

MOTEL  
(TITLE 30)

NAPLES DR/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400093 (UC-18-1024)-LV GATEWAY 1, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and **2)** waive all applicable design standards for a proposed accessory structure.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase height of block wall; **2)** alternative block wall design; **3)** reduced parking; **4)** reduce setback for a trash enclosure adjacent to an existing residential development; **5)** reduce setback for a trash enclosure; and **6)** increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

**DESIGN REVIEWS** for the following: **1)** convert and renovate an existing multiple family development (apartments) into a motel; **2)** permit kitchens within rooms; and **3)** proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-22-301-005

**USE PERMITS:**

1. Allow a proposed accessory structure (office building) to not be architecturally compatible with the principal buildings (motel) where required per Table 30.44-1.
2. Waive design standards on all elevations for a proposed accessory structure where required per Table 30.56-2.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a proposed block wall to 8 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 33% increase).
2. Permit an alternative block wall design (split face CMU block and smooth finish) where a decorative block wall is required per Section 30.64.020.
3. Reduce parking to 14 parking spaces where 15 parking spaces are required per Table 30.60-1 (a 6.7% reduction).

4. Reduce the setback for a trash enclosure to 1 foot where a setback of 50 feet is required from any residential development (multiple family) per Section 30.56.120 (a 98% reduction).
5. Reduce the interior side setback for a trash enclosure to 1 foot where a setback of 10 feet is required per Table 30.40-7 (a 90% reduction).
6. Increase the length of a dead end-street (cul-de-sac) with a County approved turnaround to 1,030 linear feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 106% increase).

## **LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 406 E. Naples Drive
- Site Acreage: 0.5
- Project Type: Motel with proposed accessory office building
- Number of Stories: 2 (motel)/1 (office building)
- Building Height (feet): 27 (Building B)/13 (Buildings A and C)/9 (office building)
- Square Feet: 1,150 (Buildings A and C)/4,900 (Building B)/320 (office building)
- Parking Required/Provided: 15/14

#### Site Plan and Project Scope

The approved plans depict an existing multiple family development (apartments) consisting of 3 buildings located on 0.5 acres. The applicant is proposing to convert and renovate the existing apartment complex into a motel featuring 14 units. Renovations and repairs will be made to both the interior and exterior of the buildings. The exterior repair of the buildings consist of replacing the existing asphalt shingled roof with new asphalt shingles, repainting the façade of each building, and replacing the existing windows and doors of the buildings. In addition to the repairs to the existing buildings, a shipping container will be refurbished and converted into an office that serves the motel.

The motel consists of 3 buildings, Buildings A, B, and C. Buildings A and C measure 1,150 square feet each while Building B has an overall area of 4,900 square feet. A 320 square foot shipping container will be refurbished and converted into an office that will serve the motel. A 10 foot wide pedestrian walkway connects the office building to the proposed 5 foot wide sidewalk along Naples Drive. The office building is set back 24 feet from the south (front) property line adjacent to Naples Drive. An 800 square foot pool is proposed and will be centrally located within the project site. An outdoor fireplace and patio area are proposed at the northwest corner of the site, which serves as an additional guest amenity. A trash enclosure is proposed at the southeast corner of the site and is set back 14 feet from the south (front) property line. The motel and proposed office require 15 parking spaces where 14 spaces are provided. The 14 parking spaces are located immediately south of the office building, and Buildings A and C. A landscape area with a minimum width of 5 feet separates the buildings from the parking spaces. Access to the project site is granted from Naples Drive.

### Landscaping

The approved plans depict a landscape area with a minimum width of 5 feet located between Buildings A, C, and the proposed office building. The trees within the landscape area will consist of 15 gallon and 24 inch box trees. Two palm trees will be planted along the west side of the pool. A 15 gallon tree will be planted along the north side of the trash enclosure. Four trees surround the perimeter of the proposed fireplace and a trellis is located at the northwest corner of the property. Several additional trees are randomly distributed throughout the site. An 8 foot high wall consisting of smooth and split face CMU block is located along the west side of the subject property.

### Elevations

Buildings A and C are single story, measure 13 feet in height, and consist of a pitched roof with asphalt shingles. The exterior of the buildings consists of stucco. Building B consists of 2 stories and measures 27 feet in height. Building B features a pitched roof with asphalt shingles and a wood paneled exterior. Buildings A through C will be painted with neutral, earth tone colors. The office building measures 9 feet in height and consists of vertical metal siding. Windows are featured on the north side of the office building and an entry door is located on the east side of the building. The south side of the container, oriented towards Naples Drive, features a freestanding planter with a decorative wire fence with plantings growing on and through it which will provide natural coverage.

### Floor Plans

The previously approved proposed motel consists of 3 buildings featuring a total of 14 units. Buildings A and C include 2 units each and measure 1,150 square feet. Building B measures 4,900 square feet and includes 5 units on the first floor and 5 units on the second floor. Each unit contains a kitchen, bedroom, bathroom, and living room. The office building measures 320 square feet and features a lobby area, office, and restroom facilities.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-1024:

#### Current Planning

- Motel and office building to be painted with neutral, earth tone colors;
- South side of office building to include a decorative wire fence with plantings;
- Office building shall be painted to match the existing on-site buildings;
- 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; 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

- Full off-site improvements;
- Off-site curb and gutter shall be either R-type or roll curb to allow the frontage of the site to be used as a driveway to access the parking spaces;

- Provide evidence of approval from the Department of Aviation for the cul-de-sac on APNs 162-22-304-001 & 002;
- Right-of-way dedication to include the portion of the cul-de-sac on Department of Aviation land, APNs 162-22-304-001 & 002, provide that Department of Aviation agrees to said dedication;
- Clark County Fire Prevention approval of all over-length cul-de-sacs.

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**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.

**Applicant's Justification**

The applicant indicates that they have been consistently working with Clark County Building Department to complete the necessary building permits and are eager to complete the project to help revitalize the street.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-1024	Motel with accessory office building	Approved by PC	February 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	C-2	Multiple family development
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Multiple family development
West*	Commercial Tourist	H-1	Alexis Park Hotel

**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.

Staff finds that the applicant is working towards obtaining building permits (BD20-30967, BD20-50011, and BD20-50020) for the proposed project, and therefore, can support this request for 1 additional year beyond the original expiration date.

#### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

#### **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 February 19, 2022 to commence.
- 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 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;
- Building permits may be issued, but off-site construction shall not commence until the following conditions are completed for off-site permit PW21-14811 through approved revisions: obtain all required utility/agency signatures/approvals throughout the plan set; grant a 3 foot streetlight and traffic control device easement; and verify and update the circuit capacity chart for the existing service pedestal.

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

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LV GATEWAY1, LLC

**CONTACT:** TYLER COLDWELL, 7539 SLIPSTREAM ST, LAS VEGAS, NV 89139