

06/08/22 BCC AGENDA SHEET

CROSS ACCESS
(TITLE 30)

LAS VEGAS BLVD/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400058 (WS-20-0277)-RA SOUTHEAST LAND COMPANY, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (Commercial General) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-802-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Future cross access in conjunction with a proposed hotel

Site Plans

The previously approved plans depict a proposed site approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building is located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west. The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0277:

Current Planning

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

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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Applicant is requesting a 2 year extension of time for the hotel occupancy and room rates to further increase for financing for new hotels to become more attractive to lenders. The applicant states the original approval was after the reality of COVID-19 hit in early 2020 and the hospitality business slowed dramatically. The time is needed to complete the construction documents and their plan check prior to building permit issuance.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade for a proposed hotel building (no longer needed)	Approved by BCC	November 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel building	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du-ac)	R-4	Multiple family residential
South	Corridor Mixed-Use	H-2	Medical office
East	Corridor Mixed-Use	C-2	Restaurant & retail building
West	Corridor Mixed-Use	C-2	Undeveloped

Related Applications

Application Number	Request
ET-22-400059 (DR-20-0422)	A first extension of time for increase finished grade for a proposed hotel building in a companion item on this agenda.
ET-22-400057 (ZC-20-0066)	A first extension of time to reclassifying from H-2 to C-2 zoning for a hotel building in a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant is making progress in the development of the site. Drainage and traffic studies have been approved since the original approvals. Therefore, staff can support an extension of time for an additional 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Current Planning

- Until November 18, 2024 to commence.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

CONTACT: RA SOUTHEAST LAND COMPANY, LLC, 1215 S. FORT APACHE RD.,
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