

10/06/21 BCC AGENDA SHEET

HOTEL  
(TITLE 30)

QUARTERHORSE LN/SOBB AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0431-CHD CONVENIENCE, LLC:**

**USE PERMIT** to allow kitchens in conjunction with a hotel.  
**DESIGN REVIEWS** for the following: **1)** a proposed hotel; and **2)** finished grade on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
163-32-311-012

**USE PERMIT:**  
Allow kitchens in hotel guestrooms where not allowed per Table 30.44-1.

**DESIGN REVIEWS:**

1. Hotel with kitchens.
2. Increase finished grade to 51 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 183% increase).

**LAND USE PLAN:**  
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 9180 W. Post Road
- Site Acreage: 2.2
- Project Type: Hotel with kitchens in guestrooms
- Number of Stories: 4
- Building Height (feet): 50
- Square Feet: 94,164
- Parking Required/Provided: 99/100

### Site Plans

The plans depict a proposed hotel in the center portion of the parcel that will provide for 99 rooms with kitchens. Parking spaces are located to the north and south of the hotel, and cross access is provided with the medical office complex to the east and southeast which includes existing driveways on Sobb Avenue, Post Road, and Quarterhorse Lane. The proposed hotel with kitchens is an extended stay hotel with 99 rooms with a maximum stay of 30 days.

### Landscaping

Landscaping will be provided around the perimeter of the site, within the parking lot, and around the base of the proposed buildings. Street landscaping along Sobb Avenue and Quarterhorse Lane will be 10 feet wide. There is also a 10 foot wide planter along the south property line adjacent to an internal private driveway.

### Elevations

Most of the hotel building is approximately 43 feet high to the base of the parapet wall but will extend up to 50 feet in height with architectural features on the roof. Exterior materials include a masonry tile base and panel siding separated by various wrap finishes, and a façade consisting of CMU exterior, stone veneer, and storefront window and door treatments.

### Floor Plans

The first floor of the hotel includes a lobby area, registration desk, breakfast area, gathering room, fitness room, offices, a laundry room, and ancillary uses. The second through fourth floors include mostly hotel rooms with kitchens for a total of 99 rooms that are provided in the hotel.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The plan submitted shows access to the internal road network for the commercial property; therefore, no new driveway cuts are proposed onto either Sobb Avenue or Quarterhorse Lane. The proposed project is an extended stay hotel that consists of a 99 room, 4 story hotel consisting of transient lodging with a 30 day maximum length of stay and kitchenettes in each room. The increase in finished grade is needed to ensure that the building is set high enough above the grade in Sobb Avenue and Quarterhorse Lane to provide adequate flood protection.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0225	Hotel with kitchens - expired	Approved by PC	May 2018
ET-18-400056 (DR-0156-16)	First extension of time for a proposed hotel on 2.2 acres - expired	Approved by PC	April 2018
DR-0156-16	Proposed hotel on 2.2 acres - expired	Approved by PC	April 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0221-08	Increased building height to 56 feet and a design review for a proposed 123 room hotel - expired	Approved by PC	April 2008
UC-0848-06	Increased building height to 56 feet and a design review for a proposed 99 room hotel - expunged by UC-0221-08	Approved by PC	July 2006
DR-0514-05	Master sign plan for a medical office complex	Approved by BCC	May 2005
DR-1940-03	Commercial complex	Approved by PC	January 2004
TM-0383-03	Commercial subdivision	Approved by BCC	October 2003
ZC-1434-03	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	October 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	R-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped pad site in the adjacent commercial complex
East	Business and Design/Research Park	C-2	Office building & an undeveloped pad site in the adjacent commercial complex
West	Business and Design/Research Park	R-E	Undeveloped

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Use Permit

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 Comprehensive 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.

The hotel will provide extended stay options for those working in the medical facilities or for long-term visitors, including those who will visit the hospital. Staff finds the proposed kitchens will provide a service to the customers of the hotel who are staying there to be near relatives at the hospitals and patients using the adjacent medical office complex. This request conforms to

Urban Specific Policy 7 of the Comprehensive Master Plan that states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Staff can support this request.

#### Design Review #1

The project complies with Urban Specific Policy 65 of the Comprehensive Master Plan which encourages cross access to reduce and limit points of ingress and egress, along with Policy 67, which encourages development that is compatible with abutting uses (the hotel is compatible and integrated with the adjacent medical office complex) and Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Likewise, the CMA Design Overlay District is intended to promote and ensure high quality non-residential developments, and the project complies with the standards of the district such as breaking-up the roofline and distributing the parking spaces around the site. A condition to provide 1 loading space is added as a condition of approval since Code requires 1 loading space for hotels ranging in size from 12,000 square feet to 120,000 square feet. For the reasons listed above and with an added condition for a loading space, staff can support the design review.

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

##### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **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**

- Provide 1 loading space;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; 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;
- Traffic study and compliance.
- 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.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLAYTON NEILSEN

**CONTACT:** CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118