

09/19/23 PC AGENDA SHEET

5030 PARADISE ROAD
(TITLE 30)

PARADISE RD/BELL DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:

HOLDOVER TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone.

Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-27-101-001

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5030 Paradise Road
- Site Acreage: 3
- Number of Lots: 1
- Project Type: Parking garage in conjunction with a commercial complex

The plans depict a 1 lot commercial subdivision consisting of 3 acres. Access to the project site will be granted via 2 existing driveways adjacent to Paradise Road, a proposed driveway along Bell Drive, and a fourth driveway along Palo Verde Street. Landscaping consisting of trees, shrubs, and groundcover is located behind a 5 foot wide attached sidewalk adjacent to Paradise Road.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0427	Increased sign area, increased animated sign area, and reduced setback for a freestanding sign in conjunction with a commercial complex	Approved by PC	October 2021
UC-0408-14	Cannabis dispensary	Denied by BCC	December 2014
UC-1337-94	Minor training facility – expired	Approved by PC	September 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0535-94	Allowed a 52 square foot electronic message panel on a freestanding sign in conjunction with a vehicle rental facility	Approved by PC	May 1994
ZC-151-82	Reclassified the site from C-1 to C-2 zoning and allowed additional commercial uses within the complex	Approved by BCC	October 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Transportation service
South	Corridor Mixed-Use	M-D	Vehicle rental facility
East	Corridor Mixed-Use	R-4 & C-2	Liquor store, transportation and tour guide service, & multiple family residential
West	Public Use	P-F	Harry Reid International Airport

Related Applications

Application Number	Request
WS-23-0417	Waivers of development standards with design reviews for a parking garage in conjunction with an existing commercial complex is a companion item on this agenda.
VS-23-0418	A request to vacate an existing drainage easement 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**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project.

Comprehensive Planning - Addressing

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: September 5, 2023 – HELD – To 09/19/23 – per the applicant.

APPLICANT: DAPPER DEVELOPMENT

CONTACT: GEORGE ROSS, DAPPER DEVELOPMENT, 985 WHITE DR, LAS VEGAS, NV 89119