

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone.

Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-29-205-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front and side street corner setbacks for an existing chain-link fence to 5 feet where 10 feet is required per Table 30.40-6 (a 50% reduction).
 - b. Reduce the setback from the right-of-way (Dean Martin Drive and Hacienda Avenue) for an existing chain-link fence to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
 - c. Reduce the setback for existing access gates along Dean Martin Drive and Hacienda Avenue to 6 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 66.7% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020 (a 100% increase).
5. Waive the trash enclosure required per Section 30.56.120.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5285 Dean Martin Drive
- Site Acreage: 1.9

- Project Type: Parking lot

History & Request

ADR-20-900225 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900233 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. UC-22-0461 was approved by the Board of County Commissioners (BCC) in November 2022 for a use permit, waivers of development standards, and a design review for an existing parking lot with a condition to file an application for review as a public hearing. The applicant subsequently filed for the corresponding application for review, AR-23-400046 (UC-22-0461), which was approved by the BCC in June 2023 subject to another application for review as a public hearing and payment to the tree fund for street trees that were not being installed. The tree fee was paid on January 18, 2024. This request fulfills the obligation to return the original application to the BCC for review.

Site Plan

The site is north of Allegiant Stadium. The previously approved plans depict an existing paved parking lot consisting of 1.9 acres located at the northwest corner of Dean Martin Drive and Hacienda Avenue. Existing parking spaces are located around the perimeter of the site. Three double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 existing driveways adjacent to Dean Martin Drive, necessitating a waiver of development standards to reduce the setback for the existing access gates. A third access point is granted via an existing driveway adjacent to Hacienda Avenue. A waiver of development standards was also required to reduce the setback for the existing access gate along Hacienda Avenue. A total of 223 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the south and east property lines of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. The chain-link fence has been removed from the west property line of the subject parcel to permit cross access to the adjacent site to the west, APN 162-29-205-005, for a parking lot (WS-22-0458). Attached sidewalks measuring a minimum width of 6 feet are located adjacent to Dean Martin Drive and Hacienda Avenue. No site or landscaping improvements were proposed with the original application.

Landscaping

A small landscape area along Dean Martin Drive measures 5 feet in width and features limited groundcover. The existing landscape area along the southeast corner of the site, adjacent to Hacienda Avenue and Dean Martin Drive, measures 7 feet in width and also contains limited groundcover and 2 palm trees. Aerial photographs also depict 170 linear feet of an improved surface (parking spaces) located immediately behind the existing attached sidewalk along Hacienda Avenue. Due to the very limited landscaping along Dean Martin Drive and Hacienda Avenue, a waiver of development standards was requested to eliminate street landscaping. Landscape finger islands are not provided within the interior of the parking lot and also required a waiver of development standards to eliminate parking lot landscaping. A waiver of development standards was required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Dean Martin Drive and Hacienda Avenue.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400046 (UC-22-0461):

Current Planning:

- Until May 17, 2025 to review as a public hearing;
- Applicant offered and agreed to coordinate with County staff to determine a cost contribution for street landscaping based on the most current Job Order Contract – Construction Task Catalog for the rate and costs for specific tasks related to the installation of what would have been required street landscaping trees.
- Applicant is advised that 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.

Listed below are the approved conditions for UC-22-0461:

Current Planning

- Until May 17, 2023 to review as a public hearing;
- Areas for trash collection to be provided on-site.
- Applicant is advised they are responsible to submit review application in a timely manner; 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; 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.

Applicant's Justification

An offer was previously made to Clark County to make a financial contribution for street facing landscaping based on the cost model prepared by staff. A contribution was made to the County's tree fund to satisfy the previously imposed condition associated with AR-23-400046 (UC-22-0461).

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400046 (UC-22-0461)	First application for review of a parking lot	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0461	Parking lot with waivers of development standards to eliminate street landscaping, eliminated parking lot landscaping, reduced setbacks, increased fence height, and eliminated trash enclosure with a design review	Approved by BCC	November 2022
ADR-21-900233	Parking lot	Approved by ZA	May 2021
ADR-20-900225	Parking lot - expunged	Approved by ZA	April 2020
VC-0289-93	Freestanding sign	Approved by PC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Motel
South	Entertainment Mixed-Use	CR (AE-60)	Allegiant Stadium
East	Entertainment Mixed-Use	CR (AE-60)	Luxor Resort Hotel
West	Entertainment Mixed-Use	IL (AE-60)	Parking lot

*Immediately to the east is I-15

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 review was required for AR-23-400046 (UC-22-0461). The applicant has demonstrated compliance with the previously approved conditions by making a contribution to the County's tree fee-in-lieu fund. Due to the continued temporary nature of the parking lot, staff recommends approval with another review.

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**

- 2 years to review or the application will expire.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LV STADIUM EVENTS, CO.

CONTACT: DON BURNETTE, 12125 LOS ARROYOS COURT, LAS VEGAS, NV 89138