

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0134-GRIMM NORTON 4, LLC:

ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone.

Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CR (Commercial Resort) Zone. The subject site is proposed for a 5 story, 78 foot tall hotel with 258 rooms. According to the applicant, the zone change is intended to match the related parcel immediately to the north. The majority of the properties west of University Center Drive and south of Sierra Vista Drive are zoned CR. Furthermore, the site is near the Resort Corridor, and therefore the conforming zone change request is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Extension of time to increase building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RM50	Multi-family residential & undeveloped
South & West	Entertainment Mixed-Use	RM50	Multi-family residential
East	Entertainment Mixed-Use	CR & RM50	Multi-family residential

Related Applications

Application Number	Request
UC-25-0135	A use permit for a hotel with waiver of development standards and design review is a companion item on this agenda.
VS-25-0136	A vacation of easements and portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle is a companion item on this agenda.
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CR zoning for the site is compatible and consistent with the surrounding area. The adjacent and abutting developed properties to the north and east are zoned CR and the general area west of University Center Drive and south of Sierra Vista Drive are also zoned CR. The request complies with Policy 1.4.4 which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CR zoning is appropriate for this location.

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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

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