

05/17/23 BCC AGENDA SHEET

RESORT CONDOMINIUM
(TITLE 30)

VALLEY VIEW BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0146-FLAMINGO PALMS VILLAS:

USE PERMIT to allow a resort condominium in conjunction with an existing condominium complex on 14.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-111-000 through 162-20-111-360

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4200 S. Valley View Boulevard
- Site Acreage: 14.1
- Number of Units: 360
- Project Type: Resort condominium
- Number of Stories: 3
- Parking Required/Provided: 361/474

Site Plan & Project Description

This request is to establish a resort condominium consisting of 360 units. The existing condominium development consists of 16 buildings and was originally developed as a multiple family residential development in 1990. The parking spaces are located within enclosed garages and surface parking areas. There are 474 parking spaces where a total of 361 spaces are required. An office/club house with a swimming pool and open space for use by the guests is centrally located within the site. The applicant has not proposed any changes to the buildings, parking, or landscaping areas.

Applicant's Justification

The applicant is seeking a special use permit for a resort condominium to allow certain condominium owners to seek individual business licenses through Clark County to legally lease

units on a transient basis (less than 30 days) which is permissible with a resort condominium. The complex's homeowners' association (the Las Vegas Bay Club Flamingo Palms Villas Homeowners Association) held a meeting on December 15, 2022, during which the board presented an action item for the homeowners' consideration regarding amending the complex's final map in connection with submitting this application. After discussion and clarification, the homeowners' association voted in favor by a result of 245 yes votes to 6 no votes. Accordingly, the complex proceeded to file this application at the direction of the homeowners' association and its board of directors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0224-12	Lodging, long/short term	Withdrawn by BCC	September 2012
UC-0103-10	Resort condominium - expired	Approved by BCC	May 2010
ZC-0199-09	Reclassified from R-4 and R-5 to H-1 zoning for a motel with kitchens in the units - design review expired	Approved by BCC	May 2010
AG-0236-09	Initiate a conforming zone from R-4 and R-5 to H-1 zoning	Approved by BCC	March 2009
UC-0326-07	Convert an existing residential condominium complex to a residential time share complex - expired	Approved by PC	June 2007

There are several other approved land use applications related to the original multiple family residential development that was established in 1990.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Flood channel & approved multiple family residential
South	Entertainment Mixed-Use	M-1	Office/warehouse developments
East	Entertainment Mixed-Use	M-1 & H-1	Union Pacific Railroad & office/warehouse development
West	Entertainment Mixed-Use	M-1	Flood channel & office/warehouse development & parking lot

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Per Title 30, a resort condominium may be used for continuous, unlimited residency by a single individual, group, or family and may also be offered to the general public on a day-to-day basis, as required and enforced by the covenants, conditions, and restrictions of the commercial condominium development.

This development is in the commercial tourist corridor and one-half mile from developed Resort Hotels (Rio, Palms, and Gold Coast). The immediate area is also planned for Entertainment Mixed-Use developments in the Winchester/Paradise Land Use Plan which encourages intense and dense, urban developments. Since this site is also in close proximity to approved resort hotels, hotels, and existing motels, the request is appropriate and compatible with the surrounding land uses. Additionally, since the use provides for non-transient occupancy, the site will provide for another form of housing and will comply with the Master Plan which encourages development of a diversified economic base and provides for the provision of an additional housing option within the community; therefore, staff supports this request.

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:

Comprehensive Planning

- Process a Certificate of Amendment to change from a residential condominium to a resort condominium with the Public Works – Map Team.
- Applicant is advised that a resort condominium is a commercial use, therefore, would need to complete a change of occupancy with the Building Department; 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

- 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:

APPLICANT: FLAMINGO PALMS VILLAS, LLC C/O LEVEL COMMUNITY MANAGEMENT

CONTACT: HOLLEY DRIGGS, 300 S. 4TH STREET, SUITE 1600, LAS VEGAS, NV 89101