

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0308-ALDABBAGH SAM:

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; **2)** allow non-standard improvements in right-of-way; and **3)** alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Las Vegas Boulevard South and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-28-402-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Dewey Drive where off-site improvements are required per Section 30.04.08.
2. Allow non-standard improvements (pink elephant statue and existing signs) in the public right-of-way (Las Vegas Boulevard South) per Section 30.04.08.
3. Allow commercial driveway widths of 19 feet where 32 feet is the minimum width allowed along Las Vegas Boulevard South per Uniform Standard Drawing 222 (a 41% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4605 Las Vegas Boulevard South
- Site Acreage: 1.37
- Project Type: Parking lot
- Parking/Provided: 42

History, Site Plan, & Request

The plan depicts an existing 44 room motel that ceased operations in early 2024. The existing motel was built in 1940 and is no longer used or occupied as a motel. The applicant is proposing to use the existing 42 space parking lot for nearby event parking. A use permit is requested with this application to allow a parking lot as a primary use. The existing site design consists of 2

driveway access points at Las Vegas Boulevard South. Parking areas are split into 2 sections north and south. A 19 foot to 23 foot wide drive aisle on the south leads to 26 parking spaces. The northern drive aisle is between 14 feet and 32 feet in width leading to 16 parking spaces. A 12 foot wide fire lane is depicted connecting the north and south drive aisles in the center of the property. Both the north and south parking areas dead end at the east side of the property. The plan depicts a double row of 60 degree angled parking spaces (running east-west) at the south drive aisle. The existing motel building is located on the property line along Dewey Drive.

Landscaping

Perimeter landscaping with large mature trees and a grass area is provided within Las Vegas Boulevard South, between the existing swimming pool and sidewalk. No landscaping exists adjacent to Dewey Drive, except for 1 palm tree which is located immediately adjacent to the motel building. The interior courtyard spaces include several trees adjacent to the existing motel buildings, and trees and grass areas adjacent to the existing parking spaces near the central part of the property. A long existing statue of a pink elephant is located in the right-of-way space between the swimming pool and sidewalk. The applicant proposes to keep the elephant in the existing location and is the subject of one of the waiver requests.

Applicant's Justification

The applicant is requesting to use the parking lot of a closed motel as a principal use. The motel and associated structures will not be used due to building code issues. The parking will be managed by on-site security that includes video surveillance. The applicant has owned and operated the motel from 1978 to 2023, until the electrical and building codes could not be addressed. The motel was originally constructed in the 1940's. The special use permit is required to operate a parking lot as a primary use in the CR (Commercial Resort) Zone. Along Las Vegas Boulevard South an existing attached sidewalk and the existing landscape area with mature trees is located between the swimming pool and the sidewalk. The existing driveway designs are the subject of a waiver request. The applicant is seeking a revenue source by serving the surrounding area with additional parking, including nearby stadiums, tourist facilities, and Las Vegas Boulevard South in general.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0258-94	Vacated right-of-way	Approved by BCC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Undeveloped
West	Entertainment Mixed-Use	CR (AE-65)	Hotel resort
South	Entertainment Mixed-Use	CR (AE-65)	Undeveloped (Future Boring/Loop Station)
East	Entertainment Mixed-Use	PF (AE-65)	Harry Reid International Airport

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The continued use of parking spaces originally intended for another use is generally acceptable if compatible with the surrounding area. Although the existing design of the parking spaces does not meet current standards, internal traffic and parking movements for less than 50 vehicles is possible at this location with the on-site security attendant. Pedestrians will be able to access the east side of Las Vegas Boulevard South using the existing attached sidewalk. The nearest pedestrian crosswalk accessing the west side of Las Vegas Boulevard South is located 550 feet south of this property at Russell Road. No pedestrian access to Dewey Drive is needed or required with this proposed parking lot. The reuse of parking as a principal use is generally acceptable and staff can support the special use permit.

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.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements on Dewey Drive. No site redevelopment will take place as the site will be used exclusively for parking.

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvements; the County will not maintain any landscaping, signs or statues placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #3

Staff has no objection to the reduced driveway width along Las Vegas Boulevard South. The site will be used exclusively for parking and Public Works will determine the width of the driveway with future 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

- 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to provide a queuing analysis to Public Works - Development Review.

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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SAM ALDABBAGH

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