

06/05/07 PC AGENDA SHEET

RESIDENTIAL/  
TIME SHARE CONDOMINIUMS  
(TITLE 30)

VALLEY VIEW BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-0326-07 – FLAMINGO PALMS VILLAS, LLC, ET AL:**

**USE PERMIT** to convert an existing residential condominium complex to a residential time share complex.

**DESIGN REVIEW** for a time share complex with kitchens and sales/rental office on 12.0 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-5 (Apartment Residential) Zone in the MUD-1 Overlay District.

Generally located on the east side of Valley View Boulevard, 680 feet south of Flamingo Road within Paradise. SB/tc/dr

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RELATED INFORMATION:

**APN:**

162-20-111-001 thru 360

**MASTER PLAN/LAND USE GUIDE:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The plans depict a 360 unit residential timeshare complex with one common area lot including a clubhouse/community building that will house the sales/rental office. This project was originally constructed as an apartment complex and subdivided into condominiums in 2004. When the original owners converted the complex and sold the units to the current owners, the owners signed a power of attorney granting Flamingo Palms Villas, LLC, the right to "...apply for, submit or obtain approvals for changes or alterations in mapping, land use, or zoning for all property shown on the final map in which Buyer has or may acquire an interest...". The designated proxy's were assigned to Dave Clark or David Schwarz and the notarized application signature is David Schwarz. The applicant states that this use is appropriate at this location because the complex is located in close proximity to the Las Vegas Boulevard South resort corridor.

**Prior Land Use Requests**

DR-2044-04 was approved by the Planning Commission (PC) in January 2005 for additions and remodel to the clubhouse, permit the addition of new security gates and a guard house, and to replace walls along the north and south property lines. TM-0461-04 was approved by the PC in September 2004 for a residential condominium subdivision. ZC-352-89 was approved by the

Board of County Commissioners in February 1990 to reclassify the subject site from M-1 to R-4 and R-5 zoning.

### **Surrounding Zoning and Land Use**

To the north across the Flamingo Wash are undeveloped and developed parcels in M-1 and U-V zones. To the west is a developed parcel in an M-1 zone and an undeveloped H-1 zoned parcel. To the south are developed parcels in an M-1 zone, and to the east across the UPRR lines are developed parcels in M-1 and H-1 zones.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

This condominium complex is surrounded by industrial properties with the exception of the U-V zoned project that is located to the north across the Flamingo Wash. This is an existing development that takes access from Valley View Boulevard (an arterial street). This property is shown as Commercial Tourist in the Winchester/Paradise Land Use Plan and that designation encourages uses that enhance visitor participation in and near the Las Vegas resort corridor.

#### **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 Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

#### **Civil Engineering**

- Compliance with approved Queuing Analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** Flamingo Palms Villas, LLC, ET AL

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