

08/18/21 BCC AGENDA SHEET

TEMPORARY PARKING LOT  
(TITLE 30)

JONES BLVD/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN  
REVOCABLE TRUST:**

**USE PERMIT FOURTH APPLICATION FOR REVIEW** to waive the requirement for a temporary commercial event with no primary business being established.

**DESIGN REVIEW** for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-36-101-003

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Temporary parking lot

Site Plans

The approved plans originally showed 2 vacant parcels located at the southeast corner of Russell Road and Jones Boulevard to be used as auxiliary parking for the Greek Food Festival. Ingress/egress to the parcels will be from 1 driveway from Jones Boulevard and the site originally would have allowed up to 449 vehicles to be parked. However, the north parcel has been removed from this request and now only the southern parcel is part of this request. That leaves 236 parking spaces for the festival. The parking lot will meet Air Quality standards and portable generators will be used to light the area. Attendants of the festival are shuttled to the event and back to this parking area. Since the parcel to be used for this event is vacant, this application was required to allow for a temporary event on a parcel that does not have an established principal use or structure.

The applicant will also have herringbone parking on both sides of Hacienda Avenue running just east of Rainbow Boulevard all the way to Lindell Road. There will also be herringbone parking on Torrey Pines Drive south of Hacienda Avenue to approximately Mesa Vista Avenue. There will also be satellite parking on Jones Boulevard and Quail Avenue.

#### Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400099 (UC-0369-15):

##### Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400100 (UC-0652-14);
- No parking on Torrey Pines Drive, north of Hacienda Avenue;
- Replace the 213 parking spaces lost in the parcel reduction before the 2018 event.
- Applicant is advised that 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.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15 (AR-0072-17):

##### Current Planning

- Until September 3, 2018 to review as a public hearing to run concurrently with UC-0652-14 (AR-0071-17).
- Applicant is advised that 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.

##### Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15 (AR-0089-16):

##### Current Planning

- Until September 3, 2017 to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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.

##### Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15:

**Current Planning**

- Until September 3, 2016 to review as a public hearing to coincide with UC-0652-14 (AR-0051-15).
- Applicant is advised that 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**

- Any future development will required technical studies and full off-site improvements;
- Right-of-way dedication to include 50 to 55 feet for Jones Boulevard will be required with any future development.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that they have established procedures to reduce the impact of the project on the neighbors. They also state that they are willing to have a neighborhood meeting at any time in the next few months to discuss the upcoming event. The applicant requests a 3 or 5 year review.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Commercial Neighborhood	C-1	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Office Professional	R-E	Undeveloped
East	Commercial Neighborhood	R-E	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
AR-21-400109 (UC-0652-14)	A fifth application for review of a recreational facility, live outdoor entertainment with waivers of development standards for reduced separation from live outdoor entertainment to a residential use, and reduced parking with a design review for a recreational facility 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****Current Planning**

Title 30 standards of approval for an application for review 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 since the original approval.

It appears that the plans for off-site parking have been successful as there were no complaints filed with the Clark County Public Response Office about the event or parking. Staff recommends a continued review of the event to address potential neighborhood concerns in the future.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400109 (UC-0652-14).

- 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.

**Public Works - Development Review**

- Right-of-way dedication to include 50 to 55 feet for Jones Boulevard, 30 feet for Quail Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Compliance with previous conditions.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KAREN RAWLINSON

**CONTACT:** KAREN RAWLINSON, 5300 S. EL CAMINO ROAD, LAS VEGAS, NV 89118