

06/08/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400059 (DR-20-0422)-RA SOUTHEAST LAND COMPANY, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-802-009

DESIGN REVIEW:

Increase the finished grade to 35 inches where a maximum of 36 inches (previously 18 inches) is the standard per Section 30.32.040 (no longer needed).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Increase finished grade in conjunction with a proposed hotel.

Site Plan

The site, located at the immediate northwest corner of Las Vegas Boulevard North and Nellis Boulevard, was approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building will be located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west (APN 140-05-802-005). The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required. The proposed increase in finished grade is located in the southwest corner of the parcel.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-20-0422:

Current Planning

- Applicant is advised that 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Applicant's Justification

The applicant indicates that this design review was previously approved after the impacts of the COVID-19 pandemic began to affect the hospitality industry, that resulted in a reduction in the demand for additional hotel capacity. The applicant is requesting this extension of time to be able to secure funding from lenders, as hospitality facilities become more attractive investments, and, once funding for the project is secured, to have time to be able pass building plans through the building permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade in conjunction with a proposed hotel	Approved by BCC	November 2020
WS-20-0277	Waived the requirement for cross access and shared parking with the future property to the west	Approved by PC	August 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019
ZC-1814-03	Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South*	Corridor Mixed-Use	H-2 & C-2	Undeveloped & medical office
East	Corridor Mixed-Use & Business Employment	C-2 & H-2	Restaurant, retail building, & undeveloped
West	Corridor Mixed-Use	C-2 & M-1	Undeveloped & pallet manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

Related Applications

Application Number	Request
ET-22-400057 (ZC-20-0066)	A first extension of time for waivers and a design review for a hotel on 2.4 acres is a companion item on this agenda.
ET-22-400058 (WS-20-0277)	A first extension of time to waive the requirement for cross access and shared parking with the property to the west 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 on an extension of time application 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 at the subject site since the original approval; however, Title 30 regulations have changed and now allows finished grade to increase to 36 inches; therefore, the design review is no longer needed.

Staff Recommendation

Withdrawal.

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**

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

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