setback of the proposed office building (along Patrick Lane) to 13 feet where 15 feet is required per Section 30.02.13.

Landscaping

The plan depicts an intense landscape buffer along the north and east property lines with trees spaced at 20 feet on center with 54 tree count. The applicant is requesting a second waiver of development standards to reduce a portion of the required landscape buffer to a less intensive use to 10 feet where 15 feet is required along the east property line. Other landscaping is shown within the parking lot. The applicant will install detached sidewalks with street landscaping along Patrick Lane. The proposed plants meet the Southern Nevada Regional Plant list requirements.

Elevations

The plans depict a new office building that is 29 feet in height with a flat roofline and parapet wall. The exterior materials include vertical composite siding, horizontal composite siding, 1 inch insulated glazing windows, aluminum frame, and tilt-up concrete panels. The exterior includes varying roofline and pop-outs to break-up the mass of the building.

Floor Plans

The plans depict various office suites, reception room, stock room, restrooms, coffee bar, and utility room.

Applicant's Justification

The applicant states that the proposed office building will be a benefit to those properties to the west currently zoned for office and professional use. The proposed waiver of development standards to reduce the required buffer to a less intensive use will not impact the neighborhood as there is an existing easements that runs along the east property line that separates the residential building back further. Likewise, the waiver to reduce the street setback is for a small portion of the building due to the setup and design of the right-of-way curvature.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Assisted living facility; waiver of development standards for assisted living center not be adjacent to and accessed from a collector or arterial street or a commercial complex; access to a residential local street; waiver of conditions of zone change (ZC-1007-97) required rear parking areas to be gated and locked during non-office hours, driveway on Gateway Road to be removed and waiver of conditions for (ZC-1624-98) required rear parking areas to be gated and locked during non-office hours and waiver of conditions for (NVC-2181-04) required subject to revised plans, development being limited to single story for a maximum height as shown on revised plans, trash enclosure not being moved from the location shown on the revised plans, parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building, and no access to the private cul-de-sac on the east property line; design review for assisted living facility	Approved by BCC	July 2018
DR-0359-05	Waiver of development standards for street termination in conjunction with office building, design review for office building	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estates Neighborhood (2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-24-0586	Vacation and abandonment for a portion of right-of-way being Patrick Lane 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

Staff cannot support the requested waiver of development standards as the proposed development is a new project. The applicant can re-design the building to allow for setbacks and a 15 foot wide landscape buffer where a portion of the building on the east exterior reduces the portion of the 15 foot landscape buffer to 10 feet. The proposed waiver of development standards is a result of a self-imposed hardship; therefore staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the requested waiver of development standards to reduce the required landscape buffer and screening to 10 feet. The applicant can re-design the building to allow for setbacks and a 15 foot wide landscape buffer where a portion of the building on the east exterior. The proposed waiver of development standards is a result of a self-imposed hardship; therefore, staff cannot support this request.

Design Review

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 others 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.

While the overall design of the office building incorporates various sustainability measures and architectural enhancements to break-up any mass and placement on the parcel to reduce impact to adjacent residential uses. Pedestrian pathways are provided for and requisite landscaping has been proposed on the landscape plan. However, since staff is recommending denial of the waiver of development standards, staff cannot support the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0392-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIAMOND CURVE, LLC

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:

WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing in conjunction with a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003; 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (previously 706)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (previously 15)
- Building Height (feet): 165 (previously 175) (Building A)/113 (Building B)
- Square Feet: 405,397 (previously 404,786) (Building A)/103,724 (Building B)
- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (previously 12,200 (6,100 shaded))
- Parking Required/Provided: 504/520 (previously 712/728)

Plans, History, & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October 2021 which rezoned the site to the C-2 zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the new development consisting of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was then approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the façade improvements of the garage approved via ADR-23-

900532. The applicant is now requesting to make further revisions mainly to the exterior of the building. The main revisions being made include changes to the exterior materials of the building, removal of a rooftop pool deck which has been moved to the fourth floor and has led to the addition of 10 new dormitory units, and the reduction in the height of the building to 165 feet. As part of this request, the applicant is requesting that any future revisions of the building that are minor in nature be permitted to be reviewed through the administrative design review process rather than having to return to the Board of County Commissioners for any revisions regardless of the intensity of those revisions.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0267:

Comprehensive Planning

- Expunge the use permits, waivers of development standards, and design reviews associated with ZC-21-0451;
- Coordinate future bus stop with Regional Transportation Commission (RTC) and any modification to the site design, sidewalk width will require additional land use through public hearing;
- Any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing;
- Decorative screening to be provided for the east elevations of the podium parking levels for both buildings to be approved through an administrative design review;
- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-18770;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;

- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the VS-21-0452 expires in October 2023.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that 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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they believe minor changes that are in conformance with current Title 30 standards should be permitted to be reviewed administratively and do not need to be heard by the Board.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900532	Approved the exterior facade materials of the parking garage	Approved by ZA	November 2023
UC-23-0267	Allowed a mixed-use dormitory and commercial complex	Approved by BCC	June 2023
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-27-75	Reclassified the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	RS5.2 (AE-6 & MPO)	Place of worship
South	Corridor Mixed-Use	CG (AE-6 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-6 & MPO)	Multi-family residential
West	Public Use	PF (AE-6 & MPO)	UNLV campus

Related Applications

Application Number	Request
DR-24-0608	A design review for room additions and exterior modifications to an approved dormitory and commercial complex 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that given the highly visible nature of the proposed dormitory both from Maryland Parkway and the surrounding neighborhoods, even minor changes to the exterior or even parking can be felt and seen and impact the surrounding area. Given the relatively high impact nature of such a project, public input is necessary to assure that even minor changes will not impact the surrounding areas, particularly since there are so many residential structures directly to the east of the site. Finally, the site has a lengthy history of changes to the project, which is cause for concern. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:**Public Works - Development Review**

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0608-CAMPUS VILLAGE GROUP, LLC:

DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003; 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (previously 706)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (previously 15)
- Building Height (feet): 165 (previously 175) (Building A)/113 (Building B)
- Square Feet: 405,397 (previously 404,786) (Building A)/103,724 (Building B)
- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (previously 12,200 (6,100 shaded))
- Parking Required/Provided: 504/520 (previously 712/728)

History & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October of 2021 which rezoned the site to the C-2 zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the new development consisting of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was then approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the façade improvements of the garage approved via ADR-23-900532. The applicant is now requesting to make further revisions mainly to the exterior of the building. The main revisions being made include changes to the exterior materials of the

building, removal of a rooftop pool deck which has been moved to the fourth floor and has lead to the addition of 10 new dormitory units, and the reduction in the height of the building to 165 feet.

Site Plan

The plan depicts a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which includes commercial suites, podium parking, and a dormitory, feature a varying setback with a minimum of 20 feet to the east property line adjacent to a multi-family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, the northern building is set back 20 feet along the first floor for the pedestrian realm, and the floors above are set back 16 feet, which creates an overhang over the pedestrian realm.

The southern building (Building B), which consists of commercial suites, a new convenience store, podium parking, and office uses, is set back 1 foot from the east property line adjacent to a multi-family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking is located near the corner of Maryland Parkway and Harmon Avenue, which is set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access is provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provide north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the western driveway from Harmon Avenue both provide access to the convenience store, and surface level parking spaces for the commercial suites in the southern building.

Internal trash enclosures are located on the first floors of parking/service area both the northern and southern buildings. There are no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation is directed north to University Avenue and south to Harmon Avenue.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping includes a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas are located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continues to the east. A 40 foot wide section of the University Avenue street frontage will have no landscaping for a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depict a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall will be in the landscape and amenity zone. Therefore, the pedestrian clear

zone will be above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extends from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping was included for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which is in front of the convenience store, street landscaping will include a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 foot to 42 foot wide landscape area adjacent to surface parking. A use permit was previously included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping includes a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage includes a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards was also necessary to not provide at least 15 feet of landscaping, and a use permit was necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards was necessary to not provide landscaping to a less intense use (multi-family residential complex). Landscaping is provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The northern building is 165 feet high and the southern building is 113 feet high. Both buildings consist of storefront glass on the first floor, several levels of podium parking, and floors above consisting of glass windows, metal panels, and smooth painted EIFS with "V" groove reveals. Decorative "flex façade" screening panels on both buildings will help to visually obscure the podium parking levels from all street frontages and from the residential areas to the east.

The first level through the fourth level of the residential building is set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the Level 5. Levels 5 through 11 of the residential portion of the north building, is set back 16 feet. The remainder of the north building wraps around the open space on Level 5 up to the Level 14.

This design reduces the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the northern building, vertical off-set surface planes create shadows to help reduce the visual mass.

The first level of Building B is set back 3 feet, and the second through fourth levels are set back more than 10 feet, and the fifth level overhangs the parking garage at an angle, continuing to the rooftop. Horizontal overhangs create shadows and reduce the visual mass of the building, and the south facing angled overhang creates visual interest.

Floor Plans

Building A, the first floor retail and pedestrian courtyard area are 19 feet in height. The parking lot interior access ramps and levels 2 through 4 are parking areas in both buildings. The fourth

floor includes dormitory housing units and an open space area called the Yard which will now contain the previous tenth floor amenities along with a pool. The northern building is 405,397 square feet and includes commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces are located on the first floor, and podium level parking is located on levels 2 through 4. Dormitory rooms are located on Levels 5 through 14. The dormitory includes 244 studio units, 45, two bedroom units, and 97, four bedroom units for a total of 386 units or 722 beds. The 2 and 4 bedroom units share a common living room and kitchen.

Building B is 103,724 square feet. On the first level, the building includes commercial suites, a convenience store, and back of house areas. Levels 2 through 4 are podium level parking, and Levels 5 through 7 are designated for office uses.

Applicant's Justification

The applicant states the exterior changes being made mostly include the replacing of fin EIFS panels with standard V groove panels; glass guardrails that are now being replaced with steel picket guards on the courtyard level; "Flex facades" garage screening will be used in lieu of ECO cladding and fiber cement; the spa/pool will be relocated to the fourth floor courtyard above the garage, with pavers and exterior space to become roofing; the "C" expression and double height curtain wall will be removed and in-filled with units that match the upper floors, which will allow for 8 additional studio units and 2 more 4 bedroom units, which adds a total of 10 units and 16 beds. The applicant indicates that parking has been adjusted accordingly to account for the additional rooms and the building has been adjusted down by 10 feet. In addition, the applicant states the open space for the site is still compliant with regulations, as the original courtyard was not factored into the open space calculations. There are no changes to any landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900532	Approved the exterior façade materials of the parking garage	Approved by ZA	November 2023
UC-23-0267	Allowed a mixed-use dormitory and commercial complex	Approved by BCC	June 2023
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-27-75	Reclassified the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	RS5.2 (AE-6 & MPO)	Place of worship
South	Corridor Mixed-Use	CG (AE-6 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32 (AE-6 & MPO)	Multi-family residential
West	Public Use	PF (AE-6 & MPO)	UNLV campus

Related Applications

Application Number	Request
WC-24-400127 (UC-23-0267)	A waiver of a conditions of a use permit requiring a design review as public hearing for any changes to the plans 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

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 others 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.

Staff finds that proposed exterior material changes are relatively minor regarding the texturing of the EIFS panels and the change in guardrail design. Staff finds these changes will not greatly impact the exterior appearance of the building and general maintain its current aesthetics. In terms of the change in parking garage screening, staff finds the new material appears to screen the interior of the garage much better than the previous design. This should yield a more visually appealing structures and reduce the potential impacts on the surrounding area. Regarding the changes to the floor plan and open space of the dormitory portion of the site, staff finds that the loss of the tenth floor amenity space does impact the amount of open space provided by being effectively picked up by the fourth floor amenity area which should still provide sufficient and high-quality open space. Finally, the addition of the rooms in the previous amenity allows for a more cohesive exterior appearance, allow for additional occupancy, and parking should be sufficient to accommodate these additional spaces. The reduction in height of the building should also help to reduce massing and allow it to come closer in scale to the surrounding buildings. For these reasons, staff can support this design review.

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.

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge ADR-23-900532 and the design review portion of UC-23-0267;
- Until June 21, 2025 to commence, corresponding with the expiration of UC-23-0267, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- Comply with approved drainage study PW22-18770;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0573-COUNTY OF CLARK (FIRE DEPT):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain (**no longer needed**).

DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facilities) Zone.

Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-103-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the throat depth for driveways along Arville Street to 29 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 81% reduction).
2. Allow attached sidewalks to remain on Arville Street where detached sidewalks are required per Section 30.04.08C (**no longer needed**).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4425 W. Tropicana Avenue
- Site Acreage: 6.26
- Project Type: Fire training and maintenance campus with a fire station and accessory structures
- Building Height (feet): 72.5 (fire training center)/24 (fire station)/36 (maintenance building)/60 (burn tower)
- Square Feet: 142,793 (fire training center)/8,400 (fire station)/27,100 (maintenance building)/178,293 (total)
- Sustainability Required/Provided: 6/7

Site Plans

The plans show a new Clark County Fire Department training and maintenance campus with 4 separate buildings, which include a 56,746 square foot training center with an 86,047 square foot integrated parking garage, a 27,100 square foot maintenance building, an 8,400 square foot fire

station, and a training burn tower. The plans show that the fire station will be located in the southeast corner of the site set back 10 feet from the southern property line and 50 feet from Arville Street. The fire training center is shown to be 50 feet north of the fire station and is centrally located in the south-central portion of the site. The fire training center is also shown to be set back 43 feet from the west property line and 20 feet from Arville Street. The maintenance building is shown to take up the entire northern portion of the site. The maintenance building is set back 25 feet from the west property line, 39 feet from Tropicana Avenue, and 31.5 feet from Arville Street. Located halfway between the maintenance building and fire training center is the training burn tower, which is set back 50 feet from the west property line. In the southwest corner of the site is the central plant building which is set back 10 feet from the west property line and 60 feet from the southern property line. Access to the site is provided by 2 driveways along Arville Street. One driveway is 33 feet wide and located along the southern portion of the site between the fire station and the fire training center. The second driveway is in the north-central portion of the site north of the fire training center and is 36 feet. Both driveways are shown to be secured by 8 foot tall gates set back 141.5 feet (southern driveway) and 100 feet (northern driveway) from Arville Street. An 8 foot tall CMU block wall is shown along the south and west property lines and connects to a decorative 8 foot tall wrought iron and CMU block combination wall along Tropicana Avenue. This combination wall then connects to another 8 foot tall CMU block wall along Arville Street that follows Arville Street before heading west to connect with the gate associated with the northern driveway. Parking on the site is primarily contained within the parking garage that is integrated with the fire training center. Additional parking is provided within surface lots to the north of the fire training center, to the south of the maintenance building, and to the west of the fire station. A total of 309 parking spaces are provided with 253 parking spaces within the parking garage. The remainder of the site will be paved and will either be areas for circulation or for storage of training props. A 5 foot wide paved running track will be provided along the west property line then continue east along the northern portion of the site, and then run south along Arville Street terminating at the northern driveway. The running track will be entirely located within the fenced/walled area.

Landscaping

The plans show that only street landscaping will be provided along Arville Street. The street landscaping will consist of a varying 16 foot to 24 foot wide landscape area which will contain a 5 foot wide landscaping strip along the street, a 5 foot wide detached sidewalk followed by another landscape strip that varies in width from 6 feet up to 14 feet wide. The proposed landscape area will contain a rotating variety of trees to include Hackberry (*Celtis Occidentalis*), Coolabah (*Eucalyptus Microtheca*), and Velvet Mesquite (*Prosopis Velutina*) trees separated every 30 feet, with all trees located in the rear landscaping strip. No trees will be placed along Tropicana Avenue nor in front of the fire station building, but the Tropicana Avenue frontage will also be equipped with a 5 foot wide detached sidewalk. Additionally, no additional trees will be placed in landscape islands within the surface parking lots. Overall, 22 trees will be provided along the street frontages and a total of 3 trees will be provided for parking lot landscaping.

Elevations & Floor Plans

Fire Training Center

The plans show the fire training center will be a generally rectangular shaped building and will be 76 feet and 5 stories tall. The exterior is primarily constructed of a variety of decorative metal with concrete and CMU block accents. The general color scheme of the exterior is white, yellow, and black. The fenestration calls out the habitable spaces of the building which differentiates the training center from the integrated parking garage portion of the building. Several pop-outs and facades breaks call out the various rooms and patio structures on the north portion of the building. The bottom floor of the building is generally called out with a CMU block accent. The main entrance is shown with awning and is located on the northern façade. The floor plan shows the first floor contains a reception room and elevator vestibule areas with remainder of the floor being parking spaces. The second and third floors contain parking spaces. The fourth floor contains various rooms associated with the training facility which include an auditorium, an EMS training room, a dining room, locker rooms, a workout room, offices, and an outdoor plaza area. The fifth floor contains additional rooms associated with the training center. These rooms include small classrooms and break-out rooms, breakrooms, storage rooms, and the main administrative offices.

Fire Station

The plans show the fire station will be a generally rectangular shaped building and will be 24 feet and 1 story tall. The exterior is primarily constructed of a variety of decorative metal and CMU block accents. The general color scheme of the exterior is white and yellow. The main portion is the CMU block with an up extension and pop-out that will contain the decorative metal. The main access is along the east façade with roll-up doors that access the fire truck bays and a commercial window-door system. Additional tall rectangular windows are present on the western façade. The interior primarily consists of the central apparatus bays with laundry and equipment rooms located to the south of the apparatus bay. Attached to the apparatus bay is an administrative and living space which contain a lobby, office, dormitory spaces, restrooms, a kitchen, and day room.

Maintenance Building

The plans show the maintenance building will be a generally rectangular shaped building with a small pop-out and will be 36 feet and 1 story tall. The exterior is primarily constructed of a variety of decorative metal with concrete accents. The general color scheme of the exterior is white, yellow, and black. The main portion is larger and taller and calls out the maintenance area with a shorter portion of the building calling out the office area. Access is provided by 9 roll-up doors on the southern façade each covered by a metal awning. Long, rectangular window panels are provided on the northern façade and access to the smaller building pop-out is through a commercial window-door system on the western façade. The interior mainly consists of a central vehicle maintenance bay area, which includes a parts fabrication area and oil storage area. Other portions of the main maintenance area include a parts room, office, restrooms, breakroom, and storage. The administrative portion of the building contains a conference room, reception room, print shop, and office.

Training Burn Tower

The training burn tower is shown to be a 60 foot tall L-shaped building with decorative metal exteriors. The building is constructed to emulate possible buildings that firefighters may have to fight fires. The interior contains rooms which resemble residential homes, hotels, offices, and similar structures and contains a control room area in order to operate the building and the scenarios being tested.

Applicant's Justification

The applicant states the subject site has served as the Clark County Fire Department training facility for the last 4 decades and the redevelopment of the site is needed to better serve both the training of fire fighters but also the maintenance of Fire Department vehicles and equipment. The applicant indicates all existing buildings will be demolished and all new buildings will be architecturally compatible.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0622-03	Allowed an office trailer in conjunction with an existing fire training center	Approved by ZA	June 2003
DR-060-91	Constructed a 6,000 square office/warehouse building and fire pump test pit	Approved by PC	April 1991
VC-762-90	Waived the 6 feet of landscaping along Arville Street and a 6,000 square foot warehouse building	Denied by BCC	January 1991
DR-212-90	2,000 square foot fire training classroom addition and 2 level addition to a burn tower	Approved by PC	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	The Orleans Resort Hotel
South	Business Employment	IL	Retail & office complex
East	Entertainment Mixed-Use & Business Employment	IL	Retail & office complex
West	Entertainment Mixed-Use & Business Employment	IL	Office/warehouse & outside storage

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.

Design Review

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 others 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.

Staff finds the proposed buildings are architecturally compatible with each other and are generally an enhancement to the surrounding neighborhood and an improvement to the existing site. The proposed buildings also provide sufficient articulation to create a visually interesting streetscape and site. The proposed facility will provide ample parking on site and sufficient area has been provided on-site for the movement of vehicles. Given the industrial nature of the surrounding area, the use of the property for vehicle maintenance, outside storage, and fire training activities should be of a similar or lower intensity than the surrounding industrial uses. The site has sufficient access to Arville Street which quickly connects with Tropicana Avenue. The uses provided on-site should sufficiently serve those who will use the buildings and provide ample opportunities for training. Finally, staff finds the buildings and proposed uses on the site comply with the purposes of both the PF zoning and the Public Use land use designation. For these reasons, staff **can** support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduced throat depths on Arville Street as there are two driveways to access the site and should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver Development Standards #2

No longer needed.

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 a Certificate of Compliance.
- 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;
- Right-of-way dedication to include 5 feet to the back of curb for Tropicana Avenue and associated spandrel;
- The installation of detached sidewalks along Arville Street will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0474-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT

CONTACT: CSD ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):

ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

Per the applicant, the request to reclassify the site to CU zoning would allow for a maximum building height of 200 feet, and the front and side setbacks of 10 feet. In addition, the CU zoning district would allow a multitude of the proposed uses such as but not limited to a recreational facility, restaurant, retail, live entertainment with approval of a special use permit, and a tutoring facility. Lastly, reclassifying the site to CU zoning supports the overall design of the project with minimal waivers and use permits and the project will bring an iconic design to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exist	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
SDR-24-0588	A sign design review for proposed signage for a proposed recreational center is a companion item on this agenda.
UC-24-0589	A use permit, waivers of development standards, and a design review for a proposed recreational facility 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**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed rezone is conforming to the Master Plan. Title 30 states that the purpose of CU (Commercial Urban) zoning is to establish and accommodate a

mix of retail, office, and commercial uses. This district also allows major employment centers similarly designed to support walkability and transit use. In addition, the proposed CU zoning supports Policy WP-3.1 which in part, encourages the repurpose and reinvention of vacant sites through adaptive reuse to promote reinvestment in the area and support sustainability initiatives. For these reasons, staff finds the request for the CU 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

DRAFT

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)

SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign in conjunction with a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

SIGN DESIGN REVIEWS:

1. Increase the sign area of a proposed electronic message unit, video (wall) sign to 3,064 square feet where 150 square feet is the maximum allowed per Section 30.05.02.H.
2. Allow a proposed electronic message unit, video (wall) sign to extend above the top of the wall where the electronic message unit, video (wall) sign shall not extend above the top of the wall per Section 30.05.02.H.
3. Allow a roof sign within a CU Zone per Section 30.05.02.P.
4. Increase the sign area of a proposed directional sign to 21 square feet where 12 feet is the maximum allowed per Section 30.05.02.E (a 75% increase).
5. Reduce the clearance height of a proposed directional sign (clearance bar) to 8 feet where 14 feet is required per Section 30.05.05B (a 42.9% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Project Type: Proposed signage

Site Plan

The plan depicts a proposed recreational facility located north of Harmon Avenue and west of Polaris Avenue, on 1.25 acres. Access to the facility is provided via entrances to the ground floor

parking garage facing east toward Polaris Avenue. The proposed signage will be installed on the south, east, and west facing elevations of the proposed building.

Sign Plan

The proposed comprehensive sign plan depicts the following:

North Elevation Signage:

- No signage proposed.

South Elevation Signage:

- S-1 W is a proposed electronic message unit, video (wall) sign with an overall area of 3,064 square feet.
- S-1R is a proposed roof sign portion of S-1 W. This portion extends above the roofline and has an overall area of 939 square feet.
- S-2W is a proposed electronic message unit, video (wall) sign with an overall area of 843 square feet.
- S-2R is a proposed roof sign portion of S-1 W. This portion extends above the roofline and has an overall area of 258 square feet.
- These signs face south toward Harmon Avenue.

East Elevation Signage:

- E-1 W is a proposed electronic message unit, video (wall) sign with an overall area of 2,336 square feet.
- E-1R is a proposed roof sign portion of E-1 W. This portion extends above the roofline and has an overall area of 1443 square feet.
- N-1 W is a proposed electronic message unit, video (wall) sign with an overall area of 755 square feet. This sign will be installed on the east facing elevation but faces north.
- N-1R is a proposed roof sign portion of N-1 W. This portion extends above the roofline and has an overall area of 888 square feet.
- E2 is a proposed directional sign and faces east toward Polaris Avenue. This sign will be installed at northeastern most entrance of the building. E2 has an overall area of 21 square feet.
- E3 is an additional proposed directional sign and faces east toward Polaris Avenue. This sign will be installed at northeastern most entrance of the building with sign E2. In addition, this sign has an overall area of 5 square feet.
- E4 is the third proposed directional sign and will also face east toward Polaris Avenue. This sign has an overall area of 15 square feet and will be installed south of E3.
- E-2 and E-3 will have a clearance bar installed below the directional sign. The clearance bar height from the finished grade will be 8 feet 2 inches, where 14 feet is required per Section 30.05.05B. The actual directional sign will be installed more than 9 feet above finished grade.

West Elevation:

- W-1W is a proposed electronic message unit, video (wall) sign with an overall area of 1,626 square feet. This sign faces west toward the freeway.
- W-1R is a proposed roof sign portion of W-1W. This portion extends above the roofline and has an overall area of 498 square feet.

Applicant's Justification

Per the applicant's justification letter, the applicant is proposing signage which will provide high resolution video at a distance and is comparable and similar to many of the modern LED signs located on the Las Vegas Strip.

The applicant is proposing electronic messaging video units around the proposed building with an overall cumulative area of 12,694 square feet. S-1W is a proposed electronic message unit, video (wall) sign with an overall area of 3,064 square feet, where 150 square feet is the maximum allowed per Code. The proposed signage provides an informative and artistic visual impact which supports the recreational facility. This signage is located to maximize the visibility from the freeway to the west and will become an immediately recognizable and familiar icon for the community.

The applicant also requests the allowance of roof signs where not permitted within the CU zoning. The proposed roof signage is a portion of the proposed wall signage that extends beyond the top of the building roofline. This signage is integral to not only the building design, but the operations of the facility itself.

Lastly, the applicant is proposing directional signage with an overall area of 21 square feet. Title 30 allows a maximum area of 12 square feet. The request to increase the sign area and height is due to the multiple points of entry and exits.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 Zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exist	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
ZC-24-0587	A zone change to reclassify the site from IL to CU zoning is a companion item on this agenda.
UC-24-0589	A use permit, waivers of development standards, and a design review for a proposed recreational facility 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

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed comprehensive sign plan is consistent in design which provides signage continuity for the development. Furthermore, the proposed signage is similar to existing signage located within the Resort Corridor which is 1,600 feet to the east. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property. The proposed signage complies

with Section 30.05.01 which promotes a balanced system of regulations which promote aesthetically pleasing and compatible signage.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE AVENUE, LAS VEGAS, NV 89148

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.

DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone.

Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-20-212-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of street landscaping along Harmon Avenue to zero feet where a 10 foot wide landscape strip is required adjacent to an attached sidewalk per Section 30.04.01D (a 100% reduction).
b. Reduce the number of street trees along Harmon Avenue to 6 trees where 12 trees are required per Section 30.04.01D (a 50% reduction).
2. a. Reduce the proposed building setback to zero feet where 10 feet is required per Section 30.02.16 (a 100% reduction).
3. Reduce the driveway approach distance along Polaris Avenue to 145 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).
4. Allow an attached sidewalk along Polaris Avenue, Harmon Avenue, and Valley View Boulevard where a detached sidewalk is required per Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4495 Polaris Avenue
- Site Acreage: 1.25
- Project Type: Recreational facility
- Number of Stories: 6.5 (maximum)

- Building Height (feet): 227 (maximum)
- Square Feet: 239,700 (overall building area)
- Parking Required/Provided: 291/301
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a proposed recreational facility centrally located on a 1.25 acre parcel. The proposed building has the following setbacks:

- Zero foot setback from the north property line adjacent to IL zone property.
- Zero to 30 foot setback from the south property line adjacent to Harmon Avenue.
- Zero to 19.5 foot setback from the west property line adjacent to Valley View Boulevard.
- 10 foot setback from the east property line adjacent to Polaris Avenue.

Access to the site is provided via 2 points of entry/exit driveways along the east side of the building. This leads to the ground level parking garage. The applicant also provided a Fire Department pull-in lane on the southeast corner of the building, and business related deliveries may utilize this point of entry/exit. A primary fire lane is located on the southeasternmost corner of the site adjacent to Polaris Avenue. There are 301 parking spaces provided where 291 parking spaces are required. The applicant also provided 10 EV (Electric vehicle) charger installed parking spaces and 77 EV capable spaces, both are compliant with Title 30 standards. Furthermore, the applicant provided 12 bicycle parking spaces where 8 are required per Code.

Landscaping

The plan shows that an attached sidewalk along Polaris Avenue will remain; however, the required street landscaping along this street was not required since there are 3 proposed driveways and 2 fire lanes, and sight visibility zones. However, the applicant is proposing 3 new shrubs on the northeast corner of the site.

Along Harmon Avenue, there is an existing attached sidewalk, and an unimproved portion of right-of-way north of the attached sidewalk. The applicant will provide a required fire lane, and landscape strip that ranges from zero feet to 29 feet, 11 inches. Within the landscape area, the applicant will plant 6 large trees where 12 large street trees are required per Code.

Although there is an existing attached sidewalk along Valley View Boulevard (west property line), the sidewalk is inaccessible due to the elevated street ramp for Valley View Boulevard. Street landscaping is not required within this area; however, the applicant is planting 2 large trees on the southwest corner of the building in addition to new shrubs.

Elevations

The overall building height for this project is 227 feet. The proposed architecture includes sleek and modern architectural lines with accents of angled panels with a metal finish and video screen walls, concrete exterior walls, and perforated screen walls attached to the building. The first 4 floors include the parking garage and a restaurant on the ground floor only. The east facing elevation includes the parking garage entry and fire department pull-in lane.

Floor Plans

The submitted floors plans include the following areas:

- The ground through the fourth level will be the proposed parking garage. Per the plans 301 parking spaces will be provided.
- The ground level will also include a proposed restaurant with an overall area of 2,794 square feet.
- The fifth level will include a 250 seat theater space, office space area that encompasses 5,586 square feet overall, a training facility that is 3,486 square feet, and lastly, recreation/banquet hall with an overall area of 11,514 square feet. This floor features counseling offices, training rooms, conference rooms, reception area, storage rooms, backstage areas for the theater, podcast studios and associate accessory spaces, and corporate offices.
- The sixth level will include additional recreation/banquet hall spaces with an overall area of 35,265 square feet. This floor will feature future event spaces, a kitchen, dressing room, storage area, restrooms, outdoor patio area, pre-function space, and back of house areas, and a lounge.

Applicant's Justification

Due to the proposed conforming zoning change to CU (Commercial Urban), all of the proposed uses of this facility are allowed via approval of a special use permit or permitted with conditions per Table 30.03-1. Additionally, any proposed live entertainment will not be held outside or be audible from the exterior of the building.

The applicant is requesting to reduce street landscaping along Harmon Avenue. Due to the dimensional requirements of a parking garage and the access requirements of the Clark County Fire Department, it would not be feasible to fit the project onto the site without modification to the street landscape requirements.

In addition, the applicant is requesting to reduce the setback requirements associated with the site. The dimensional requirements of a parking garage large enough to park the associated building uses make maintaining a 10 setback along Harmon Avenue and Valley View Boulevard are not feasible.

Furthermore, the applicant is also requesting to reduce the minimum driveway approach distance along Polaris Avenue to 145 feet 11 inches where a minimum of 150 feet zero inches is required. Due to the site constraints of the parcel, it would not be possible to provide the 150 feet minimum without severe modifications to the structural design of the parking garage which would not be aligned with the design of a standard 'double T' structural system.

The applicant is also requesting a waiver to allow for attached sidewalks to remain along Polaris Avenue, Harmon Avenue, and Valley View Boulevard where detached sidewalks are required per Section 30.04.08. Along Polaris Avenue, between the size and location of the building as well as the sight visibility zone requirements, a detached sidewalk and associated landscaping is not achievable. For Valley View Boulevard, the existing sidewalk is integral to the current needs of the Clark County Fire Department warehouse located nearby. Along Harmon Avenue, the

existing sidewalk, which becomes the sidewalk along Valley View Boulevard, is located on the south side of the existing parcel dedicated to the right-of-way.

Lastly the applicant is requesting a design review for the proposed site. Per the applicant's justification letter, Section 30.04.05 requires that buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50 percent of the total building height.

Due to the very tight constraints of the site, the zero lot line to the north, and the lower 4 levels of the building design being open parking garage with a very regimented structural system, it is difficult to articulate the differences between the base, middle section, and top level. To rectify this, the applicant proposes that the programmable space of the ground level (future restaurant) receive storefront and act as the base of the building and differentiate itself from the surrounding 'birds nest' style shading device.

This shading device would act as the middle backdrop portion of the building as its primary purpose is to both conceal the parking structure, while still maintaining the open-air requirements of an open parking garage and shade the windows and opening associated with the programmed spaces on the fifth and sixth levels. The fifth and sixth levels of the building are articulated from the middle portion of the building design through the use of large video screens and metal panel façade elements with deep glazing coverage placed around the upper levels of the structure to highlight the important zones.

Lastly, Section 30.04.05 requires that building with street frontage shall have a customer entrance facing the street, and that the primary entrance to a building shall be articulated with architectural elements to define said entrance. The applicant is proposing an alternate customer entrance design due to the lower 4 levels of the building design being a parking garage. It is necessary to have an interior facing building entry for the upper levels, similar to the garage entry functions of many Las Vegas resort hotels and casinos. The future restaurant itself has storefront glazing facing the east and south which help differentiate this entry from the interior facing entry and will be further designed in the future. The interior entry will make use of differing materials and graphics to delineate the core from the rest of the parking garage program.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0195-01	1 lot commercial subdivision	Approved by PC	July 2001
VS-0760-01	Vacated patent easements - recorded	Approved by PC	August 2001
DR-0687-96	7-up distribution center which included a 2 story, 45,080 square foot building with a 10,000 square foot office area - this complex no longer exists	Approved by PC	May 1996

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1053-95	Allowed a modular office building to be a permanent structure with a variance to allow temporary structure to be a permanent and reduced the side street setback for the modular office building - this building no longer exists	Approved by PC	July 1995
VC-0496-94	Carports for an existing office warehouse complex, with a variance which reduced the front setback to 7 feet where 20 feet is required in an M-1 zone - these structures no longer exist	Approved by PC	May 1994
AC-0225-83	5,800 building addition to an existing 7,900 office building, approved new carports, a parking garage, and expansion of an outdoor storage yard - these structures no longer exist	Approved by PC	January 1984
AC-0111-80	Addition to an existing office building - this building no longer exists	Approved by PC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	IL	Office warehouse buildings
East	Entertainment Mixed-Use	RS20	NV Energy substation
West	Entertainment Mixed-Use	IL	Right-of-way on-ramps

Related Applications

Application Number	Request
ZC-24-0587	A zone change to reclassify the site from IL to CU zoning is a companion item on this agenda.
SDR-24-0588	A sign design review for proposed signage for a proposed recreational facility 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****Use Permits**

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.

Staff finds that the proposed uses are appropriate for the site and are compatible to the surrounding area. In addition, the proposed uses will be conducted within the building, and should not negatively impact the surrounding office/warehouse development. Furthermore, the project provides adequate parking with a 4 level parking garage for patrons and employees. This request supports Goal 5.1 of the Master Plan which encourages the diversification of the economic base to enhance resilience in tourism, conventions, recreational facilities, and event spaces.

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

Staff finds that the applicant has the opportunity to reduce the building footprint along the south property line in order to accommodate a 10 foot wide landscape area along Harmon Avenue. Street landscaping reduces the impact of wind, dust, pollution, glare, and the heat island effect on human health and comfort. However, the landscape plan shows that due to the placement of the proposed fire lane, and the additional portion of right-of-way which is unimproved and adjacent to the street on-ramp, staff can support these requests. Street landscaping along Harmon Avenue would not benefit potential pedestrians because the attached sidewalk is inaccessible. Staff can appreciate the additional 2 trees to be planted on the west side of the building to add as an additional buffer between the Valley View Boulevard ramp and the proposed building.

Waiver of Development Standards #2

The applicant is requesting to reduce the proposed building setback to zero feet where 10 feet is required per Section 30.02.16. Staff finds that the proposed building will not be an encumbrance to the adjacent right-of-way (Valley View Boulevard to the west and Harmon Avenue to the south), since there is an existing portion of right-of-way which serves as a physical buffer from the Harmon Avenue and Valley View Boulevard ramps. Staff finds this request to be minimal and should not negatively impact the site since there is no allowance for vehicular or pedestrian circulation on the southwest portion of the site. Staff recommends approval.

Design Review

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 others 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.

The applicant provided a site design which is complementary to the existing surrounding development, and the exterior design of the building is aesthetically pleasing. Furthermore, the applicant provided ample parking, EV charging and EV capable parking spaces, bicycle parking, and a plethora of on-site amenities and uses for future employees and customers to utilize. In addition the applicant provided 7.5 sustainability points where 7 points are required per Title 30. The sustainability features for the site include a cool roof, window and door awnings, electric bike charging areas, water efficient landscaping, and other sustainable building measures. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the approach distance along Polaris Avenue. The applicant placed the driveway as far north as site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Polaris Avenue, Harmon Avenue, and Valley View Boulevard. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the increased pedestrian traffic it is imperative to provide a safe path.

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 of the use permits, waivers of development standards #1 and #2, and the design review; denial of waivers of development standards #3 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Gates must remain open during business hours.
- 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.

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.

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 #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK SHUNOCK

CONTACT: CARPENTER SELLERS DEL GATTO ARCHITECTS, 8882 SPANISH RIDGE
AVENUE, LAS VEGAS, NV 89148

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-810-113

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback of an existing detached accessory living quarters to 5 feet, 3 inches where 10 feet is the minimum required per Section 30.02.06 (a 48% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1862 Rockledge Drive
- Site Acreage: 0.17
- Project Type: Side street setback reduction for an existing detached accessory living quarters
- Building Height (feet): 13 feet, 2 inches (existing detached accessory living quarters)
- Square Feet: 2,120 (existing residence)/363 (existing detached accessory living quarters)

Site Plan

The plan depicts an existing single-family residence on a 0.17 acre corner lot. The front of the house is faces south towards Rockledge Drive which is a private residential street. The existing residence is centrally located on the parcel, and in the rear yard there is an existing pool and an existing detached accessory living quarters on the northwest corner of the subject parcel. The structure is set back 5 feet 2 inches from the north property line, 7 feet from the primary residence to the south, and 5 feet 3 inches from the west property line where a 10 foot side street setback is required by Title 30.

Elevations

The plans depict an existing structure that has an overall height of 13 feet, 2 inches. The walls include a stucco finish and will be painted to match the primary residence. The roof of the structure will include cement roof tiles to also match the primary residence. The entry door is located on the south facing elevation and 2 windows are located along the west facing elevation of the structure.

Floor Plans

The plans show an existing 363 square foot accessory living structure with 1 bedroom, 1 bathroom, and a living area. It does not include a kitchen. The existing residence has an overall area of 2,120 square feet.

Applicant's Justification

The applicant constructed a detached accessory living quarter within the rear yard which includes a side street setback of 5 feet from the west property line, where 10 feet is required. The applicant is in the process of completing the building permit for the structure via BD24-29077.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, South, & East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residence

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

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.

Staff finds there is an active building permit for the detached accessory living quarters via BD24-29077. Staff determines that the accessory structure will not have a negative impact on the surrounding area. The applicant indicated that the accessory structure was constructed with similar materials and color as the primary dwelling. Although it does not meet the required 10 foot side street setback, it does not detract from the visual appeal from the surrounding neighborhood. 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NICOLAS LAURENCIO

CONTACT: NICOLAS LAURENCIO, 1862 ROCKLEDGE DRIVE, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-810-113
1862- E. Rockledge Dr. Las Vegas, NV 89119
PROPERTY ADDRESS/ CROSS STREETS: Maryland and Tropicana

DETAILED SUMMARY PROJECT DESCRIPTION
Seeking a waiver for a detached accessory structure with a distance of 5'-3" on Side street (Rockledge Way).

PROPERTY OWNER INFORMATION
NAME: Nicolas Laurencio
ADDRESS: 1862 E. Rockledge Dr.
CITY: Las Vegas
TELEPHONE: 702-883-1146 CELL _____ STATE: NV ZIP CODE: 89119
EMAIL: Nicolaslaurencio@gmail.com

APPLICANT INFORMATION (must match online record)
NAME: Nicolas Laurencio
ADDRESS: 1862 E. Rockledge Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-883-1146 CELL _____ EMAIL: Nicolaslaurencio@gmail.com

CORRESPONDENT INFORMATION (must match online record)
NAME: Nicolas Laurencio
ADDRESS: 1862 E. Rockledge Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-883-1146 CELL _____ EMAIL: Nicolaslaurencio@gmail.com

*Correspondent will receive all communication on submitted application(s).
(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.

Nicolas Laurencio Nicolas Laurencio 7-10-2024
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:
☐ AC ☐ AR ☐ ET ☐ PUDD ☐ SN ☐ UC ☒ WS
☐ ADR ☐ AV ☐ PA ☐ SC ☐ TC ☐ VS ☐ ZC
☐ AG ☐ DR ☐ PUD ☐ SDR ☐ TM ☐ WC ☐ OTHER _____

APPLICATION # (x) WS-24-0623
PC MEETING DATE 01/07/25
BCC MEETING DATE _____
TAB/CAC LOCATION Paradise DATE 12/10/24
ACCEPTED BY RP
DATE 10/30/24
FEE \$ 800.00

8-22-2024

JUSTIFICATION LETTER

To Whom It May Concern:

My name is Nicolas Laurencio, I live at 1862 Rockledge Dr. Las Vegas, NV 89119. I built an accessory structure at my property following what I thought was the proper setback on the sides of the house at Max distance of 5' from Property Line.

Once I submitted my plans, I am now told that the side setback is of 10'. I am trying to get the structure permitted and brought up to code. I am asking for a waiver of the standards to keep my Structure where built.

Thank you,

Nicolas Laurencio

Nicolas Laurencio
702-883-1146
1862 Rockledge Dr.
Las Vegas, NV 89119

WS-24-0623

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0639-PUEBLO DEL SOL TITLEHOLDER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase screen wall/fence height in conjunction with an existing manufactured home park on 54.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Nellis Boulevard, 130 feet south of Twain Avenue within Paradise. JG/my/kh (For possible action)

RELATED INFORMATION:

APN:

161-17-701-008; 161-17-802-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 4 feet where a maximum of 3 feet is allowed per Section 30.04.03C (a 33.3% increase).
2. Increase screen wall/fence height to 9 feet where a maximum of 6 feet is allowed per Section 30.04.03C (a 50% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3751 S. Nellis Boulevard
- Site Acreage: 54.43
- Project Type: Retaining wall and screen wall/fence

Site Plan & Wall Elevations

The plan shows 3 areas where existing walls and fences will be removed and replaced with new retaining walls and screen walls/fences and 1 area where a new wall will be constructed. The first wall/fence is 447 linear feet and is located on the north property line adjacent to the existing single-family residences. The second wall/fence is 488 linear feet and is located along the west property line adjacent to commercial uses. The third wall/fence is 199 linear feet and is located on the southwestern property line adjacent to Boulder Highway. These 3 areas will consist of a 4 foot high retaining wall, a 6 foot high CMU wall on top of the retaining wall, and 3 feet of wrought iron on top of the CMU wall for an overall height of 13 feet. A new 6 foot high wall on top of a 2 foot high retaining wall is shown in an east to west orientation adjacent to one of the entrances near Nellis Boulevard.

Landscaping

No changes to landscaping are required or proposed.

Applicant's Justification

The applicant states that a recent storm left the walls damaged, and they would like to replace them and add wrought iron for security. The applicant also states that the composition of the wall will match the existing walls/fences.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Entertainment Mixed-Use	CR	Motel
East	Corridor Mixed-Use, Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Commercial complexes, multi-family residential, & RV park
West	Corridor Mixed-Use	H-2 & CG	Commercial complexes, RV park, & multi-family residential

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

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.

Staff finds that other than the addition of the wrought iron, the proposed walls will replace existing damaged walls in the same location and at the same heights. Staff does not foresee any negative impacts as the adjacent properties will see no noticeable changes, except for the decorative wrought iron. 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.

Fire Prevention Bureau

- 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: PUEBLO DEL SOL TITLEHOLDER, LLC

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD
#320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-17-701-008, 161-17-802-002

PROPERTY ADDRESS/ CROSS STREETS: 11280 GRANITE RIDGE DR

DETAILED SUMMARY PROJECT DESCRIPTION

REMOVE EXISTING RETAINING/SCREEN WALL SECTIONS IN DISREPAIR AND INSTALL A NEW RETAINING/SCREEN WALL. THE PROPOSED WALL WILL BE A 3' MAX RETAINING WALL WITH A 6' CMU SCREEN WALL AND 3' WROUGHT IRON FENCE ON TOP. THE MAXIMUM PROPOSED HEIGHT OF THE WALL IS 12'.

PROPERTY OWNER INFORMATION

NAME: PUEBLO DEL SOL TITLEHOLDER LLC

ADDRESS: 303 WEST MADISON ST, SUITE 1500

CITY: CHICAGO

TELEPHONE: 312.966.3753

CELL

STATE: IL

ZIP CODE: 60606

EMAIL: rmanning@GreenCourtePartners.com

APPLICANT INFORMATION (must match online record)

NAME: PUEBLO DEL SOL TITLEHOLDER LLC

ADDRESS: 303 WEST MADISON ST, SUITE 1500

CITY: CHICAGO

TELEPHONE: 312.966.3753

CELL

STATE: IL

ZIP CODE: 60606

REF CONTACT ID #

EMAIL: rmanning@GreenCourtePartners.com

CORRESPONDENT INFORMATION (must match online record)

NAME: DIANA KOUGIAS

ADDRESS: 6671 LAS VEGAS BOULEVARD SOUTH

CITY: LAS VEGAS

TELEPHONE: 702.637.9786

CELL

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

EMAIL: DIANA.KOUGIAS@KIMLEY-HORN.COM

*Correspondent will receive all communication on submitted application(s).

(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)*

Charles Crook

Property Owner (Print)

09.17.2024

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 checked="" 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	<input type="checkbox"/> OTHER

APPLICATION # (s) WS-24-0639

PC MEETING DATE 1/1/25

BCC MEETING DATE

TAB/CAC LOCATION Paradise

ACCEPTED BY MY

DATE 11/5/24

FEES \$800

DATE 12/16/24

\$800

PLANNER
COPY

WS-24-0639

Kimley»Horn

October 7, 2024

KH project number: 192459000

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

RE: Pueblo Del Sol – Wall Waiver
Justification letter

To Whom It May Concern,

On behalf of Pueblo Del Sol Titleholder LLC, we are requesting a wall waiver for retaining/screen wall combination which combines a 4' maximum retaining wall, a 6' CMU screen wall on top of the retaining wall, and a 3' wrought iron fence on top of the screen wall. Currently, the code allows for 6' of screen wall on top of 6' of retaining wall.

The site is currently secured by a 6' screen wall with up to 4' retaining in some areas. In some sections, the screen wall also has a 3' wrought iron fence on top. This fence was constructed to provide additional security to the gated and guarded neighborhood within.

After a recent storm event, many portions of the existing wall are in need of replacement. The owner would like to replace the existing wall with the following: 6' screen wall with 3' wrought iron fence on top and up to 4' retaining in areas which currently require retaining. The total combined wall height will be a maximum of 13'. The existing wall will be removed and the proposed wall will be placed fully on the subject property, just adjacent to where the existing wall is located. The retaining portions of the wall will match what is present on the site today.

The installation of the proposed screen wall with retaining sections will not be detrimental to any of the existing or future aesthetics of the area. In the locations of the required retaining, the subject property side of the wall is the lower side, which will remain to be true after wall replacement. Views from the public street and the neighboring properties will remain unchanged, apart from addition of the wrought iron fence and any decorative block required by the code.

We look forward to meeting with staff to discuss this project and moving forward with the development of the project.

Sincerely,



Diana Kougias, P.E.
Kimley-Horn and Associates, Inc.
Project Manager

PLANNER
COPY

WS-24-0639

Exhibit A

Legal Description

Being a portion of the Southeast Quarter (SE ¼) of Section 17, Township 21 South, Range 62 East, M.D.B. & M., Clark County, Nevada, described as follows:

Commencing at the Northeast Corner of said Southeast Quarter (SE ¼); Thence along the North line thereof, South 89°55'16" West, a distance of 50.04 feet to a point on the Westerly right-of-way line of Nellis Blvd. (100' wide), said point being the point of beginning; Thence South 02°26'42" East, a distance of 1341.88 feet to a point on the South line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section 17; Thence along said South line, South 89°57'48" West, a distance of 81.96 feet; Thence South 66°44'32" West, a distance of 1179.41 feet to a point on the Northeasterly right-of-way line of US 93-95 (200' wide); Thence along said right-of-way line, North 42°27'00" West, a distance of 140.70 feet to the intersection of said right-of-way line with West line of the East Half (E ½) of said Southeast Quarter (SE ¼); Thence along said West line, North 01°46'10" West, a distance of 767.06 feet to a point on a line parallel with and distant 500.00 feet Northeasterly of the Northeasterly right-of-way line of US 93-95; Thence along said parallel line, North 42°27'00" West, a distance of 1264.50 feet to a point on the North line of said Southeast Quarter (SE ¼); Thence along said North line, North 89°55'16" East, a distance of 2080.41 feet to a point on the point of beginning.

Note: The above metes and bounds description appeared in that certain Grant, Bargain, Sale Deed last recorded January 06, 1998 in Book 980106, Document No. 00578, of Official Records, Clark County, Nevada.

PLANNER
COPY

WS-24-0639

01/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400130 (AR-23-400123 (UC-21-0332))-ERBR, LLC:

APPLICATION FOR REVIEW FOR USE PERMITS FIRST EXTENSION OF TIME for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.

WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.

DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone.

Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-17-702-006; 161-17-801-002

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4700 Boulder Highway
- Site Acreage: 4.6
- Project Type: Swap meet, fairground, & recreational facility
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 6,375 (existing building)/19,380 (temporary structures)
- Parking Required/Provided: 105/109

History & Request

The site consists of 2 parcels that were previously utilized as a swap meet, fairground, and recreational facility. The previous use permit for the swap meet (UC-0090-17) expired in March 2020; therefore, the applicant applied for a new use permit to continue the previously approved use except for live entertainment, which is no longer a part of the operational plan. The new use permit request was approved via UC-21-0332, with a condition of approval to review the

application as a public hearing in 2 years. Also, waivers of development standards to eliminate street landscaping along Boulder Highway and landscaping adjacent to a less intensive use were denied. Subsequently, the application for review (AR-23-400123) was approved by the Board of County Commissioners in October 2023, with a condition of approval requiring the applicant to install 15 feet of on-site landscaping along Boulder Highway and required landscaping per Figure 30.64-11 and Figure 30.64-17 as applicable by October 18, 2024. A condition to review the application in 2 years was also included on the Notice of Final Action, which is due by October 18, 2025. The applicant has completed the landscaping along Boulder Highway, and is now requesting a 1 year extension of time (to match the required application review) to complete the landscaping required adjacent to a less intensive use.

Site Plans

The approved plans depict parking for the site to be located along the northern portion of the parcel. Access to the parking lot is from a driveway located between the existing building and the plaza area. The plans depict an 82,200 square foot area allocated for temporary retail booths, located to the west of the building and plaza area. The cumulative area for all temporary retail booths consists of 19,000 square feet. The plans also depict a snack bar (100 square feet), food vending area Coco Loco (400 square feet), and a ticket booth (80 square feet). An area for a food truck, that will only be on-site during the operating hours of the swap meet, is depicted along the northwest side of the plaza. No on-premises consumption of alcohol or the sale of alcoholic beverages will occur on-site. The swap meet requires a total of 105 parking spaces and 109 parking spaces are provided for the site. The hours of operation for the swap meet are 7:00 a.m. to 2:00 p.m., Friday through Sunday, weather permitting. The rear (west) and south portions of the site are partially paved and secured with a chain-link fence. There are no buildings on this portion of the site. Access to this site is granted via 2 existing driveways along Boulder Highway.

Landscaping

There are existing trees located around the plaza (courtyard) at the southeast portion of the site. The applicant initially requested to waive required street landscaping along Boulder Highway, landscaping adjacent to a less intensive use along the rear property line, and parking lot landscaping. The Board only approved the waiver for parking lot landscaping and denied the other requests. As a result, the applicant needed to comply with the landscaping requirements of the current Title 30.

Elevations

The approved plans depict an existing building that is 2 stories, approximately 20 feet in height, and constructed of block with a pitched roof. The existing building is painted white with a red trim. The temporary structures are tents with nylon covers supported by metal posts. The ticket booth is 8 feet in height and consists of a white painted wood exterior with an asphalt shingled roof. The snack bar is 11 feet in height and consists of a green painted wood exterior with an orange painted trim and a metal roof. The food vending area (Coco Loco) is 8 feet in height and consists of metal poles with a nylon roof.

Floor Plans

The approved plans depict an existing 6,375 square foot building to be utilized for offices, retail sales, and storage. Eighty-two spaces consisting of 200 square feet each, and 8 spaces consisting of 300 square feet each are used for the temporary structures for the retail sales of the swap meet.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400123 (UC-21-0332):

Comprehensive Planning:

- 2 year review as a public hearing;
- Until October 18, 2024 to install 15 feet of on-site landscaping along Boulder Highway and required landscaping per Figure 30.64-11 and Figure 30.64-17 as applicable.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-21-0332:

Current Planning:

- 2 years to commence and review as a public hearing;
- No sale of live animals;
- Uniformed theme for the temporary structures to include aluminum metal support poles, durable, fabric membrane canopies with a consistent and neutral color.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states that since the last application (AR-23-400123), landscaping per Figure 30.64-17 has been completed along Boulder Highway. A 1 year extension of time is requested to complete the landscaping required per Figure 30.64-11.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400123 (UC-21-0332)	First application for review for a swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	October 2023
UC-21-0332	Swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	August 2021
ET-18-400079 (UC-0090-17)	First application for review for swap meet, live entertainment, fairground, recreational facility expired	Approved by BCC	March 2020
UC-0090-17	Second application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	March 2017
UC-0759-13 (ET-0002-15)	First extension of time to commence and review the swap meet, live entertainment, fairground, and recreational facility - expired	Approved by BCC	March 2015
UC-0759-13 (WC-0011-14)	Waived conditions for a drainage study, traffic study, replaced existing driveways, and NDOT approval, adding a condition that off-sites and technical studies may be required with future development - expired	Approved by BCC	January 2014
UC-0759-13	Original application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	January 2014
ZC-1087-02	Reclassified the site to C-2 zoning for vehicle sales	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Skating rink & tavern
South	Corridor Mixed-Use	CG	Recreational vehicle sales
East	Corridor Mixed-Use	CG	Recreational vehicle park
West	Corridor Mixed-Use	RM18	Multi-family residential

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made progress toward completing the landscaping requirements. However, staff is unable to verify if the installed street landscaping along Boulder Highway meets the requirements of Title 30, which include providing 1 large tree and 3 shrubs for every 30 linear feet of street frontage. Staff can understand the need for additional time to complete the landscape buffer requirement for adjacency to a less intensive use. Staff finds that a 1 year extension of time is reasonable and will match the date for the applicant to submit the required application for review, at which point staff can review both the on-site landscaping and the suitability of the site for the continuation of the previously approved 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 that a review is due on October 18, 2025 for the site and conformance with the street landscape and landscape buffer requirements per current Code will be reviewed at that 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVID ANDERSON

CONTACT: DAVID ANDERSON, BOULDER SWAP MEET, 4700 BOULDER HIGHWAY,
LAS VEGAS, NV 89121

DRAFT



Department of Comprehensive Planning Application Form

ET-24-400130

ASSESSOR PARCEL #(s): 161-17-801-002 and 161-17-702-006

PROPERTY ADDRESS/ CROSS STREETS: 4700 Boulder Hwy

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time related to landscaping required per AR-23-400123, which was a review of UC-21-0332.

PROPERTY OWNER INFORMATION

NAME: Bahram Razy - ERBR LLC

ADDRESS: _____

CITY: El Paso

STATE: TX

ZIP CODE: 79901

TELEPHONE: 915-525-0825

CELL _____

EMAIL: bhrmrazy@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: David Anderson

ADDRESS: 4700 Boulder Hwy

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

REF CONTACT ID # _____

TELEPHONE: 702-557-4888

CELL _____

EMAIL: boulderswapmeet@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as Applicant

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

See attached

Property Owner (Signature)*

Bahram Razy

Property Owner (Print)

10/17/24

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☒ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) ET-24-400130

PC MEETING DATE _____

BCC MEETING DATE 1-8-25

TAB/CAC LOCATION Paradise

ACCEPTED BY MH

DATE 10-31-24

FEES 11,400

DATE 12-10-24

Boulder Highway Swapmeet
4700 Boulder Highway
Las Vegas, Nevada 89121
Phone: (702) 898-3002

October 30, 2024

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155-1744

To the Clark County Comprehensive Planning Dept,

Because of the shift in our economy, it's been a challenge to complete the landscaping requirements and continue offering our services to the community. Like most of the small business owners in our community, we believe better days are ahead and that things are going to change with the economy soon.

Since our last Review Hearing (AR-23-400123) following our original application (UC-21-0332), we have completed the Landscaping per figure 30.64-17 alongside Boulder Hwy and we're asking for one year Extension of Time to complete landscaping per Figure 30.64-11 as requested.

Thank you for the opportunity to do business in Clark County.

Sincerely,

David Anderson
Management

01/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0637-SHOWCASE 1415, LLC & SHOWCASE COSMO, LLC

SIGN DESIGN REVIEWS for the following: 1) increase the area of an electronic sign (electronic message unit, video); 2) increase the area of wall signs; and 3) allow roof signs in conjunction with a previously approved sign package for an existing shopping center on a 0.77 acre portion of 6.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. JG/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028 ptn through 162-21-401-029

SIGN DESIGN REVIEWS:

1. Increase the sign area of an electronic sign (electronic message unit, video) to 29,773 square feet where 26,741 square feet was previously approved.
2. Increase the area of wall signs to 50,561 square feet where 47,586 square feet was previously approved.
3. Allow roof signs.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3771 Las Vegas Boulevard South
- Site Acreage: 0.77 (portion) 6.0 (site)
- Project Type: Signage update for Hard Rock Cafe
- Sign Height (feet): 70 (proposed guitar - electronic message unit, video)/33 feet, 9 inches (proposed wall signs)/3 feet, 6 inches (proposed wall sign lighting below guitar)/7 feet, 5 inches (proposed Hard Rock Cafe roof sign)
- Square Feet: 3,840 (proposed guitar below the roofline)/2,906 (total for proposed wall signs)/962 (proposed roof signs)

Site Plan

The site is an existing shopping center (Showcase Mall) located east of Las Vegas Boulevard South, approximately 1,000 feet north of Tropicana Avenue. Access to the site is provided via existing driveways along Las Vegas Boulevard South, which lead to existing parking garages. The applicant is requesting to revamp the existing Hard Rock Cafe signage along the west and south facing elevations of the shopping center building.

Sign Plan

The applicant is proposing to replace the existing guitar sign and wall signs for the Hard Rock Café. Additionally, roof signs are proposed. The sign package is proposing the following:

- W-6: electronic Message Unit, Video (Guitar) has an overall area of 3,480 square feet and faces west along the main entrance of the building.
- W-7A: is a wall sign which also features an electronic message unit, video and has an overall area of 1,350 square feet. This sign is adjacent to the new guitar sign on the west facing elevation of the building.
- W-7B: is an additional wall sign which features an electronic message unit, video and has an overall area of 1,514 square feet. This sign will be on the south facing elevation of the building adjacent to a private drive aisle.
- W-9: is an additional wall sign which features lighting along the front facing area of the existing canopy. This sign has an overall area of 42 square feet.
- R8-A and R8-B: are roof signs which feature illuminated letters. Each sign has an overall area of 460 square feet.
- R8-C: is the top portion of the proposed guitar. Since this portion of the guitar sign extends past the roof, it is considered a roof sign. This portion of the guitar has an overall area of 49 square feet.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	426	0	426	0%	5	0	5
Wall*	47,586	2,975	50,561	6%	95	4	99
Directional	35	0	35	0%	6	0	6
Projecting	1,673	0	1,673	0%	11	0	11
Hanging	34	0	34	0%	5	0	5
Roof	0	969	969	N/A	0	3	3
Overall Total	49,754	3,944	53,698	N/A	122	7	129
*Animated LED	26,741	2,992	29,733	11%	47	3	50

Applicant's Justification

The proposed waivers and increased signage requests are appropriate for the site and will not create any negative impact to the area. The development Code allows for the alternative sign standards

within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Las Vegas Boulevard South is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

*There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South & West	Entertainment Mixed-Use	CR & CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR & CR (AE-60)	Park MGM & New York New York Resort Hotels

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

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Staff finds the proposed electronic message unit (video), the proposed wall signs, and roof signs are complementary to the previously approved comprehensive sign plan for the shopping center. In addition, previously approved signs within this shopping center are harmonious with existing

signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Therefore, staff recommends approval.

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

- 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.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL LEBLUE

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

DRAFT

SDR-24-0637



Department of Comprehensive Planning Application Form

 ASSESSOR PARCEL #(s): 162-21-401-028

 PROPERTY ADDRESS/ CROSS STREETS: 3771 S. LAs Vegas Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

To amend the comprehensive sign package to increase allowable animated signage for the Hard Rock Cafe.

PROPERTY OWNER INFORMATION

 NAME: Showcase 1415 LLC

 ADDRESS: 1400 Broadway

 CITY: New York

 STATE: NY

 ZIP CODE: 10018

 TELEPHONE: 212-944-1330

CELL: _____

 EMAIL: jack@gindicapital.com SAME

APPLICANT INFORMATION (must match online record)

 NAME: Showcase 1415 LLC

 ADDRESS: 1400 Broadway

 CITY: New York

 STATE: NY

 ZIP CODE: 10018

REF CONTACT ID # _____

 TELEPHONE: 212-944-1330

CELL: _____

 EMAIL: jack@gindicapital.com

CORRESPONDENT INFORMATION (must match online record)

 NAME: Kaempfer Crowell

 ADDRESS: 1980 Festival Plaza Drive, Suite 650

 CITY: Las Vegas

 STATE: NV

 ZIP CODE: 650

REF CONTACT ID # _____

 TELEPHONE: 702-792-7000

CELL: _____

 EMAIL: EOlson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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.

Property Owner (Signature)*

Jack Brala
 Property Owner (Print)

9/16/24
 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 checked="" type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

 APPLICATION # (s) SDR-24-0637

PC MEETING DATE _____

 BCC MEETING DATE 1-9-25

 TAB/CAC LOCATION Paradise

 ACCEPTED BY MH

 DATE 11-5-24

 FEES 151,000

 DATE 12-10-24

SDR-24-0637

14



Custom Electric Signs

October 8, 2024

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Sign Design Review
Showcase 1415 LLC – Comprehensive Sign Plan Amendment
3771 S. Las Vegas Blvd, NV 89115
APN: 162-21-401-028 (Subject site), 162-21-401-029, 162-21-301-014, 162-21-401-005,
162-21-401-007, 162-21-401-023.

On behalf of Showcase 1415 LLC, YESCO is submitting an application for a sign design review to modify the existing master sign plan per the latest application WS-23-0372, for the following changes

- Allow for 29,773 of animated signage where 26,741 square feet was previously approved
- Allow for 50,561 square feet of wall signage where 47,586 square feet was previously approved
- Allow for 969 square feet of roof signage where 0 square feet was previously approved.
- Increase the number of roof signs by 3 from 0 to 3.

The physical properties the signs will be as follows

Wall Sign (W-6): One (1) 45'-6" wide x 70'-0" tall guitar shaped LED display (animated) with the sides of the guitar having 6'-8" wide x 58'-0" tall LED displays (animated) and illuminated guitar strings on the West elevation replacing the existing guitar shaped sign, W-1. This sign will be a total of 3,889 square feet and is labeled as W-6 on the provided drawings.

Wall Sign (W-7A): One (1) 60'-0" wide x 33'-9" tall LED display (animated) wall sign on the West elevation replacing the existing two wall signs W-2 & W-3A. This sign will be a total of 1,350 square feet and is labeled W-7A on the provided drawings.

Wall Sign (W-7B): One (1) 60'-6" wide x 33'-9" tall LED display (animated) wall sign on the South elevation replacing the existing two wall signs W-4 & W-3B. This sign will be a total of 1,514 square feet and is labeled W-7B on the provided drawings.

Wall Sign (W-9): Two rows of 42 linear feet of steady burn faux neon and is labeled W-9 on the provided drawings.

Roof Signs (R-8A, R-8B, & R-8C): Two (2) 5'-11" to 7'-5" tall x 54'-0" long with faux neon reading "Hard Rock Café" located on the South & West elevations replacing the existing Hard Rock Café signage. One (1) 9'-9" tall X 5'-0" long set of illuminated guitar strings that extend above the roof on the West elevation with a square foot total of 49 square feet. Each "Hard

YESCO Las Vegas

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702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

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SDR-24-0637



Custom Electric Signs

Rock Café" sign will be 459 square feet for a total of 969 square feet of roof signage for all three. These signs are labeled as R-8A, R-8B, & R-8C on the provided drawings.

The property is located on the East side of Las Vegas Blvd approximately 950 feet North of Tropicana within the Showcase Mall. The proposed waivers and increased signage requests are appropriate for the site and will not create any negative impact to the area. The development code allows for the alternative sign standards within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard and within the Resort Corridor. The site is located on the Las Vegas Strip and is therefore compatible with the surrounding uses. Las Vegas Boulevard is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

We appreciate your consideration of this request. Please contact me should you require any additional information

Respectfully,

A handwritten signature in black ink, appearing to read 'Richard Purvis'.

Richard Purvis
Account Executive
rpurvis@yesco.com

YESCO Las Vegas

702-876-8080 » Phone
702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

14

SDR-24-0637

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0646-IMI MIRACLE HARMON, LLC

SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood); 2) increase the area of the existing wall signs; and 3) increase the area of an electronic sign (electronic message unit, video) in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood) on an 8.46 acre portion of 41.30 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-210-003 through 162-21-210-005; 162-21-210-007; 162-21-210-009; 162-21-210-010; 162-21-210-012; 162-21-213-001

SIGN DESIGN REVIEWS:

1. Modification to an approved comprehensive sign plan in conjunction with an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops/Elara/Planet Hollywood).
2. Increase the total area of wall signs to 139,162 square feet where 139,087 square feet was previously approved.
3. Increase the area of an electronic sign (electronic message unit, video) to 193 square feet where 118 square feet was previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE- ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3663 Las Vegas Boulevard South
- Site Acreage: 8.46 (portion)/41.30 (total)
- Project Type: Wall sign (electronic message unit & video)
- Square Feet: 193 (total)/75 (increase)

Site Plan & Request

This is a request for modifications to a previously approved comprehensive sign plan for an existing shopping center, resort condominium, and resort hotel (Miracle Mile Shops, Elara, and

Planet Hollywood) located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue. The comprehensive sign plan was last updated in September 2023 through WS-23-0475 in which 3 wall signs were removed and replaced with smaller wall signs, and a revolving sign was added. The applicant is proposing to replace an existing electronic wall sign that is associated with the Miracle Mile Shops.

Sign Plan

The plan depicts an existing 118 square foot wall sign which is an video electronic message unit. The plan proposes to remove the existing sign and replace it with a 193 square foot wall sign which is a video electronic message unit. The sign will occupy the same location on the building façade as the current sign and will face south toward Harmon Avenue.

Proposed EMU modifications:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Message Unit (video)	118	75	193	1	1	1
Overall Sign Area	118	75	193	1	1	1

Summary of the existing and proposed signage:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
*Freestanding	14,020	0	14,020	5	0	5
*Wall	139,087	75	139,162	156	1	156
*Roof	1,834	0	1,834	8	0	8
*Projecting	1,719	0	1,719	9	0	9
Hanging	27	0	27	2	0	2
Directional	610	0	610	8	0	8
Revolving	128	0	128	1	0	1
Overall Total	157,425	75	157,500	189	1	189

*The freestanding, wall, roof, and projecting signs also contain animation.

The details for EMU signs are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Message Unit	99,494	75	99,569	45	1	45

Applicant's Justification

The applicant indicates the purpose of the request is to replace an existing electronic message unit which is outdated and can no longer display clean images. The new electronic message unit will allow the tenant to promote and advertise to the public to improve the visibility of their business

and to increase the chance of success. The applicant further states the proposed sign is compatible with other signs in the area.

Prior Land Use Requests*

Application Number	Request	Action	Date
WS-23-0475	Reduced setbacks, modifications to restaurant with outside dining and drinking, façade remodeled to a portion of a resort hotel (Planet Hollywood), and modifications to the comprehensive sign package	Approved by BCC	September 2023
DR-23-0336	Modifications to the comprehensive sign package to increase the animated sign area	Approved by BCC	August 2023
DR-20-0303	Modifications to the comprehensive sign package to increase wall sign area	Approved by BCC	August 2020
UC-19-0641	Facade remodeled to a portion of an existing shopping center (Miracle Mile Shops) and modifications to an approved comprehensive sign package	Approved by BCC	October 2019
DR-19-0296	Outside drinking area (Daiquiri Bar) and amended the comprehensive sign package	Approved by BCC	June 2019
UC-0544-17	Façade remodeled for a proposed restaurant with outside dining/drinking area and amended the approved comprehensive sign plan within an existing shopping center (Miracle Mile Shops)	Approved by BCC	August 2017
UC-0209-16	Exterior façade remodeled and addition for outside dining	Approved by BCC	May 2016
UC-0149-16	Façade remodeled with outside dining	Approved by BCC	April 2016
DR-0540-15	Exterior modification of an entrance façade and outside dining with a bar	Approved by BCC	October 2015
UC-0185-15	Façade modifications and demolition with site modifications (sidewalks, gates, driveways) for outside dining	Approved by BCC	May 2015
UC-0985-14	Modified the comprehensive sign package to allow roof signs and increased wall, roof, and animated sign area with façade modifications	Approved by BCC	February 2015
UC-0978-14	Façade demolition and modification to Miracle Mile Shops	Approved by BCC	February 2015
DR-0016-13	Modified the comprehensive sign package to increase wall, animated, freestanding, and directional sign area	Approved by BCC	March 2013
DR-0402-10	Comprehensive sign package for the Planet Hollywood Resort Hotel site	Approved by BCC	October 2010
UC-0340-10	Signage for PBR Rock Bar restaurant	Approved by BCC	September 2010

Prior Land Use Requests*

Application Number	Request	Action	Date
UC-1588-05	Resort condo high-rise building	Approved by BCC	December 2005

*Numerous land use applications have been submitted for this site. The most relevant and recent are listed above.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Paris Resort Hotel
South	Entertainment Mixed-Use	CR & RM50	Parking, Grand Chateau, & Carriage House
East	Entertainment Mixed-Use	CR	Parking
West	Entertainment Mixed-Use	CR	Bellagio Resort Hotel & Cosmopolitan Resort Hotel

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**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed wall sign and the use of a video electronic message unit is consistent in style, design, and scale with the previously approved resort hotel, resort condominium, and shopping center and other resort hotels within the immediate area along Las Vegas Boulevard South. Staff finds the modifications to the proposed wall sign and previously approved comprehensive sign plan should not have an adverse or negative impact on the surrounding land use or properties; therefore, recommends approval.

Staff Recommendation

Approval.

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: MICHAEL LEBLUE

CONTACT: MICHAEL LEBLUE, 5119 CAMERON STREET, LAS VEGAS, NV 89113



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-210-009, 162-21-210-010, 162-21-210-007 and 162-21-210-012

PROPERTY ADDRESS/ CROSS STREETS: 3663 S LAS VEGAS BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

To amend the comprehensive sign package to replace an existing 118 sq ft LED display with (1) new 193 sq ft LED display.

PROPERTY OWNER INFORMATION

NAME: I M I MIRACLE MALL L L C

ADDRESS: 5750 OLD ORCHARD RD #400

CITY: SKOKIE

STATE: IL

ZIP CODE: 60077

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: I M I MIRACLE MALL L L C

ADDRESS: 5750 OLD ORCHARD RD #400

CITY: SKOKIE

STATE: IL

ZIP CODE: 60077

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Michael LeBlue

ADDRESS: 5119 S. Cameron Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168828

TELEPHONE: 702-876-8080

CELL 702-348-7414

EMAIL: mleblue@yesco.com

*Correspondent will receive all communication on submitted application(s).

(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.

Barry O'Connor
Property Owner (Signature)*

Barry O'Connor
Property Owner (Print)

10/28/2024
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

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☐ VS

☐ ZC

☐ AG

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☐ TM

☐ WC

OTHER _____

APPLICATION # (s) SDR-24-0646

ACCEPTED BY RR

PC MEETING DATE —

DATE 11-13-24

BCC MEETING DATE 1-8-25

FEES \$1000.00

TAB/CAC LOCATION PARADISE

DATE 12-10-24



Custom Electric Signs

November 4, 2024

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Sign Design Review
Hot N Juicy Crawfish – LED Static Display
3663 S. Las Vegas Blvd., Las Vegas, NV 89109
APN: 162-21-210-009, 162-21-210-007, 162-21-210-010 and 162-21-210-012

On behalf of I M I Miracle Mile LLC YESCO is submitting an application for a sign design review to amend the Comprehensive sign package to increase the previous approved square footage for animated signage of 99,494 square feet to 99,569 square feet and to increase the previously approved wall sign square feet total from 139,087 square feet to 139,162 square feet. That is an increase of 75 square feet. The property is located at 3663 S. Las Vegas Blvd.

There is an existing 118 square foot LED message unit that will be replaced with a new 193 square foot LED message unit. The zoning classification for the property is CR. The LED display is allowed in conjunction with freestanding or wall signs. The existing sign is outdated and can no longer display clean images. The new LED display will allow the tenant to promote and advertise to the public to improve the visibility of their business and to increase the chance of success.

The property is located on Harmon Avenue and Las Vegas Blvd. The proposed increase in animation request is appropriate for the site. The development code allows for the alternative sign standards within the Resort Corridor. The proposed sign is compatible to other signs in the area.

We appreciate your consideration of this request. Please contact me at 702-348-7414 should you require any additional information.

Respectfully,

Michael LeBlue
Account Executive
mleblue@yesco.com

YESCO Las Vegas

702-876-8080 » Phone
702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

PLANNER COPY

yesco.com

SDR-24-0646

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0801-RK VEGAS CIRCLE, LLC:

AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; and 10) allow non-standard improvements within the right-of-way (no longer needed).

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-17-610-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 648 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 548% increase) **(no longer needed)**.
2. Permit encroachment into airspace **(no longer needed)**.
3.
 - a. Reduce the front setback along Vegas Plaza Drive to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) **(no longer needed)**.
 - b. Reduce the side street (corner) setback along Black Canyon Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) **(no longer needed)**.

- c. Reduce the side street (corner) setback along Pershing Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) **(no longer needed)**.
- d. Reduce the setback from the right-of-way (Vegas Plaza Drive) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
- e. Reduce the setback from the right-of-way (Black Canyon Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
- f. Reduce the setback from the right-of-way (Pershing Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
- 4. Reduce parking to 531 parking spaces where 854 parking spaces are required per Section 30.60.035 and Table 30.60-3 (a 37.9% reduction) **(no longer needed)**.
- 5. Reduce the number of loading space to 3 spaces where **36 spaces (previously notified as 8 spaces)** are required per **Section 30.04.041 and Table 30.04-7** (a 91.7% reduction).
- 6. Allow alternative street landscaping, including an attached sidewalk, along Vegas Plaza Drive, Black Canyon Avenue, and Pershing Avenue where landscaping and detached sidewalks are required per Figure 30.64-17 **(no longer needed)**.
- 7. Reduce EV capable parking to 125 parking spaces where 153 EV capable parking spaces are required per Section 30.04.04 and Table 30.04-5 (an 18.3% reduction).
- 8.
 - a. Reduce the approach distance to the intersection of Black Canyon Avenue and Vegas Plaza Drive to **109 feet (previously notified as zero feet)** where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 27.4% reduction).
 - b. Reduce the departure distance from the intersection of Vegas Plaza Drive and Pershing Avenue to zero feet where a minimum of 190 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 100% reduction).
- 9.
 - a. Reduce throat depth to 51 feet for the loading area on Black Canyon Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Chapter 30.52 (a 66% reduction) **(no longer needed)**.
 - b. Reduce throat depth to **9 feet (previously notified as 103 feet)** for the driveway on Black Canyon Avenue where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 94% reduction).
 - c. Reduce throat depth to **8 feet (previously notified as 20 feet)** for the easternmost driveway on Pershing Avenue where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 94.7% reduction).
 - d. **Reduce throat depth to 59 feet for the westernmost driveway on Pershing Avenue where a minimum of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 60.7% reduction).**
 - e. Reduce the ingress back of curb radius to **15 feet (previously notified as 18 feet)** for the south side of the western drive aisle where a minimum radius of 25 feet is

- required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 40% reduction).
- f. Reduce the ingress back of curb radius to 15 feet for the west side of the eastern drive aisle where a minimum radius of 25 feet is required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 40% reduction).
 - g. Reduce the width for a 2 way driveway to 24 feet where a minimum width of 32 feet is required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 25% reduction).
10. Allow non-standard improvements (landscaping) within the right-of-way where not permitted per Chapter 30.52 (**no longer needed**).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Vegas Plaza Drive
- Site Acreage: 0.6
- Project Type: Hotel and place of worship
- Number of Stories: 46
- Number of Rooms: 486
- Building Height (feet): 648
- Square Feet: **906,534**
- Parking Required/Provided: **610/530**
- Sustainability Points Required/Provided: **7/9**

Site Plans

The proposed hotel has been redesigned utilizing the requirements set forth within the Development Code that became effective in January 2024. The revised plans depict a proposed 46 story hotel consisting of 486 rooms with an overall area measuring **906,534** square feet where **955,831 square feet was previously depicted**. The hotel will also contain a place of worship (synagogue), located on levels **47 and 48**, with a **shopping center** consisting of on-premises consumption of alcohol, alcohol sales, restaurants with outside dining and drinking, day spa, banquet facility, and retail sales and service. The hotel is located at the northwest corner of Pershing Avenue and Vegas Plaza Drive, immediately north of the Mirage Resort Hotel and west of the Treasure Island Hotel. The hotel is set back **10 feet** from Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. A one-way only exit (north/south), measuring 18 feet in width, is located at the northwest corner of the site, adjacent to Black Canyon Avenue requiring a waiver of development standards to reduce the throat depth to **59 feet**. The hotel porte-cochere with drop-off/valet service is situated on the **southeast** side of the hotel with a 1-way only entrance (north/south), measuring a minimum of 24 feet in width, located adjacent to Pershing Avenue. Vehicles exit the valet service area from the 1-way drive aisle onto Black Canyon Avenue. Waivers of development standards are requested to reduce the approach and departure distances to the intersection of Black Canyon Avenue and Vegas Plaza Drive, and from the intersection of Vegas Plaza Drive and Pershing Avenue, respectively. Additional waivers are

requested to reduce the width and ingress radii for the commercial driveways. The hotel is designed with 5 levels of subterranean parking and 7 above ground levels designated for parking. The mix of commercial and institutional uses within the hotel require 610 parking spaces where 530 parking spaces are provided. **Per the Development Code, a parking demand study may be submitted demonstrating the need for a lower quantity of parking than required by Table 30.04-2.** The applicant has submitted a parking demand study prepared by a traffic engineer estimating the parking demand for the proposed uses based on the recommendations of the Institute of Traffic Engineers (ITE). Parking may not be reduced by more than 20 percent, and the required number of parking spaces for the proposed use is reduced by 80 spaces, or 13.2 percent. The proposed development requires 19 EV installed and 153 EV capable parking spaces where 21 EV installed and 125 EV capable spaces are provided. A waiver of development standards is required to reduce the required number of EV capable parking spaces. **Thirty-six** loading spaces are required for the development where 3 loading spaces are provided, necessitating a waiver of development standards. The loading spaces are located on west side of the hotel, accessed from the western 1-way vehicle drive aisle. **Detached sidewalks measuring 5 feet in width** are located along the perimeter of the hotel, adjacent to Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue.

Landscaping

The plans depict an alternative street landscape area measuring 15 feet in width, including a 5 foot wide detached sidewalk, along Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. Raised planter boxes, measuring 3 feet in height, are located behind the detached sidewalks adjacent to the 3 public streets. A combination of medium and small trees are provided within the planter boxes within the 5 foot wide landscape strip behind the detached sidewalk. Shrubs and groundcover not exceeding 2 feet in height will be planted between the back of curb and landscape strip adjacent to the streets due to the height limitations within the sight zones.

Elevations

The plans depict a proposed hotel with a place of worship measuring up to 648 feet in height to the top of the roof and screened mechanical areas. The exterior building materials consist of concrete columns, iron/steel columns, blue tinted glass, limestone, and decorative metal screens. The structure will be clad with aluminum panels and limestone and a diagrid non-reflective window system. A metal porte-cochere will cover the drop-off area along the frontage. The first grade level, lobby, and the check-in level from levels 11 through 14 show a metal screen enclosed area with metal beams and columns with architectural detailing that is different from the other portions of the tower.

Floor Plans

The plans depict variety of hotel room sizes measuring between 527 square feet and 1,625 square feet located between levels 16 through 42. Levels 47 through 48 feature the place of worship, with a cumulative area measuring 28,754 square feet. The place of worship consists of a synagogue, interstitial space, a mikveh, kitchen, and supporting offices. Below is a table reflecting the gross floor area for each level of the building:

Building Gross Area (square feet)		
Level	Use	Square Feet
B5 to B1	Lower parking	107,260
Building Gross Area (square feet)		
Level	Use	Square Feet
Level 1	Back of house	22,398
Level 2	Back of house	17,810
Levels 3 to 11	Back of house	160,290
Level 12	Back of house	17,810
Level 13*	Shopping center	17,810
Level 14	Lobby	14,234
Level 15	Shopping Center	13,836
Levels 16 through 42	Hotel	449,280
Level 43	Back of house	15,269
Level 44	Shopping center	15,269
Level 45	Shopping center	15,269
Level 46	Shopping center	14,378
Level 47	Place of worship (synagogue)	14,378
Level 48	Place of worship (synagogue)	11,243
Total		906,534

*An outdoor swimming pool measuring 900 square feet in area is located on Level 13 of the hotel.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed uses, including the place of worship, are appropriate within the proposed hotel and are appropriate for the area which is in close proximity to the Resort Corridor. These requests and the proposed hotel are actually less intense than the surrounding resort hotels adjacent to this project. The parcel is 0.6 acres, therefore, any building on the site will have a small footprint. The proposed height of the tower will allow a viable project in the area. Additionally, the proposed height is similar to the height of the resort hotels in the area on large acres of land including Treasure Island, the Mirage, and the recently approved tower in conjunction with the Mirage Resort.

This project is embedded in the middle of the existing hotels, and even with the proposed height, will be appropriate for the area and compatible with existing uses in the area. The site is half an acre in size and is adjacent to 3 rights-of-way and a private drive which is an inherent constraint of the site. **A minimum 15 foot wide landscape with detached sidewalks are depicted along all three (3) street frontages); Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. Due to the size of the lot the first 5 foot wide landscaping areas along all the street frontages are located within the sight visibility zone and therefore, only ground cover is provided in that area. An alternative landscape design is proposed due to the size of the lot as well as lot depth and width. Optimum landscaping is provided along Pershing Avenue, Black Canyon Avenue, and Vegas Plaza Drive. The landscaping provided in the second 5**

foot wide area complies as close to Code as possible, therefore, a request for an alternative standard is necessary.

Although the banquet facility does not have direct access on an arterial or collected the hotel is located in close proximity to Spring Mountain Road to the north Sammy Davis Junior Drive to the west and Las Vegas Boulevard South to the east which all provide access to site via either shared private access drives/streets with the adjacent Resorts or directly from Vegas Plaza Drive via Sammy Davis Junior Drive and other public streets immediately adjacent to the site. The location is appropriate to serve this niche hotel and use.

Due to the lot size, size of the building, and uses proposed, 3 loading areas are adequate for the use and site. The loading areas are located in the most accessible area of the site for loading and unloading. The reduced number of loading zones will not impact the proposed hotel and uses. The loading zones are located on the east side of the property on a single drive aisle for seamless maneuvering through the site. The approach to the hotel is immediately to the valet area and the garage. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 125 feet. The design allows for no stacking or stalling and allows easy access in and out of the proposed development. The off-site circulation in the area exists based on the development on the site with the adjacent existing developments which makes for an easier integration of the proposed development into the area without changing the circulation patterns. The departure from the hotel is immediately to Black Canyon Avenue or Perishing Avenue. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 190 feet. The design allows for no stacking or stalling in the design and allows easy access in and out of the proposed development. The site circulation proposed exists and is established with the adjacent existing developments which makes for an easier integration of the proposed development.

The reductions in the throat depths for the entries into the garage and the valet drop-off lane will not impact the streets adjacent to the proposed development. The depth of the lot is 150 feet; therefore, the standard throat depths cannot be met based on the design for the project. The streets and areas surrounding the site have limited traffic, circulation, and traffic patterns with the existing developments in the area and on the site, therefore, the proposed project will not impact the area because the patterns will remain the same. The mitigating factor for this request is that this is a specialized hotel that will not have large volumes of traffic entering or exiting the site at the same time. The design allows for vehicular traffic to circulate on 1-way only driveways within the garage efficiently when guests access the garage to park. As designed with a valet drop-off as the main access to the hotel, most guests are likely to use the valet area for drop-offs and pick-ups.

Based on the size of the lot the reduced driveway width is necessary to accommodate the design of the project. The lot is not only small but is also shallow; therefore, impossible to comply with typical off-site standards. Additionally, the site is surrounded on 3 sides by public streets, which is not a typical situation for most projects. Attempting to comply with all off-site standards will reduce the developable area of the lot. Additionally, because of the specialized nature of the

project, which serves a niche, most guests will use the valet drop-off once they arrive at the hotel and are not likely to use their cars during most of their stay on the property. The entries will be used mostly by valet who know will know how to navigate the driveway entries.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1170-04 (ET-0217-06)	First extension of time to commence a 9 story, 100 foot high, 148 room hotel/timeshare	Denied by BCC	September 2006
DR-1170-04	9 story, 100 foot high, 148 room hotel/timeshare - expired	Approved by BCC	August 2004
UC-0305-03	Off-premises advertising sign with waivers to increase sign height and area	Denied by BCC	April 2003
DR-1295-97 (ET-0289-99)	Second extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel	Denied by BCC	September 1999
DR-1295-97 (ET-0228-98)	First extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1998
DR-1295-97	9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Outside storage/employee break area
South	Entertainment Mixed-Use	CR	Mirage resort hotel
East	Entertainment Mixed-Use	CR	Treasure Island parking garage
West	Entertainment Mixed-Use	CR	Mirage/Treasure Island employee parking garage

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 Permits

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.

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a place of worship can be consistent and compatible with neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in non-residential areas with little to no impact on surrounding land uses and properties. Staff does not object to the proposed use and can therefore support the request.

Use Permit #8

The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. The purpose of the H-1 zoning district is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Retail uses, restaurants with outside dining and drinking, on-premises consumption of alcohol, and convention facilities are common amenities associated with both gaming and non-gaming hotels located within the Resort Corridor. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. **Therefore, staff recommends approval of this request.**

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

No longer needed.

Waiver of Development Standards #3

No longer needed.

Waiver of Development Standards #4

No longer needed.

Waiver of Development Standards #5

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Three loading spaces are located on west side of the hotel, between the 1-way drive aisle and the refuse/loading dock area. The proposed number of loading spaces should adequately serve the hotel and the associated commercial uses. **Therefore, staff recommends approval of this request.**

Waiver of Development Standards #6

No longer needed.

Waiver of Development Standards #7

Staff finds the reduction to the required number of EV capable parking spaces should have minimal to no impact on the proposed development. The proposed number of EV capable parking spaces should adequately serve the future demand for any additional EV installed spaces necessary to serve the development. Therefore, staff recommends approval.

Design Reviews #1 through #7

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 others 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.

Although the proposed development is not a resort hotel since there is not any gaming, it is similar to a resort hotel regarding the numerous amenities. The proposed design of the hotel consists of contemporary architecture that is aesthetically pleasing and architecturally diverse, which is appropriate for the immediate area. Policy 6.2.1 of the Master Plan aims to ensure the design and intensity of new development is compatible with the surrounding area and uses in terms of height, scale, and the overall mix of uses. The proposed height of the hotel is similar to, and consistent with, other resort hotel requests that have been approved within the immediate area. The alternative landscape design includes multiple raised planters to provide additional landscaping that will enhance the street frontages along sides of the site. The design is appropriate based on the area, the adjacent development, and the size of the lot. Staff finds the project is appropriate for the area and is compatible with the surrounding land uses; therefore, recommends approval.

Public Works - Development Review

Waivers of Development Standards #8 & #9

Staff needs the technical studies to further address the circulation concerns that may be caused by the reduction in throat depth, back of curb radii, driveway width, approach and departure distances. However, since Planning is recommending denial of the waivers, staff cannot support this waiver.

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 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

Staff Recommendation

Approval of the use permits #1 and #8, waivers of development standards #5 and #7, and design reviews #1 through #3, #6 and #7; denial of waivers of development standards #8 and #9

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:

- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Install "No parking" signs on all public streets adjacent to the site.
- 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 30.48 Part B 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- 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 #0436-2023 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: January 17, 2024 – HELD – To 04/03/24 – per the applicant.

COUNTY COMMISSION ACTION: April 3, 2024 – HELD – To 06/05/24 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – No Date – per the applicant.

APPLICANT: RAY KOROGHLI

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0631-NA MINGXING:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.38 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Hacienda Avenue and the east side of Topaz Street within Paradise. JG/rg/kh (For possible action)

RELATED INFORMATION:

APN:

162-25-301-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Topaz Street and Hacienda Avenue where a 6 foot wide landscape area consisting of 1 large tree every 30 feet is required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Topaz Street and Hacienda Avenue where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5328 Topaz Street
- Site Acreage: 1.38
- Project Type: Single-family residential subdivision
- Number of Lots: 2
- Density (du/ac): 1.45
- Minimum/Maximum Lot Size (square feet): 23,440/36,631(gross)/22,005/34,815 (net)

Site Plans

The plans depict a proposed single-family residential subdivision consisting of 2 lots. An existing home, which will remain, is located on the site and will be on Parcel 1 of the subdivision map. The eastern portion of the parcel will become Parcel 2. Parcel 1 will be 36,631 gross square feet and 34,815 net square feet, with the existing 160 feet of frontage on Topaz Street and 185 feet of frontage on Hacienda Avenue. Parcel 2 will be 23,440 gross square feet and 22,005 net

square feet, with 95 feet of frontage on Hacienda Avenue. The applicant is not proposing any development at this time for Parcel 2.

Landscaping

The applicant is requesting to eliminate street landscaping along both street frontages.

Applicant's Justification

The applicant states that the entire street is rural and that no sidewalks currently exist in the area and the residents desire that it remain that way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

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

Staff finds that the surrounding area consists of single-family residential properties with non-urban streets. However, as a collector street, there is a potential that Hacienda Avenue will be fully improved in the future. As such, it is important that street landscaping is installed to combat the urban heat island. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

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

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:

- 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; portions of the block wall on Parcel 2 may need to be removed to comply with sight visibility zones; a circular driveway or on-site turnaround must be provided with new development on Parcel 2; 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

- Comply with approved drainage study PW24-11595;
- Right-of-way dedication to include 10 feet for Hacienda Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #9960-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LR NELSON CONSULTING ENGINEERS

CONTACT: LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-25-301-019

PROPERTY ADDRESS/ CROSS STREETS: 5328 Topaz Street

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving and street landscaping)

PROPERTY OWNER INFORMATION

NAME: Mingxing NA

ADDRESS: 5328 Topaz Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____

CELL: _____

EMAIL: namingxing413@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-798-7978

CELL: 702-682-7933

EMAIL: aimee.english@lneng.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LR Nelson Consulting Engineers

Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-798-7978

CELL: 702-682-7933

EMAIL: aimee.english@lneng.com

*Correspondent will receive all communication on submitted application(s).

(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.

Property Owner (Signature)*

Mingxing NA
Property Owner (Print)

9/18/2024
Date



WS-24-0631

RG

11/8/25

10/31/24
\$ 800

Paradise

11/26/24

PLANNER
COPY

L.R. NELSON CONSULTING ENGINEERS

2896-001-231

September 23, 2024

KENT A. BARBER, P.E., S.E.
President

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Waiver of Development Standards Justification Letter for
5328 Topaz Street APR24-100772
APN# 162-25-301-019**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Waiver to Development Standards request for the above-mentioned parcel number, which is located at 5328 Topaz Road.

We are requesting a Waiver of Development Standards to "not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving and street landscaping)". This waiver is necessary because the entire street is rural, and no sidewalks currently exist in the area. Since the area is planned to remain rural the need for detached sidewalks is not necessary as the residents would like the area to remain as such.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lmengineers@lmslc.com

The intent is to parcel the site into 2 separate parcels and develop 1 single family residence in the future. The other parcel currently has a single-family custom home on it and currently the existing owner resides in it. We are currently processing a Parcel Map (MSM-23-600060) with the Clark County Mapping team.

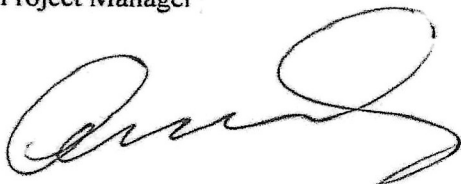
We feel that this development and the proposed Waiver of Development Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Waiver of Development Standard. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English
Project Manager



PLANNER
COPY

WS-24-0631

17

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0682-CMR REALTY, LLC:

ZONE CHANGES for the following: 1) reclassify 7.1 acres from a CG (Commercial General) Zone to a CR (Commercial Resort) Zone; and 2) reclassify 2.31 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone.

Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise (description on file). JJ/r (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010; 162-17-201-012 through 162-17-201-014

LAND USE PLAN:

WINCHESTER/PARADISE ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3631 Procyon Street & 3588 & 3640 Valley View Boulevard
- Site Acreage: 9.41
- Existing Land Use: Industrial buildings, outside storage, off-premises signs, & undeveloped

Applicant's Justification

The applicant requests a zone change from Industrial Light (IL) to Commercial Resort (CR) to allow for a mixed-use residential development. The applicant states that Commercial Resort CR is a compatible zoning designation under the existing Master Plan Designation of Entertainment Mixed-Use (EM) and appropriate given its location near Spring Mountain Road. The applicant further states that CR will serve the dire need for housing in Clark County as well as provide additional commercial options for those visiting and residing in the area. The applicant states that to the west is a multi-family development zoned RM32 and to the east is an approved but undeveloped resort hotel. Therefore, the proposed mixed-use project is compatible with the surrounding multi-family, commercial, and hotel uses.

Prior Land Use Requests for APNs 162-17-201-003 through 162-17-201-010

Application Number	Request	Action	Date
WS-24-0102	Waivers and design review for a shopping center	Approved by BCC	May 2024
VS-24-0101	Vacated and abandoned easements	Approved by BCC	May 2024
ZC-24-0100	Reclassified a 7.1 acre portion of the project site from IL and CR to CG zoning	Approved by BCC	May 2024
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 C-2 to H-1 zoning for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increased 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 C-2 and M-1 zoning to C-2 zoning 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 APN 162-17-201-009

Prior Land Use Requests for APNs 162-17-201-012 through 162-17-201-014

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

Prior Land Use Requests for APNs 162-17-201-012 through 162-17-201-014

Application Number	Request	Action	Date
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
ZC-0043-07***	Reclassified a 1.2 acre portion of the project to H-1 zoning for future tourist development	Approved by BCC	March 2007
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

*These applications include only 162-17-201-012 and 162-17-201-014.

** Includes only 162-17-201-012 and 162-17-201-013.

***Includes only 162-17-201-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & SG	Cannabis cultivation & production facility & commercial center
South	Entertainment Mixed-Use	IL & CG	Industrial & commercial buildings with outside storage & undeveloped
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	IL & RM32	Office/warehouse & shopping center complex, multi-family development, & restaurants

Related Applications

Application Number	Request
UC-24-0683	A use permit, waivers, and design review for a mixed-use project on 10.54 acres is a companion item on this agenda.
VS-24-0681	A request to vacate and abandon patent easements and right-of-way 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

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The overall development site is 10.54 acres of which 9.41 acres is subject to the rezoning request to CR. One parcel, APN 162-17-201-011, is currently zoned CR. 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. Supporting land uses include high density residential. The Commercial Resort zoning district is established to accommodate the development of gaming enterprises, tourist and commercial activity, and mixed-use development, and to prevent uses incompatible with gaming enterprises and resort development. The area has been slowly transitioning away from industrial uses to a mix of commercial and multi-family development in the last several years. Nearby multi-family uses include the Lotus Apartments located at the northwest corner of Procyon Street and Spring Mountain Road, and a 226 unit multi-family development under construction at the southwest corner of Desert Inn Road and Polaris Avenue. Staff finds the requested CR zoning will support existing and future commercial development such as the area east of the site across Procyon Street approved under ZC-23-0868. 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 Resort, is compatible with the surrounding area. For these reasons, staff finds the request for the CR 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FORE PROPERTY, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0681-CMR REALTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Spring Mountain Road and Twain Avenue; a portion of a right-of-way being Valley View Boulevard located between Spring Mountain Road and Twain Avenue; and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue within Paradise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-014

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 and located on north, south, and east sides of APNs 162-17-201-011 and 162-17-201-014, the north and west sides of APN 162-17-201-012, and the north, south, and west sides of APN 162-17-201-014. An 8 foot wide government patent easement located along the east property line of APN 162-17-201-013 along Procyon Street, will also be vacated. The patent easements are no longer required for roadway and utility purposes. The plans also depict portions of right-of-way being vacated along the east side of Valley View Boulevard and the west side of Procyon Street. The rights-of-way are both shown as being 5 feet wide. The length of the right-of-way being abandoned along Valley View Boulevard is approximately 681 feet and the length being abandoned along Procyon Street is approximately 843 feet. The proposed vacations are for the construction of a detached sidewalk in conjunction with a proposed mixed-use development.

Prior Land Use Requests for APNs 162-17-201-003 through 162-17-201-011

Application Number	Request	Action	Date
WS-24-0102	Waivers and design review for a shopping center	Approved by BCC	May 2024
VS-24-0101	Vacated and abandoned easements of interest	Approved by BCC	May 2024
ZC-24-0100	Reclassified a 7.1 acre portion of the project site from IL and CR to CG zoning	Approved by BCC	May 2024

Prior Land Use Requests for APNs 162-17-201-003 through 162-17-201-011

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 C-2 to H-1 zoning for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increased 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 C-2 and M-1 zoning to C-2 zoning 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 APN 162-17-201-009 and 162-17-201-011

Prior Land Use Requests for APNs 162-17-201-012 through 162-17-201-014

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-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
ZC-0043-07***	Reclassified a 1.2 acre portion of the project to H-1 zoning for future tourist development	Approved by BCC	March 2007

Prior Land Use Requests for APNs 162-17-201-012 through 162-17-201-014

Application Number	Request	Action	Date
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

*These applications included only 162-17-201-012 and 162-17-201-014.

** Only 162-17-201-012 and 162-17-201-013.

***Only 162-17-201-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Cannabis cultivation & production facility & commercial complex
South	Entertainment Mixed-Use	IL & CG	Industrial & commercial buildings with outside storage & undeveloped
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multi-family residential, & restaurants

Related Applications

Application Number	Request
ZC-24-0682	A zone change to reclassify the site from CG and IL to CR zoning is a companion item on this agenda.
UC-24-0683	A use permit, waivers, and design review for a mixed-use project on 10.54 acres 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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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 2 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain/Arville Signal (Phase 1) improvement project. 90 days to record said separate document for the Spring Mountain/Arville Signal (Phase 1) improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORE PROPERTY, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0683-CMR REALTY, LLC:

USE PERMITS for the following: 1) multi-family residential development; 2) office uses; and 3) personal services uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.

DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of the street landscaping strip along Procyon Street to 12.5 feet where 15 feet is required by Section 30.04.01D (a 17% reduction).
2. a. Reduce the throat depth for a driveway along Valley View Boulevard to 17 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 32% reduction).
b. Increase the width of the driveway along Procyon Street to 52 feet where 48 feet is the maximum per Uniform Standard Drawing 222.1 (an 8% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3631 Procyon Street & 3588 & 3640 Valley View Boulevard
- Site Acreage: 10.54
- Project Type: Mixed-use development
- Number of Units: 380
- Density (du/ac): 36.1
- Number of Stories: 6
- Building Height (feet): 52 (lowest)/80.5 (highest)
- Square Feet: 32,550 (commercial space)

- Open Space Required/Provided: 38,000 (zoning)/93,234(mixed-use)/74,890 (provided)/40,170(excluding landscaped areas)
- Parking Required/Provided: 535/583
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed mixed-use development located on the east side of Valley View Boulevard and the west side of Procyon Street, approximately 130 feet south of Spring Mountain Road. The site currently consists of 11 parcels that currently have a variety of existing industrial uses, which will be removed to make room for the proposed mixed-use development. The proposed development will consist of a residential component consisting of a 380 unit multi-family residential development at a density of 36.1 dwelling units per acre and a 32,550 square foot commercial component that will be integrated into the same building. The plans show the proposed mixed-use building will be centrally located on the site. The commercial component of the building will be on the first floor of the building on the west side of the site along Valley View Boulevard. The commercial component is set up like a typical strip mall development. The residential component will extend above and to the east of the commercial component with a main entrance located along Procyon Street. Parking for both the residential and commercial components will be located surrounding the main structure. The plans show the parking that will be dedicated specifically to the commercial component will be located in front of and on both sides of the commercial space. The parking for the residential component will encompass a majority of the site and will be enclosed by a 6 foot high wrought iron gate and fence with parking running along the sides of the building and in front of the main entrance to the residential component. Overall, a total of 583 parking spaces are being provided where a total of 535 parking spaces are required for both components when a 10% reduction due to proximity to a bus stop is accounted for. Access to the site is provide by two, 36 foot wide driveways along Valley View Boulevard. These driveways are located in the northwest and southwest corners of the site and will primarily service the commercial component of the site. There is also 1 driveway located along Procyon Street, which will serve the residential component. This driveway is 52 feet wide and includes two 24 foot wide drive aisles with a 4 foot median for a call box set back 55 feet from the street.

Landscaping

The plan shows there is significant landscaping provided throughout the site both within the parking lot and the street landscaping area. Along Valley View Boulevard, a 20 foot wide landscaping area/amenity zone is being provided. This amenity zone consists of a 5 foot detached sidewalk with a 5 foot landscape area along the street and 10 foot wide amenity area on the back side of the sidewalk. Within this landscaping area, the applicant is providing 20 Indian Rosewood (*Dalbergia Sisso*) trees where 20 large trees are required. The trees are staggered on each side of the sidewalk where possible and are spaced every 30 feet. Within the 10 foot wide amenity zone the applicant is providing various benches where the pedestrian access to the site is provided. Along Procyon Street, a 12.5 foot wide landscaping strip is being provided which consists of a 5 foot wide detached sidewalk with a 5 foot wide landscaping strip along the street and a 2.5 foot wide landscape strip behind the sidewalk. The rear landscaping strip is actually provided at 5 feet, but due to the proposed fence located within this landscaping strip the width has been reduced. Within this landscaping strip 26 Indian Rosewood trees are provided on both

sides of the sidewalk where possible, spaced every 30 feet. Within the parking lot, a variety of trees are provided and include Willow Acacia (*Acacia Salicina*), Desert Museum Palo Verde (*Parkinsonia x 'Desert Museum'*), Chinese Pistache (*Pistacia Chinensis*), and Texas Mountain Laurel (*Sophora Secundiflora*) trees. These trees are proposed to be planted in landscaping island that will be located every 6 to 12 spaces within the parking lot. Overall, a total of 101 parking lot trees are provided where 100 trees are required.

Along the northern and southern perimeter of the site, an intense landscape buffer is being proposed when not required. The buffer consists of an 8 foot to 18 foot wide landscape buffer containing 2 staggered rows of Indian Rosewood trees every 10 feet with a 6 foot high CMU block wall. The applicant is requesting that this buffer being included in the area considered to be open space.

In terms of open space for the residential component, the applicant is providing 40,170 square feet of programmed open space with an additional 34,720 square feet of unprogrammed landscaping area counting as open space for a total of 74,890 square feet of open space provided. Beyond the landscaping space, the programmed open spaces consist of the pool and deck area located within a landscaped central courtyard within the residential component portion of the building. A dog park is being proposed on the southern side of the building within the residential component's parking lot and a BBQ area is proposed along the eastern side of the residential portion of the building. Within the interior of the building, 2 lounges on the upper floors of the building are being proposed along with a recreational and gym area within the clubhouse area. Overall, a total of 38,000 square feet of open space is required by the zoning district but a total of 93,234 square feet is required per the Mixed-Use Development design standards.

Elevations

The provided elevations of the building show both the residential and commercial components of the mixed-use development are incorporated into the same single building. The proposed building is split level with the height varying on all sides of the building. The building varies between 52 feet and 65 feet with an average height of 60 feet. The difference in grade between the eastern and western side of the building is shown to be approximately 12 feet. The building is generally shown as being 4 stories on all sides with a total of 6 stories when the grade change is considered. The highest point from grade is in the central portion of the building where it is 80.5 feet tall. The building has a cohesive design with the commercial component of the building called out with extensive fenestration and awnings but is also integrated architecturally with common façade elements and materials. The building is generally constructed of painted stucco with a grey, white, yellow, and red color scheme. Each façade contains black railing balconies, wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes. Each façade also contains fiber cement siding which acts as accented texture along the building face. The clubhouse/recreational area serves as the main entrance to the residential component and is extenuated with a long decorative porte-cochere and double commercial doors. The residential component has additional entrance on all 4 sides of the building with the western entrance integrated into the commercial component.

Floor Plans

The plans show that the residential component of the building has 380 units spaced across 6 floors and over the commercial component of the building. Overall, there are 8 unit types with a standard studio model; 4, one bedroom unit types consisting of standard, corner, and carriage house models; 2, two bedroom unit types consisting of only standard models; and a 3 bedroom unit type. The plans show the studio model will contain 539 square feet, the 1 bedroom units will range between 688 square feet and 1,044 square feet, the 2 bedroom units will range between 1,350 square feet and 1,398 square feet, and the 3 bedroom units will contain 1,424 square feet. The plans show residential units will be located only on the residential side of the building on Levels 1 through 3 and throughout the buildings on Level 4. Levels 5 and 6 will contain the residential units only over the commercial component of the building. The plans show overall a breakdown of 64 studios, 255, one bedroom units, 49, two bedroom units, and 12, three bedroom units across all floors. Each floor contains various storage and support rooms with Levels 4 and 6 containing lounge space. Level 1 also hosts the clubhouse/recreational area and office. The commercial component is primarily shown to occupy the western portions of Level 2 and 3. The commercial components will have between 15 and 20 suites spread across 33,550 square feet.

Applicant's Justification

The applicant states they are proposing a mixed-use development comprising of a multi-family residential component that will front onto Procyon Street secured by gated access with a call box. They state the residential component is comprised of 1 building with a total of 380 units at a proposed density of 10.54 dwelling units per acre where up to 50 dwelling units per acre is permitted within the requested CR district. The applicant indicates there will be a mix of studio, 1, 2, and 3 bedroom units offered with typical apartment amenities such as a clubhouse, pool and spa, and meeting space and additional outdoor spaces, including outdoor lounges, courtyards, dog parks, shade structures, and BBQ and patio areas. The applicant states the building elevations exhibit a clean and contemporary look with building materials that include stucco, fiber cement, corrugated metal and decorative metal panels of neutral colors with accents of red, gray, and orange to blend into similar existing developments within the surrounding Chinatown area. The applicant further states there are parking spaces located between Valley View Boulevard and the retail portion of the site and while Code requires mixed-use developments have direct storefront access to the adjacent sidewalk and pedestrian access, the applicant believes guests would rather have parking right off the right-of-way with proximity to storefront access. The applicant also justifies the parking location by stating there are many vehicle collisions and other pedestrian safety considerations along Valley View Boulevard. Finally, the applicant states keeping the buildings off Procyon Street and Valley View Boulevard is preferable due to the noise from traffic and ongoing construction in the area.

Prior Land Use Requests for APNs 162-17-201-003 through 162-17-201-011

Application Number	Request	Action	Date
WS-24-0102	Waivers and design review for a shopping center	Approved by BCC	May 2024
VS-24-0101	Vacated and abandoned easements of interest	Approved by BCC	May 2024

Prior Land Use Requests for APNs 162-17-201-003 through 162-17-201-011

Application Number	Request	Action	Date
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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 C-2 to H-1 zoning for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increased 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 C-2 and M-1 zoning to C-2 zoning 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 and 162-17-201-011.

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Application Number	Request	Action	Date
ZC-0043-07***	Reclassified a 1.2 acre portion of the project to H-1 zoning for future tourist development	Approved by BCC	March 2007
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

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** Only 162-17-201-012 and 162-17-201-013.

***Only 162-17-201-014.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Cannabis cultivation & production facility & commercial complex
South	Entertainment Mixed-Use	IL & CG	Industrial & commercial buildings with outside storage & undeveloped
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-24-0682	A zone change to reclassify the site from CG and IL to CR zoning is a companion item on this agenda.
VS-24-0681	A request to vacate and abandon patent easements and right-of-way 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

Use Permits

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.

Design Review

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 others 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.

Use Permits & Design Review

The neighborhood surrounding the proposed mixed-use development contains a wide variety of uses and structures. Directly across Valley View Boulevard are existing multi-family residential developments and a large retail and restaurant complex that fronts Spring Mountain Road, with most of the block between Valley View Boulevard and Arville Street containing a similar mix of uses. Additionally, to the north of the site are similar mixed-use developments with multi-family residential and commercial uses. The proposed mixed-use development is also within walking distance of the Spring Mountain Corridor which contains a wide range of retail, personal services, office, and restaurant uses. Staff finds the use of the site as a multi-family residential development is justified due to the number of such developments in the area as well as the numerous services in the area. In addition, the use of the site for office and personal services is also justified as the surrounding area has a strong pedestrian and commercial presence.

Additionally, the proposed mixed-use development is well landscaped and has an attractive modern appearance that will support and improve the surrounding neighborhood. The building is also well articulated and has a uniform architectural design between the residential and commercial components of the building. The building also places the commercial components of the structure towards the more highly travelled side of the site enhancing pedestrian connections and reducing disturbances for the residential component. The landscaping on the site is provided per Code and should help to reduce any radiant heating of the area. The buffers along the north and south property line should also help to reduce heating and any visual disturbances from the adjacent industrial and commercial sites.

With that said, staff has several concerns regarding the design and siting of the building. The building is proposed to be used as a mixed-use development within an existing high pedestrian and transit-oriented neighborhood, but the building has been placed away from the street reducing pedestrian interactions with the site. The reason for this siting due to the large number of parking spaces that are being provided between the building and the street. Mixed-use developments are by nature pedestrian oriented developments and by providing such a large amount of parking and siting the building away from the street is contrary to the point of mixed-use developments, especially when the site could be designed to highlight these aspects. In addition, the required amenity zone has very little in terms of amenities and is also diminished in purpose and safety by the siting of the building. Staff also takes exception with the open space plan. While the provided open space is typical of most multi-family residential developments, mixed-use developments require much more due to their more intense nature. The proposed development is providing much less programmed open space than is required and given the lack

of public parks and similar recreational activities such a reduction in open space would represent a reduction in an important quality of life aspect needed.

Ultimately, staff also finds this request will comply with Master Plan Policies 1.1.2, 1.3.3, and 1.4.4 and Winchester/Paradise Specific Policies WP-1.3 and WP-3.1, which encourage the development of housing along major transit corridors and within defined mixed-use areas to bring services and housing closer together and to do so with appropriate redevelopment and adaptive re-use of existing structures and properties. However, staff also finds this development would not support Policies 1.3.5, 3.6.2, and 6.1.5, which encourage the development of high quality open spaces with residential developments and the advancement of transit-oriented development and mixed-use developments which lessen the reliance on cars a primary transport method. For these reasons and the fact staff is not supporting the accompanying waivers of development standards, staff cannot support these requests.

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 purpose of reviewing waivers for reduced landscaping strip width is to assure the proposed widths will be able to support the health of the plant materials and there are no possible alternatives. In this case, the proposed fence along Procyon Street is being placed within the rear landscaping strip which is reducing the width of the landscaping strip. The applicant is providing large tree within this rear landscaping strip, which will require a decent amount of space to avoid displacing the sidewalk and to grow in a healthy manner. In addition, staff finds there is enough space within the parking area to move the fence back to allow for both the fence and a full-sized landscaping strip. As a result, staff cannot support this waiver as the proposed landscape strip width currently is not sufficient to provide for healthy large trees when there is the ability to design the site to prevent the need for this waiver.

Public Works - Development Review

Waiver of Development Standards #2a

Although the throat depth at each commercial driveway along Valley View Boulevard does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #2b

Although the distance to the call box for the driveway on Procyon Street does not comply with the minimum standard, the applicant has placed the gates farther into the site which will provide

more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

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

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain/Arville Signal (Phase 1) improvement project. 90 days to record said separate document for the Spring Mountain/Arville Signal (Phase 1) improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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.

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

APPLICANT: FORE PROPERTY, LLC

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