

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0050-CHD CONVENIENCE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for modification to the previously approved commercial complex to include a new hotel building on a 2.16 acre portion of a 14.0 acre site in a CG (General Commercial) Zone.

Generally located east of Quarterhouse Lane and south of Sobb Avenue within Spring Valley.
JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

163-32-311-003 through 163-32-311-006; 163-32-311-010 through 163-32-311-012; 163-32-311-017; 163-32-311-024; 163-32-311-026; 163-32-311-027; 163-32-311-029 through 163-32-311-031

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 53 feet where a maximum height of 50 feet is permitted per Table 30.02.14 (a 6% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 W. Post Road
- Site Acreage: 2.16 (parcel)/14.0 (commercial complex)
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 53
- Square Feet: 36,220
- Parking Required/Provided: 535/697
- Sustainability Required/Provided: 7/7

History & Site Plan

The plans depict a previously approved commercial complex consisting of office buildings and hotels. In October 2021, UC-21-0431 was approved by the Board of County Commissioners to allow a 65,000 square foot hotel and a 12,000 square foot office building on the western and eastern portion of APN 163-32-311-012, respectively. While the hotel building is still under

construction, the applicant is proposing to replace the previously approved office building with a new hotel, which is the subject of this application.

The plan depicts a new 36,220 square foot hotel building located on the eastern portion of APN 163-32-311-012, 68 foot from Sobb Avenue to the north. Access to the site is granted via existing shared commercial driveways throughout the existing complex from Quarterhorse Lane, Sobb Avenue, Jerry Tarkanian Way, and Post Road. The plan shows a minor modification to the parking lot layout compared to the previously approved plans. The overall office complex, including the hotels, requires 535 parking spaces where 697 parking spaces are provided.

Landscaping

No changes are proposed to the previously approved street landscaping along Quarterhorse Lane and Sobb Avenue. Parking lot landscaping has been modified to accommodate the changes to the site layout.

Elevations

The plans depict a 4 story hotel with a maximum height of 53 feet to the top of the parapet wall. Varying rooflines, pre-finished canopies, stone bases, aluminum storefront windows, and horizontal articulation with recognizable changes in the materials and texture are shown.

Floor Plans

The first floor depicts guest rooms, a fitness center, offices and work area, lounge, bar, and dining area, meeting rooms, kitchen, linen and laundry rooms, a breakroom, and restroom facilities. Floors 2 through 4 depict multiple guest rooms. The hotel features a total of 71 guest rooms.

Applicant's Justification

The applicant states the requested increase above the maximum height allowed of 50-feet is necessary to provide the parapet and screening of the mechanical equipment. The applicant states there is a parking agreement between the proposed hotel and Sunset Post Medical Center.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0850	Waiver of development standards and design review for a hotel (APN 163-31-311-029, 163-31-311-030, & 163-32-311-031)	Approved by BCC	February 2024
UC-21-0431	Use permit and design review for a proposed hotel and office building (APN: 163-32-311-012)	Approved by BCC	October 2021
UC-18-0225	Use permit and design review for a proposed hotel and office building - expired (APN 163-32-311-012)	Approved by PC	May 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400056 (DR-0156-16)	First extension of time of a design review for a proposed hotel - expired (APN 163-32-311-012)	Approved by PC	April 2018
DR-0156-16	Design review for a proposed hotel - expired (APN 163-32-311-012)	Approved by PC	April 2016
UC-0221-08	Use permit and design review for a proposed 123 room hotel - expired (APN 163-32-311-012)	Approved by PC	April 2008
UC-0848-06	Use permit and design review for a proposed 99 room hotel - expunged by UC-0221-08 (APN 163-32-311-012)	Approved by PC	July 2006
DR-0514-05	Design review for a master sign plan for a medical office complex (APN 163-32-311-012)	Approved by BCC	May 2005
DR-1940-03	Design review for a commercial complex	Approved by PC	January 2004
TM-0383-03	Tentative map for a commercial subdivision	Approved by BCC	October 2003
ZC-1434-03	Zone change from R-E to C-2 zoning for future commercial development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3	Single-family residential
South	Business Employment	CG	Undeveloped & offices
East	Business Employment	CG	Offices
West	Business Employment	RM32	Multi-family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

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

Waiver 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.

The increased building height is necessary to accommodate the parapet walls along the roofline to screen the rooftop mechanical equipment. Furthermore, the increased building height was previously approved for the hotels that are under construction to the west and south of the proposed hotel; therefore, 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 hotel features an aesthetically pleasing color palette consisting of contrasting colors and parapet walls along the roofline at various heights, breaking-up the mass on portions of the hotel. The hotel is complementary to and consistent with the existing uses within the commercial complex. The site still has adequate parking to accommodate the new hotel, and the modifications are minor in nature. Staff supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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

- Traffic study and compliance.

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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to SNHD for review at least 30 days prior to beginning construction.

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 #0392-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: C H D CONVENIENCE, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119