

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400137 (UC-24-0034)-STRIP REAL ESTATE THREE, LLC:**

**WAIVER OF CONDITIONS** of a use permit requiring 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located west of Las Vegas Boulevard South and north of Arby Avenue within Enterprise. MN/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-05-701-036

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2447 W. Badura Avenue
- Site Acreage: 5.0
- Project Type: Parking lot & outdoor storage
- Parking Provided: 492

Request

UC-24-0034 was approved by the Board of County Commissioners on April 17, 2024. This application included a use permit, design review, and waiver of development standards for a parking lot and outdoor storage. At that time the applicant explained that the parking lot and outdoor storage use will be utilized in the short term as plans for future light industrial uses are evaluated. Commissioner Naft added the condition for a 3 year review for the parking lot and outdoor storage use due to the use being temporary. Now the applicant is requesting to remove this condition due to 5 year lease renewal requests, and users are looking for assurance the parking lot will still be viable.

History & Plans

The approved plan showed 492 parking spaces, enclosed by an 8 foot high decorative wall consisting of a 6 foot split-face CMU wall with a 2 foot decorative curved steel railhead. The development will have 2 driveways off Arby Avenue along the south property line.

The approved landscape plan showed a 4 foot to 4.5 foot landscape area along the west and east property lines, with large trees planted every 30 feet, as well as islands every 8 or 12 parking spaces with a small tree in each island. Within the parking lot area there are 8 separate rows of parking stalls with 8 landscape islands.

Along the south property line adjacent to Arby Avenue, there is a detached sidewalk with a 15 foot to 20 foot landscape strip with large trees planted every 30 feet.

The landscaping along the northern property line meets Code, as the waiver of development standards related to the buffer requirement was withdrawn.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0034:

##### Comprehensive Planning

- 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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 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; 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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

##### Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

#### Applicant's Justification

UC-24-0034 was approved for parking lot and outside storage by the Board of County Commissioners on April 17, 2024 with a condition for 3 years to review to evaluate the continued use of the temporary parking lot and outdoor storage. The site is paved, striped and nearly complete. The applicant requests to waive this condition indicating the number of events occurring around the resort corridor continues to grow, which increases the need for overflow parking.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-24-0035	Vacation and abandonment of patent easements	Approved by BCC	April 2024
UC-24-0034	Use permit, waiver of development standard, and design review for parking lot and outside storage	Approved by BCC	April 2024
UC-1055-08	Resort hotel with use permit, design review and deviations for reduced on-site parking and loading spaces, encroachment into airspace, and accessory structures - expired	Approved by BCC	March 2009

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	I-215
South & East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	IP	Equipment rental & I-215

**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**

The parking lot and outside storage were intended as interim uses while the potential of a permanent use was evaluated. Staff does not have an issue with the use of the site as a parking lot and outside storage, but staff is concerned with the heat island that is established with the vast amount of paving without adequate shade. Staff could support the permanent use of the parking lot if the required number of parking lot trees are provided within the site. However, with no change to the approved plans, staff does not support the request.

**Staff Recommendation**

Denial.

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:**

**Public Works - Development Review**

If approved:

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval (5 year to review the continued use of the temporary parking lot and outdoor storage).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** STRIP REAL ESTATE THREE, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135