



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 25, 2019

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Jon Wardlaw – Chair
Susan Philipp
Raymond Berg

John Williams - Vice Chair
Robert Orgill

Secretary:

Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes June 11, 2019 (For possible action)
- IV. Approval of Agenda for June 25, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **AR-19-400063 (UC-18-0175)-FX LUXURY LAS VEGAS II, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for vehicle rental.
DESIGN REVIEW for an outside display area for the vehicle rental business in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/bb/ja (For possible action)
BCC 7/3/19
2. **AR-19-400066 (UC-0849-14)-MGM GRAND HOTEL, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/ja (For possible action)
BCC 7/3/19
3. **UC-19-0405-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**
USE PERMIT to establish a minor training facility (insurance school) in conjunction with an existing office building on 0.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/ja (For possible action)
PC 7/16/19
4. **UC-19-0416-CHINA TOWN RETAIL, LLC:**
USE PERMIT for an on-premises consumption of alcohol (supper club) on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/nr/ja (For possible action)
PC 7/16/19
5. **UC-19-0421-G 6 HOSPITALITY PROPERTY, LLC:**
USE PERMIT for alcohol sales, liquor, package only (liquor store) in conjunction with an existing motel (Motel 6) on 5.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/al/ja (For possible action)
PC 7/16/19
6. **UC-19-0424-WESTERN VILLAGE, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce separation for a residential use to a supper club in conjunction with an existing restaurant within a shopping center on 0.8 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Sierra Vista Drive, 320 feet east of Swenson Street within Paradise. TS/al/ja (For possible action)
PC 7/16/19

7. **VS-19-0433-ITAI INVESTMENTS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action) **PC 7/16/19**
8. **WS-19-0418-EAGLE PARADISE, LLC & THAYERACK LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; 2) allow an animated sign consisting of digital LED display; and 3) increase freestanding sign area.
DESIGN REVIEW for a proposed freestanding sign with animation to replace an existing freestanding sign in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG /al/ma (For possible action) **PC 7/16/19**
9. **WS-19-0427-IROROBEJE FRIDAY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative parking lot and street landscaping.
DESIGN REVIEW for the expansion of an existing medical office building with a façade change on 0.3 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 604 feet south of Desert Inn Road within Paradise. TS/nr/ma (For possible action) **PC 7/16/19**
10. **DR-19-0429-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW for underground stations and an underground people mover system in conjunction with an existing and approved convention facility/exposition hall on a portion of 153.5 acres in a P-F (Public Facility) Zone in the MUD-1, MUD-2, and Midtown Maryland Parkway Overlay Districts. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/ed (For possible action) **BCC 7/17/19**
11. **ET-19-400072 (UC-0374-14)-JAMES, MARK A.:**
USE PERMIT THIRD EXTENSION OF TIME to complete an approved medical marijuana establishment (cultivation).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation to a residential use on 0.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Stevenson Way, 150 feet north of Post Road within Paradise. JG/jvm/ja (For possible action) **BCC 7/17/19**
12. **ET-19-400073 (UC-0377-14)-JAMES, MARK A.:**
USE PERMIT THIRD EXTENSION OF TIME to complete an approved medical marijuana establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation to a residential use on 0.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Stevenson Way, 150 feet north of Post Road within Paradise. JG/jvm/ja (For possible action) **BCC 7/17/19**
13. **UC-19-0408-WLGRN, LLC:**
USE PERMIT for a recreational facility.
DESIGN REVIEW for a recreational facility in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jt/ma (For possible action) **BCC 7/17/19**

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: July 9, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

RETAIL CENTER
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400063 (UC-18-0175)-FX LUXURY LAS VEGAS II, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for vehicle rental.

DESIGN REVIEW for an outside display area for the vehicle rental business in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-301-018; 162-21-301-019

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3755 Las Vegas Boulevard South
- Site Acreage: 4.5
- Project Type: Vehicle rental with outside display
- Number of Stories: 1
- Building Height (feet): 22 to 27
- Square Feet: 14,300 existing building/68 retail structure
- Parking Required/Provided: 84/488

Site Plan

The site is an existing commercial center with access from Las Vegas Boulevard South. The existing building for the commercial center is located approximately 71 feet from Las Vegas Boulevard South with the parking for the facility located to the rear (east) of the building. The plan depicts a 20 foot by 24 foot wide outside display area for 1 vehicle that will be within a recently constructed landscape and pedestrian plaza area located between a newly constructed bus turnout and bus shelter and a 15 foot wide pedestrian access easement/sidewalk that traverses the site. The vehicle rental business is proposed to occupy 1 suite within the retail center and the actual luxury rental vehicles will occupy 5 parking spaces in the rear parking lot of the property.

Access to the rear parking lot for the retail center is through a driveway on the north end of the property.

Landscaping

No changes are proposed or required to existing landscape areas with this project.

Elevations

The existing building is 1 story with a maximum height of 27 feet. The existing building has a flat roof behind parapet walls and the exterior has a stucco finish with aluminum and glass store fronts. The retail structure is 1 story with a maximum height of 11 feet with a flat roof behind a parapet wall.

Floor Plans

A single suite is used for the vehicle rental office.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0175:

Current Planning

- 1 year to commence and review to ensure no queuing or pedestrian conflicts with the pedestrian access easement/sidewalk or required 3 foot buffer area (shy distance).
- Per revised plans;
- Plants displaced by outdoor vehicle display area to be relocated within remaining landscaped area on the property.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Applicant shall provide a minimum of 3 feet between the vehicle viewing area and the pedestrian access easement;
- Vehicles shall only be moved to or from the display pad during non-peak pedestrian traffic times.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Signage

Signage is not a part of this request.

Applicant's Justification

The outdoor display is located in front of Suite 109 and has not resulted in pedestrian conflicts in either the access easement or private sidewalk area. The area between the bus shelter and private sidewalk is now paved. There are 3 connecting pathways between the public and private sidewalk. No complaints or concerns have been reported to staff.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0512	Consumption of alcohol, and art gallery with outdoor operations	Approved by BCC	August 2018
UC-18-0175	Vehicle rental with a design review for outside display	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and facade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	An amusement/theme park with waivers of development standards and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center – expired	Approved by BCC	March 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Hawaiian Marketplace shopping center & Polo Towers
South	Commercial Tourist	H-1	Part of the overall Cable Center shopping center
East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	CityCenter resort complex & CVS Pharmacy

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 for an application for review 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 since the original approval. Since there have been no code enforcement citations and staff has not received any complaints, staff can support this request for review and removal of the time limit.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AFFORDABLE DREAM

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS NV 89101

RECREATIONAL FACILITY
(TITLE 30)

HARMON AVE/KOVAL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400066 (UC-0849-14)-MGM GRAND HOTEL, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW for a recreational facility (Topgolf) with accessory retail, eating and drinking facilities and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on an 8.5 acre portion of 102.7 acres in H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District.

Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise.
JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:
162-21-414-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3799 Las Vegas Boulevard South
- Site Acreage: 102.7 (total resort hotel site)/8.5 (recreational facility)
- Project Type: Recreational Facility
- Number of Stories: 4
- Building Height (feet): 56 (building)/180 (mesh safety fence)
- Square Feet: 117,312
- Parking Required/Provided: 9,632/11,529

Site Plan

The approved recreational facility is on the northeast corner of the MGM Grand Resort Hotel site adjacent to the corner of Koval Lane and Harmon Avenue. Existing access is provided to the resort hotel and the recreational facility site from Las Vegas Boulevard South, Tropicana Avenue, Koval Lane, and Harmon Avenue. The recreational facility occupies the northeastern 8.5 acres of the resort hotel site. The facility consists of a single building located on the southern portion of the site. The northern approximately 640 feet, is an open field for the golf driving range. At various distances within the open field will be targets for golfers. A 180 foot high

mesh safety fence is located along the north, east, and west sides of the driving range to prevent golf balls from going into abutting properties or within the adjacent rights-of-way.

Landscaping

Existing landscape areas will not be altered by this request.

Elevations

There is a 28 foot high decorative screen wall along the east side of the southern parking area that will be set back approximately 46 feet from the east property line (Noval Lane). A 180 foot high mesh safety fence is located along the north, east, and west sides of the driving range with transparent mesh. The building is 4 stories and a maximum height of 56 feet. The north side of the building is open for the driving range hitting bays. The fourth floor of the building is a VIP deck which is an open area with safety rails around the perimeter of the deck. Permanent shade structures are on portions of the VIP deck with flat roofs. The exterior of the building is a combination of a stucco finish, decorative metal, and glass.

Floor Plans

The building has a total area of 117,312 square feet divided between 4 stories and a partial basement. The basement level consists of maintenance areas, mechanical and electrical areas, and storage. Level 1 consists of hitting bays, kitchens, event space, staging area, storage, and a lounge. Level 2 consists of hitting bays, a lobby, lounges and bars, offices, restaurants, kitchens, storage areas, and an outdoor event space with a stage for live entertainment. Level 3 consists of hitting bays, an outdoor pool, deck areas with dining and drinking areas, kitchens, a lounge, and storage area. Level 4 is the VIP deck which consists of a pool with cabanas, putting green, an outdoor bar with outdoor dining and drinking areas.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400135 (UC-0849-14):

Current Planning

- Until May 25, 2019 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for UC-0849-14 (AR-0023-17):

Current Planning

- 1 year for review;
- Maximum of 3 nights per month for events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, events permitted only during daylight hours (to end at 10:00 p.m.);
- Applicant to analyze the height of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Temporary Commercial Event applications to be submitted for each event;
- Residents of the abutting residential developments to be notified a minimum of 30 days prior to each event with documentation of the notification to be submitted to staff with the Temporary Commercial Event application.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Listed below are the approved conditions for UC-0849-14:

Current Planning

- Raise mesh fence height to 180 feet;
- Parking lot and driving range area not to be used for outdoor live entertainment;
- Design review as a public hearing on lighting and signage;
- Live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.);
- Mesh safety fence to be constructed of a non-transparent material;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that this application must commence within 2 years of approval date or it will expire.

Public Works -- Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that property is already connected to the CCWRD sewer system; additional capacity and connection fees will need to be addressed; and that at the time of construction, submit civil improvement plans for review and approval along with wastewater flows to determine sewer point of connection.

Las Vegas Valley Water District (LVVWD)

- Applicant is advised that water and fire flow review are needed; and to please submit plans to LVVWD.

Signage

Signs are not a part of this request.

Applicant's Justification

The applicant went through the application review process in 2017 and 2018 with no negative comments or concerns from neighbors or the public. The applicant maintains a good relationship with the adjacent Marie Antoinette Condominiums and other adjacent uses. The applicant is requesting to forego the yearly review process and return for application review every 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0649	Façade change	Approved by BCC	October 2018
AR-18-400135 (UC-0849-14)	Second application for review for interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	July 2018
DR-18-0081	Monorail Extension	Approved by BCC	March 2018
UC-0849-14 (AR-0023-17)	First application for review for interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	May 2017
DR-0695-17	Sign Modification	Approved by BCC	November 2017
UC-0285-17	Outdoor Sales Booth	Approved by BCC	June 2017
DR-0168-17	Convention center expansion	Approved by BCC	April 2017
UC-0849-14 (WC-0174-16)	Waived conditions of a use permit to allow extended hours of operation for live entertainment in conjunction with a recreational facility (golf driving range)	Approved by BCC	December 2016
UC-0373-10 (AR-0135-16)	Second application for review to allow a temporary event for more than 10 days per event and allow membrane structures (tents)	Approved by BCC	December 2016
DR-0347-15 (AR-0088-16)	First application for review for lighting, animated signage (video) display units, and mesh safety fence for a recreational facility (golf driving range) – approved with no further reviews required	Approved by BCC	August 2016
DR-0347-15	Lighting and an amendment to a comprehensive sign package to permit additional freestanding signs, wall signs, animated signs, and directional signs for a recreational facility (golf driving range) with waivers of conditions of a use permit (UC-0849-14)	Approved by BCC	July 2015
UC-0849-14	Interactive golf with driving range, club and pool (Topgolf)	Approved by BCC	December 2014
UC-0848-14	Use Permit for Recreational Facility	Denied by BCC	December 2014
VS-0530-14	Vacate a pedestrian easement along Tropicana Avenue	Approved by PC	April 2014
UC-0103-14	VIP drop off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0103-12	Expansion & interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
DR-0165-11	Six, 28,980 square foot wall signs	Approved by BCC	June 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0373-10	Allow a temporary event for more than 10 days per event and allow membrane structures (tents)	Approved by BCC	October 2010
UC-0103-08	Manmade decorative water features	Approved by BCC	March 2008
DR-0447-04	Relocate a freestanding sign	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Portions of Showcase Mall, commercial businesses, & undeveloped parcels
South	Commercial Tourist	H-1, R-T, & C-2	Tropicana & Hooters Resort Hotels, commercial businesses, motels, & undeveloped parcels
East	Commercial Tourist	H-1, R-T, R-4, R-5, & C-2	Marie Antoinette Residential Condominiums, Wyndham Resort condominiums, apartments, commercial uses, & undeveloped parcels
West	Commercial Tourist	H-1 & R-5	The Grand Chateau time share hotel, The Carriage House, MGM Signature Towers, portions of the Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York Resort Hotel, & Monte Carlo Resort 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 for an application for review 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, changes have occurred since the original approval and are identified during each application review. The recreational use of the property will continue to need periodic reviews to ensure compliance with requirements and neighborhood compatibility.

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 July 30, 2020 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: TOPGOLF USA, LAS VEGAS, LLC
CONTACT: CHRISTOPHER KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

MINOR TRAINING FACILITY
(TITLE 30)

TWAIN AVE/PECOS MCLEOD INT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0405-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:

USE PERMIT to establish a minor training facility (insurance school) in conjunction with an existing office building on 0.9 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/ja (For possible action)

RELATED INFORMATION:

APN:

162-13-607-003 and 162-13-607-004

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3675 Pecos McLeod Int, Suite 1000B
- Site Acreage: 0.9
- Project Type: Minor training facility
- Number of Stories: 1
- Building Height (feet): 15.5
- Square Feet: 402 (lease area)/12,356 (entire building)
- Parking Required/Provided: 41/41

Site Plan

The plan depicts an existing office building on a triangular parcel located at the intersection of Twain Avenue and Pecos McLeod Interconnect. There are 2 driveways which provide access to the site, the first is located on Pecos McLeod Interconnect and the second is along Twain Avenue. Parking stalls are located on the western portion of the property with the western most parking stalls covered by a shade structure. There is an existing 6 foot high block wall along the rear (western) property line.

Landscaping

Landscaping is not a part of this request.

Elevations

Photos show an existing 15.5 foot high 1 story office building with a stucco exterior and a tiled roof.

Floor Plan

The floor plan shows a 402 square foot office space which will contain a 61 square foot reception area (office) and a 341 square foot training classroom room.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant the minor training facility (insurance school) will hold classes from 8:00 a.m. until 1:00 p.m. and again from 3:00 p.m. until 7:00 p.m. The administrative portion of the office will be open Monday through Friday and there will be a maximum of 10 students per class.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2005-94	Setback variance for a monument sign	Denied	1994
WC-0354-94 (ZC-150-85)	Waiver of conditions requiring a 10 foot setback for signage	Approved by BCC	1995
ZC-150-85	To C-P zoning for an office professional building	Approved by BCC	1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	C-2, C-1	Developed CCSD property
South	Office Professional/Residential Suburban (up to 8 du/ac)	C-P, R-1	Developed office complex and Single family residences
East	Office Professional Public Facilities	C-2, R-1	Undeveloped land/ CCSD property
West	Office Professional	C-P	Office complex and undeveloped land

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 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 proposed use for a minor training facility (insurance school) is not uncharacteristic in an office complex. The adjacent lease spaces are primarily for office use where regular customer circulation is a part of the daily operations. The proposed minor training facility should not have any negative impacts to the surrounding area; therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: LAS VEGAS SCHOOL OF INSURANCE
CONTACT: GAIL ANDERSON, 3675 PECOS-MCLEOD, LAS VEGAS, NV 89121

SUPPER CLUB
(TITLE 30)

SPRING MTN RD/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0416-CHINA TOWN RETAIL, LLC:

USE PERMIT for an on-premises consumption of alcohol (supper club) on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design District.

Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
162-18-511-001 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3900 Spring Mountain Road, Unit A5
- Site Acreage: 2.8 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 19.5
- Square Feet: 1,800 (lease area)/14,576 (Building A)
- Parking Required/Provided: 152/166 (entire shopping center)

Site Plans

The plans show an existing shopping center consisting of a total of 4 buildings. Building A is located on the east side of the shopping center, Building B is located in the northwest portion, and Buildings C and D are located in the southwest portion of the property. The proposed supper club is located in the northernmost suite of Building A. The property is accessed by two commercial driveways off of Spring Mountain Road. Parking is located in the middle of the property near the existing businesses and along the north, east and south perimeter of the property. The shopping center requires a minimum of 152 parking spaces and 166 spaces are provided.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans show existing 1 story, 19.5 foot high buildings with flat roofs. There are no changes to the existing heights of the parapet walls pursuant to UC-18-0383, the existing roll-up doors will be replaced by new walls that will be finished with stucco and aluminum storefront windows and doors to match the existing portions of the shopping center that has already been converted. The buildings are colored with subdued colors to match the existing buildings on the site.

Floor Plans

The plans show a 1,800 square foot lease area within Building A. The restaurant would include a dining area, kitchen, restrooms, storage, food prep area, walk-in cooler/freezer, and washing station.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting for a future restaurant to have on-premises consumption of alcohol (supper club).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0383	Retail and restaurant uses for Building A and Building B, design review for exterior and interior remodel	Approved by PC	July 2018
UC-1050-17	Relocated massage establishment, retail uses and exterior and interior remodel a portion of the existing center	Approved by BCC	January 2018
UC-0241-17	Retail uses, food processing (bakery), interior and exterior remodel of existing shopping center	Approved by PC	May 2017
ZC-1276-06	Reclassified the subject parcel to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	M-1	Outside storage yard
South	Commercial Tourist	M-1	The center at Spring Mountain (shopping center) and office/warehouse uses
East	Commercial Tourist	M-1	Tire sales and installation and office/warehouse uses

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 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.

Staff finds that the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the shopping center. Retail and restaurant uses already exist in the center without any reported issues. The proposed use is consistent and compatible with the area and other uses along Spring Mountain Road. Since the retail and restaurant uses were approved with a previous land use application (UC-18-0383) and this application is for the on-premises consumption of alcohol, staff finds that this is an appropriate use within the existing shopping center; therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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

- Applicant is advised that compliance with the Uniform Standard Drawings is required.

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:
APPROVALS:
PROTESTS:

APPLICANT: KAISEKI YUZU
CONTACT: AIRR PHANTHIP, 4881 W. HACIENDA AVE. #6, LAS VEGAS, NV 89118

DRAFT

07/16/19 PC AGENDA SHEET

LIQUOR STORE
(TITLE 30)

TROPICANA AVE/KOVAL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0421-G 6 HOSPITALITY PROPERTY, LLC:

USE PERMIT for alcohol sales, liquor, package only (liquor store) in conjunction with an existing motel (Motel 6) on 5.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-28-102-004

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 195 E. Tropicana Avenue
- Site Acreage: 5.1
- Number of Units: 306
- Project Type: Liquor store
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,931 convenience store/liquor store
- Parking Required/Provided: 314/250 (WS-0530-16) for site

Site Plans

The plans show an 8 building motel complex with 306 guestrooms. At the front of the complex along Tropicana Avenue there is an existing convenience store and an office/lobby building in conjunction with the 306 room motel. The remaining buildings on-site consist of motel rooms, a laundry room, and manager's unit. An existing canopy is located between the convenience store and the office/lobby building. The request is to convert the existing convenience store into a liquor store. WS-0530-16 was approved to reduce parking to 250 spaces for the motel and associated uses where 314 spaces are required. Access to the site is from Tropicana Avenue and Koval Lane.

Landscaping

There are no changes proposed or required to existing landscape.

Elevations

No major changes are proposed to the exterior of the building. The building is 1 story and approximately 19 feet in height. The building has a pitched roof with standing seam metal roofing material and is painted earth tone colors.

Floor Plans

No increase in floor area is proposed for the building. The building has an area of 1,931 square feet

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there is currently a liquor store on the adjacent property to the east and the owner would like to relocate this store to the subject site. The applicant states the use is compatible with other uses in the area and that the proposed move will allow an existing business to continue to provide a service to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0530-16	A reduction in parking and a design review for a canopy and remodel of the exterior front facade of the motel – design review for the canopy is expired	Approved by BCC	October 2016
ADR-0367-12	New laundry facility to replace old facility	Approved Administratively	June 2012
UC-0366-99	Allow retail uses	Approved by PC	April 1999
DR-1319-96	Motel addition for a gift shop/convenience store building and a hotel registration vestibule	Approved by PC	September 1996
XC-044-69	Reclassified the site from C-C & R-4 to H-1 zoning for a motel	Approved by BCC	June 1969

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	MGM Grand Resort Hotel
South	Commercial Tourist	C-2	Motel (Travelodge)
East	Public Facilities	P-F	McCarran International Airport
West	Commercial Tourist	H-1	Restaurant, liquor store, & motel

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 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 subject site is located in an area planned Commercial Tourist and adjacent properties are zoned H-1 with commercial/retail uses. Staff finds that the requested use is compatible with other uses in the area which includes hotels/motels and commercial uses; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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

- Applicant is advised that compliance with the Uniform Standard Drawings is required.

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:
APPROVALS:
PROTESTS:**

APPLICANT: SHAMOUNS, LLC

CONTACT: ADAM FULTON, ADAM FULTON, ESQ., 2580 SORREL STREET, LAS VEGAS, NV 89146

DRAFT

07/16/19 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SIERRA VISTA DR/SWENSON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0424-WESTERN VILLAGE, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce separation for a residential use to a supper club in conjunction with an existing restaurant within a shopping center on 0.8 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District.

Generally located on the north side of Sierra Vista Drive, 320 feet east of Swenson Street within Paradise. TS/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-15-501-021 through 162-15-501-023

USE PERMITS:

1. Permit on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant.
2. Reduce the separation between a residential use and a supper club to 130 feet where 200 feet is the standard per Table 30.44-1 (a 35% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 870 Sierra Vista Drive
- Site Acreage: 0.8
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 2,035 supper club/10,513 shopping center
- Parking Required/Provided: 56/56 (shopping center)

Site Plan

The request is to allow an existing restaurant within a shopping center to become a supper club. The retail center consists of a single building located on the northern portion of the site with parking located to the south and east of the building. Access to the site is provided by 2 existing driveways from Sierra Vista Drive located on the southwest and southeast corners of the site. The restaurant/proposed supper club is located in the westernmost portion of the building.

Landscaping

No changes are proposed or required to existing landscape areas with this request. There is an existing 6 foot wide landscape area along Sierra Vista Drive consisting of trees and groundcover.

Elevations

No major changes are proposed or required to the exterior of the existing building, which is 1 story with a maximum height of 24 feet. The building has a flat roof behind parapet walls which vary between 16 feet and 24 feet in height to break-up the roof line. The exterior of the building is a combination of a stucco finish and wood veneer painted in earth tone colors.

Floor Plans

No increase in building area is proposed for the existing building with this application. The proposed supper club/restaurant has an area of 2,035 square feet. The plan depicts a dining area for the restaurant in the southeastern portion of the lease space and a separate bar area in the southwestern portion of the lease space. The kitchen, food preparation area, office and restrooms are located in the northern portion of the lease space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that customers of the existing restaurant have requested drinks with meals and that there is a desire by customers to have a bar area to sit and meet with friends. The applicant states the restaurant serves Puerto Rican food and that there are few Puerto Rican restaurants in the Las Vegas Valley. This site is also close to the convention center and there are few restaurants in the area that serve drinks and meals for people attending conventions. The location is not close to schools or single family residential developments and will have little impact on existing developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0246-10	Food cart not within an enclosed building - expired	Approved by PC	August 2010
UC-0636-01	Service bar for an existing restaurant - expired	Approved by PC	July 2001
AC-168-88	10,000 square foot shopping center with 8 businesses	Approved by PC	September 1988

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-007-88	From R-1 to C-1 zoning	Approved by BCC	February 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Commercial Tourist	P-F	Parking lot for Las Vegas Convention and Visitors Authority
South	Commercial Tourist	R-5	Apartments

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 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.

This lease space was previously approved (UC-0636-01) as a service bar in conjunction with a different restaurant, which has expired. There is no record of any problems with the prior service bar and restaurant at this location. The proposed use will not have an adverse effect on the parking facilities to the north, east and west of the site for the convention center. There is an existing apartment complex to the south across Sierra Vista Drive and supper clubs have been found to be a compatible use to multiple family residential developments. Staff finds the proposed use is consistent and compatible with other uses in the area and can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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.

Building Department - Fire Prevention

- 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:

APPROVALS:

PROTESTS:

APPLICANT: ANGEL GOITIA

CONTACT: ANGEL GOITIA, PUERTO RICO RESTAURANT, LV CUSTOM AND SERVICE, 4770 W. NEVSO DR #B-8, LAS VEGAS, NV 89103

07/16/19 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

HACIENDA AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0433-ITAI INVESTMENTS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action)

RELATED INFORMATION:

APN:
162-29-205-008

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a 40 foot wide portion of patent easements along the southern portion of APN 162-29-205-008. The applicant also requests to vacate and abandon the right-of-way spandrel located on the southeastern portion of APN 162-29-205-008. Due to the construction of the Hacienda Avenue overpass that has realigned Hacienda Avenue, the portion of the easement and the right-of-way requested in this application are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0609-16	Reclassified 2.5 acres from M-1 to H-1 zoning for a multiple family residential development on 4.3 acres - expired	Approved by BCC	November 2016
VS-0611-16	Vacation of easements and portions of rights-of-way - expired	Approved by BCC	November 2016
UC-0466-05	Tavern with live entertainment on the eastern parcel - expired	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Motel & office warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	H-1	Undeveloped parcels (portion of future Las Vegas Stadium)
East	Commercial Tourist	H-1	I-15 & the Luxor Resort Hotel
West	Commercial Tourist	M-1	Office warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff recommends denial.

Staff Recommendation

Denial.

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

If approved:

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ITAI INVESTMENTS LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT

07/16/19 PC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

PARADISE RD/HARMAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0418-EAGLE PARADISE, LLC & THAYERACK LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; 2) allow an animated sign consisting of digital LED display; and 3) increase freestanding sign area.

DESIGN REVIEW for a proposed freestanding sign with animation to replace an existing freestanding sign in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG /al/ma (For possible action)

RELATED INFORMATION:

APN:

162-22-202-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 251 square feet where a maximum of 100 square feet is permitted per Table 30.72-1 (a 451% increase).
2. Permit animated signage consisting of a digital LED display where electronic message units only are permitted per Table 30.72-1.
3. Increase freestanding sign area to 1,087 square feet where a maximum of 877.5 square feet is permitted per Table 30.72-1 (a 23.9% increase)

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4480 Paradise Road
- Site Acreage: 5.3
- Project Type: Freestanding sign
- Sign Height (feet): 47
- Square Feet: 567

Site Plan

The request is to replace an existing non-animated freestanding sign in conjunction with a shopping center with a new animated freestanding sign. The existing shopping center consists of 2 retail buildings with an area of 58,000 square feet. Access to the shopping center is granted from Paradise Road, Harmon Avenue, and Swenson Street. The existing sign is located on the southeastern corner of the site and will be removed to allow the placement of the new sign, which will be set back a minimum of 10 feet from the streets. No changes are proposed or required with the existing buildings or parking lots with this request.

Signage

There is another existing 520 square foot freestanding sign located on the western portion of the parcel, located in a landscape island within the parking lot for the shopping center. This other sign is located approximately 300 feet to the northwest of the proposed sign, is oriented toward Paradise Road, and is set back 67 feet from Paradise Road and 52 feet from Harmon Avenue. The existing freestanding sign that is being replaced has no animation, is 18 feet in height with an area of 120 square feet. The proposed sign is 47 feet in height with an area of 567 square feet that includes 551 square feet of animation. The animated portion of the sign consists of a digital LED display, which will be used to advertise the shopping center and the individual stores within the center.

Applicant's Justification

The applicant indicates that the proposed sign is replacing an existing sign that is outdated in comparison to signage that has been allowed for other businesses in this area. The proposed sign with the increase in animation is needed to allow the shopping center to remain competitive with other businesses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0261	A hookah lounge in conjunction with a restaurant within the shipping center	Approved by PC	May 2019
UC-18-0474	Massage establishment	Approved by BCC	August 2018
ADR-0668-11	Conversion of an existing off-premises sign (bill board) to a digital face	Approved Administratively	July 2011
ADR-0589-07	Off-premises sign (billboard)	Approved Administratively	May 2007
WS-0333-05	An animated roof sign	Approved by BCC	April 2005
UC-0649-03	Established a shopping center with alternative landscaping including alternative street trees and different quantity of parking lot trees	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 and C-P	Motel and off-premises sign
South	Commercial Tourist	C-2	Restaurant and commercial development
East	Public Facilities	P-F	UNLV softball field
West	Commercial Tourist	H-1	Hard Rock Hotel and Casino

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

This site is developed as a shopping center in a C-2 zone and staff typically has not supported requests to increase freestanding sign area or animated sign area in conjunction with shopping centers in a C-2 zone. However, this site is unique due to its location. To the east of this site is the UNLV campus in a P-F zone. To the west is the Hard Rock Hotel and Casino in an H-1 zone. These abutting uses and zoning districts allow for more flexibility with freestanding and animated signage than is allowed for a shopping center in a C-2 zone. The signage proposed by the applicant is consistent and compatible with signage that has been allowed for other uses in this area. Given the uniqueness of the area and the fact that the proposed sign is consistent and compatible with existing signage in the area, staff can support these requests.

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

- 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

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EAGLE PARADISE, LLC

CONTACT: JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS #600, LAS VEGAS, NV 89113

DRAFT

07/16/19 PC AGENDA SHEET

SETBACKS
(TITLE 30)

EASTERN AVE/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0427-IROROBEJE FRIDAY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative parking lot and street landscaping.

DESIGN REVIEW for the expansion of an existing medical office building with a façade change on 0.3 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue, 604 feet south of Desert Inn Road within Paradise. TS/nr/ma (For possible action)

RELATED INFORMATION:

APN:
162-14-512-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 10 spaces where 17 are required by Table 30.60-1 (a 37% reduction).
2. Permit alternative landscaping adjacent to Eastern Avenue where landscaping per Figure 30.64-17 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3399 S. Eastern Avenue
- Site Acreage: 0.3
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 38,60 (existing)/259 (addition)/4,119 (total with addition)
- Parking Required/Provided: 17/10

Site Plans

The site plans show an existing 3,860 square foot 2 story medical office with a proposed 259 square foot addition; total building square footage will be 4,119. The existing building has a rear setback of 4 feet and a (north) side setback of 4 feet. The proposed addition will be 5 feet from the north property line. The proposed addition will be on the northeast portion of the front of the building facing Eastern Avenue. There is a 20 foot high chain-link fence (for golf ball protection) on the western property line which extends 60 feet on the north and south property lines as well. Parking provided on-site is shown with 10 spaces predominantly located on the south and west side of the property. There are 2 parallel parking spaces provided. This property has cross-access with the property to the south through the front portion of the site. The property is accessed via a driveway off of Eastern Avenue.

Landscaping

A new landscape area is shown on the north eastern side of the property, adjacent to the attached sidewalk on Eastern Avenue. The plan depicts 3, 24 inch box trees which are 20 feet apart and new shrubs in the front of the property, including 1 landscape area in the parking area on the south side of the building.

Elevations

The plans show a 2 story medical office with an updated façade consisting of new windows and doors, and an ADA compliant ramp, landscaping, and metal awnings. The building exterior would be a mixture of neutral tones of stucco.

Floor Plans

The plans depict an existing first floor of 3,131 square foot medical office area and the proposed 259 square foot addition. The floor plan includes exam rooms, nurse's station, restrooms, X-ray room, lab rooms, pharmacy, storage areas, employee breakroom, and includes the proposed addition to be an enlarged lobby. The second floor is shown to have 729 square feet of office space and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed expansion/remodel and facade change would add 259 square feet to the existing building with setback encroachments. The change in façade would provide for architectural enhancements, an ADA ramp, and new landscaping. The new landscaping is proposed to enhance the site where there is currently no landscaping on the property. Reduced parking is requested since most of the clients for the medical office arrive via public transportation. The applicant indicates that there are currently 9 parking spaces on-site, the new configuration would provide 10 parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-0147-15	Remove time limit from UC-0730-13 for personal services	Approved by PC	December 2015
UC-0730-13	Personal services (beauty salon/day spa) within an existing office building	Approved by PC	December 2013
UC-0079-13	Personal services (beauty salon/day spa) within an existing office building – approved for 6 months- expired	Approved by PC	April 2013
AC-065-86	Architectural supervision to convert a residence into an office building	Approved by PC	July 1986
ZC-119-85	Reclassified the site from R-1 to C-P zoning	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office & Professional	R-1	Single family residence
South	Office & Professional	C-P	Medical office
East	Office & Professional and Residential Suburban (up to 8 du/ac)	C-P, R-1	Medical office and single family residences
West	Public Facilities	R-1	Golf Course

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Per Title 30 an office use must provide 4 parking spaces for every 1,000 square feet of building. Based on the size of the existing structure and the proposed addition, 17 spaces would be required. Currently the site has 9 parking spaces and the new proposal would add an additional parking space in addition to new landscaping where there previously was none on the property. Since the proposal is not making the parking more constrained and there have been no reported problems as a result of the parking reduction, staff can support the reduced parking waiver.

Waiver of Development Standards #2

Adjustments to site landscaping can include landscaping standards for placement and amount of landscape materials and parking lot landscaping. Per Section 30.64.050.b adjustments can be considered in light of unique characteristics of an individual site and based on the design of existing or proposed structures on the site. Currently there is no landscaping on the subject property, the parcel is hardscaped with asphalt and the current medical office building. The applicant is proposing to add landscaping to the site. The landscape plan shows a majority of the landscaping in the north eastern portion of the property in front of the proposed façade change which is in direct view from Eastern Avenue. The proposed landscaping will enhance the overall appearance of the property; therefore, staff can support the request.

Design Review

The proposed design review meets the intent of Title 30. The site has size constraints based on prior land use and would not be able to comply with code. In light of the constraints, the applicant has designed the site to enhance the overall look of the project and blend with the area. The architectural design of the façade change due to the proposed addition is compatible with the surrounding area; therefore, staff can support the waivers of development standards and the overall design review.

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

- 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

- Commercial pan driveway per Uniform Standard Drawings 222.1 and 224.
- Applicant is advised that signs or landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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:

APPROVALS:

PROTESTS:

APPLICANT: FRIDAY IROROBEJE

CONTACT: WINSTON HENDERSON ARCHITECTS, 8689 W. SAHARA AVE, SUITE 100, LAS VEGAS, NV 89117

DRAFT

07/17/19 BCC AGENDA SHEET

PEOPLE MOVER SYSTEM
(TITLE 30)

PARADISE RD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0429-COUNTY OF CLARK (LV CONV AUTH):

DESIGN REVIEW for underground stations and an underground people mover system in conjunction with an existing and approved convention facility/exposition hall on a portion of 153.5 acres in a P-F (Public Facility) Zone in the MUD-1, MUD-2, and Midtown Maryland Parkway Overlay Districts.

Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/ed (For possible action)

RELATED INFORMATION:

APN:

162-09-703-023; 162-10-401-003; 162-10-401-005; 162-10-401-006; 162-15-101-013; 162-15-101-015; 162-15-501-030 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Paradise Road
- Site Acreage: 153.5 (portion)
- Project Type: Aboveground entrances to underground stations and an underground people mover system
- Parking Provided: 5,342 (entire convention facilities)

Station Locations

- Station 1
 - Platinum Parking Lot
 - Near the southeast corner of Swenson Street and Desert Inn Road
 - Southeast portion of the Las Vegas Convention Center (LVCC)
- Station 2
 - Northeast corner of the existing Silver Parking Lot
 - Near the southeast corner of Paradise Road and Convention Center Drive

- Central portion of the LVCC
- Station 3
 - Southwest corner of the new exhibit hall
 - Near the northwest corner of Debbie Reynolds Drive and Convention Center Drive
 - Northwest portion of the LVCC

Site Plan & Overview

This project will consist of 3 underground stations and two, 0.83 mile tunnels connecting the existing LVCC campus to the expansion site. The tunnel route extends underneath LVCC property and public right-of-way in a southeast to northwest orientation connecting each station. Each underground station is located near exhibit hall entrances and surface level transportation connections, such as the Regional Transportation Commission of Southern Nevada bus stations and the LVCC Monorail Station. Aboveground entrances to the stations will include glass-walled enclosures over escalators and stairs leading underground. Within the tunnels, Tesla Autonomous Electric Vehicles will transport passengers to the 3 underground stations.

Conservative estimates project that up to 150 parking spaces will be removed from each parking lot to allow for the underground stations and aboveground entrances. However, it is expected that the stations will be decked and parking spaces will be replaced above the stations. Nevertheless, with the conservative estimates, 450 parking spaces will be removed, and 5,342 spaces will remain in the LVCC campus.

Landscaping

No changes to the existing landscaping are proposed or required.

Elevations

Each station will include a surface level entrance, a stairway to a mezzanine level, and another stairway to the second subterranean level to access the transportation tunnels. Overall height of the underground stations will range from 25 feet to 40 feet. Elevators and escalators will also provide access to each level of the stations.

Floor Plans

Each underground station will have a maximum size of 280 feet by 100 feet. Upon completion of construction, the top of each station will be decked to minimize the surface footprint. Passengers will descend into each station using escalators, stairs, and/or elevators. Passenger boarding will occur completely underground.

Signage

Signage is located on the aboveground entrance to each underground station identifying the belowground people mover system.

Applicant's Justification

According to the applicant, the campus wide people mover is an underground, high capacity transportation solution that will enable rapid, convenient and comfortable movement of people across the LVCC campus. Collectively, this system will provide service to thousands of trade

show attendees and LVCC employees per hour in an innovative transportation system worthy of Las Vegas visitor expectations.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0343	Approved convention facilities/exposition halls and outside display area	Approved by BCC	July 2018
ZC-0142-13	Reclassified a portion of the site to P-F zoning for a parking lot and staging area in conjunction with the convention center	Approved by BCC	May 2013
ZC-0141-13	Reclassified a portion of the site to P-F zoning for a parking lot and staging area in conjunction with the convention center	Approved by BCC	May 2013
ZC-0016-08	Reclassified a portion of the site to P-F zoning for a parking lot in conjunction with the convention center	Approved by BCC	February 2008
ZC-0696-07	Reclassified portions of the site to P-F zoning for an expansion to the convention center	Approved by BCC	July 2007
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcels; however, these are the most relevant applications.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	H-1, P-F, C-1, & R-1	Fountainbleau Resort Hotel, Turnberry Place, Westgate Resort Hotel, portions of the convention center, convenience store & service station, & Quasi-public building
South	Commercial Tourist & Public Facilities	H-1, P-F, & R-5	Commercial development, portions of the convention center, & multiple family residential
East	Public Facilities	R-1 & P-F	Las Vegas Country Club & portions of the convention center
West	Commercial Tourist & Public Facilities	H-1 & P-F	Commercial development & portions of the convention center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed underground campus-wide people mover is an innovative transportation solution that complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 28 encourages unique transportation opportunities; Policy 1 encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution; and Winchester/Paradise Specific Policy 10 encourages both public and private transit systems in the "Resort Corridor." In addition, the aboveground entrance to each station will include metal and glass, which is architecturally compatible with the LVCC buildings. Furthermore, the top of the stations will be decked and the majority of on-site parking will be restored when the project is complete.

Utilizing autonomous electric vehicles in underground tunnels is a unique transportation solution that will minimize disruptions and conflicts to existing buildings and transportation systems at ground level. In addition, the system will encourage and support additional development and approved expansions at the LVCC with an alternative mode of transportation that reduces automobile dependence and reduces air pollution. Lastly, the system complies with the Winchester/Paradise policy to encourage transit systems in the "Resort Corridor." Therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that License and Maintenance Agreement(s) are anticipated for separate issues including dewatering, underground facilities within the right-of-way, and storm drain monitoring, and coordination with the District Attorney's Office will be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing sanitary sewer infrastructure within the project boundaries; proceed as proposed at the May 21st meeting with CCWRD; and to please continue coordination efforts as project progresses.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION AND VISITORS AUTHORITY

CONTACT: JANE LABANOWSKI, THE BORING COMPANY, 12200 CRENSHAW BLVD,
HAWTHORNE, CA 90250

DRAFT

07/17/19 BCC AGENDA SHEET

MEDICAL MARIJUANA ESTABLISHMENT
(CULTIVATION)
(TITLE 30)

STEVENSON WY/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400072 (UC-0374-14)-JAMES, MARK A.:

USE PERMIT THIRD EXTENSION OF TIME to complete an approved medical marijuana establishment (cultivation).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation to a residential use on 0.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Stevenson Way, 150 feet north of Post Road within Paradise. JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:
162-36-710-004

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 6265 Stevenson Way
- Site Acreage: 0.8
- Project Type: Medical marijuana establishment (cultivation)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 12,800

History

The applicant was approved for a medical marijuana establishment (cultivation) at this site in June 2014. In addition to the cultivation facility, the applicant was also approved for a medical marijuana establishment (production) (UC-0377-14) at this site in June 2014.

A State of Nevada provisional registration certificate was issued for the production facility on November 3, 2014. On November 16, 2015, a demolition permit was issued for this medical marijuana establishment (PAC #15-50226); however, this permit expired on May 16, 2016. A

building permit (PAC#16-52472) was applied for on November 22, 2016 and is currently in plans check.

Site Plans

The plans show an existing 12,800 square foot industrial building located within an established industrial park intended for use as a medical marijuana cultivation and production facility. This project also included a waiver of development standards to reduce the separation from this facility to a residential use located 342 feet northwest of the subject parcel.

Floor Plans

The plans show the following:

- Warehouse/cultivation
- Kitchen
- Office
- Mezzanine
- Restroom

Previous Conditions of Approval

Listed below are the approved conditions for UC-0374-14 (ET-0040-17):

Current Planning

- Administrative review 6 months after the cultivation commences;
- Odor control plan shall be submitted and approved by the Department of Air Quality prior to Certificate of Occupancy;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 or it will expire.

Listed below are the approved conditions for UC-0374-14 (ET-0098-15):

Current Planning

- A valid Clark County business license must be issued for the establishment by May 31, 2016 or the application will expire unless an extension of the provisional certificate from the State of Nevada, Division of Public and Behavioral Health to operate a medical marijuana establishment is granted and the applicant has proceeded through the building permit process to the point that clearances and final inspections are pending and the applicant diligently pursues an occupancy permit;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.

- Applicant is advised that 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.

Building/Fire Prevention

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0374-14:

Current Planning

- The establishment must be completed and a Certificate of Occupancy issued by December 31, 2015 or the application will expire;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Building/Fire Prevention

- Applicant is advised that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant states that since the last extension of time the business has been issued a TCO (since expired) and a temporary business license. They are seeking to extend the use permit in order to re-establish the TCO.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0327	Modular building	Approved by BCC	June 2018
UC-0377-14 (ET-0039-17)	Second extension of time for a medical marijuana establishment (production)	Approved by BCC	May 2017
UC-0374-14 (ET-0040-17)	Second extension of time for a medical marijuana establishment (cultivation)	Approved by BCC	May 2017
UC-0377-14 (ET-0099-15)	First extension of time for a medical marijuana establishment (production)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0374-14 (ET-0098-15)	First extension of time for a medical marijuana establishment (cultivation)	Approved by BCC	December 2015
UC-0374-14	Original application for a medical marijuana establishment (cultivation)	Approved by BCC	June 2014
UC-0377-14	Original application for a medical marijuana establishment (production)	Approved by BCC	June 2014
DR-1685-96	Industrial building	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	M-D	Industrial complex

Related Applications

Application Number	Request
ET-19-400073 (UC-0377-14)	A third extension of time for a medical marijuana establishment (production) is a related 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.

The separation survey shows that a residential use is still located 342 feet from this site. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 74 crime reports were filed by Metro in the past 60 days prior to submittal of this application.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services.

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

- Administrative review 6 months after the cultivation commences;
- Odor control plan shall be submitted and approved by the Department of Air Quality prior to Certificate of Occupancy;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LVMC C&P, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3-577, LAS VEGAS, NV 89134

07/17/19 BCC AGENDA SHEET

MEDICAL MARIJUANA ESTABLISHMENT
(PRODUCTION)

STEVENSON WY/POST RD

(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400073 (UC-0377-14)-JAMES, MARK A.:

USE PERMIT THIRD EXTENSION OF TIME to complete an approved medical marijuana establishment (production).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation to a residential use on 0.8 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Stevenson Way, 150 feet north of Post Road within Paradise. JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

162-36-710-004

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6265 Stevenson Way
- Site Acreage: 0.8
- Project Type: Medical marijuana establishment (production)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 12,800

History

The applicant was approved for a medical marijuana establishment (production) at this site in June 2014. In addition to the production facility, the applicant was also approved for a medical marijuana establishment (cultivation) (UC-0374-14) at this site in June 2014.

A State of Nevada provisional registration certificate was issued for the production facility on November 3, 2014. On November 16, 2015, a demolition permit was issued for this medical marijuana establishment (PAC #15-50226); however, this permit expired on May 16, 2016. A

building permit (PAC#16-52472) was applied for on November 22, 2016 and is currently in plans check.

Site Plans

The plans show an existing 12,800 square foot industrial building located within an established industrial park intended for use as a medical marijuana cultivation and production facility. This project also included a waiver of development standards to reduce the separation from this facility to a residential use located 342 feet northwest of the subject parcel.

Floor Plans

The plans show the following:

- Warehouse/production
- Kitchen
- Office
- Mezzanine
- Restroom

Previous Conditions of Approval

Listed below are the approved conditions for UC-0377-14 (ET-0039-17):

Current Planning

- Odor control plan shall be submitted and approved by the Department of Air Quality prior to Certificate of Occupancy;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- 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 or it will expire.

Listed below are the approved conditions for UC-0377-14 (ET-0099-15):

Current Planning

- A valid Clark County business license must be issued for the establishment by May 31, 2016 or the application will expire unless an extension of the provisional certificate from the State of Nevada, Division of Public and Behavioral Health to operate a medical marijuana establishment is granted and the applicant has proceeded through the building permit process to the point that clearances and final inspections are pending and the applicant diligently pursues an occupancy permit;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- Applicant is advised that 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.

Building/Fire Prevention

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0377-14:

Current Planning

- The establishment must be completed and a Certificate of Occupancy issued by December 31, 2015 or the application will expire;
- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Building/Fire Prevention

- Applicant is advised that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant states that since the last extension of time the business has been issued a TCO (since expired) and a temporary business license. They are seeking to extend the use permit in order to re-establish the TCO.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0327	Modular building	Approved by BCC	June 2018
UC-0377-14 (ET-0039-17)	Second extension of time for a medical marijuana establishment (production)	Approved by BCC	May 2017
UC-0374-14 (ET-0040-17)	Second extension of time for a medical marijuana establishment (cultivation)	Approved by BCC	May 2017
UC-0377-14 (ET-0099-15)	First extension of time for a medical marijuana establishment (production)	Approved by BCC	December 2015
UC-0374-14 (ET-0098-15)	First extension of time for a medical marijuana establishment (cultivation)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0374-14	Original application for a medical marijuana establishment (cultivation)	Approved by BCC	June 2014
UC-0377-14	Original application for a medical marijuana establishment (production)	Approved by BCC	June 2014
DR-1685-96	Industrial building	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	M-D	Industrial complex

Related Applications

Application Number	Request
ET-19-400072 (UC-0374-14)	A third extension of time for a medical marijuana establishment (cultivation) is a related 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.

The separation survey shows that a residential use is still located 342 feet from this site. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 74 crime reports were filed by Metro in the past 60 days prior to submittal of this application.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services.

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

- Approval of this application is contingent upon obtaining a license from the State of Nevada and a business license from Clark County.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LVMC C&P, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3-577, LAS VEGAS, NV 89134

07/17/19 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0408-WLGRN, LLC:

USE PERMIT for a recreational facility.

DESIGN REVIEW for a recreational facility in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jt/ma (For possible action)

RELATED INFORMATION:

APN:

162-21-214-003 through 162-21-214-005

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3717 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Recreational facility (rope course play structure)
- Structure Height (feet): 48
- Parking Required/Provided: 450/159 (previously approved per WS-1029-17)

Site Plan

The site plan depicts an existing shopping center (Harmon Corner) located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue with parking spaces located behind the building. Planet Hollywood Resort Hotel and Miracle Mile Shops surround the center to the north and east. No changes to the site are proposed with this application.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The proposed recreational facility (rope course play structure) is 48 feet high and spans across the 3 story rotunda of the shopping center. Stairs connect multiple platforms of the ropes course,

and each platform (level) is approximately 12 feet high, and the first level of the ropes course is approximately 12 feet above the point-of-sales on the first floor.

Floor Plans

A 16 square foot access staircase and point-of-sale system is located on second floor of the shopping center in the northern portion of the rotunda. A structural column located on the west side of the point-of-sale system separates the point-of-sale system from the indoor pedestrian access easement, thereby directing any potential queuing away from pedestrian thru-traffic. Each platform is approximately 400 square feet, and the overall footprint of the structure is approximately 1,242 square feet. The point-of-sales system is located on the second floor of the building, and patrons will climb a staircase to the multiple levels of the ropes course, which are all above the second floor.

Signage

Signage is not a part of this request.

Applicant's Justification

Since the ropes course play structure is located in the rotunda within the shopping center, parking for the new use is already included in the existing parking calculations for the site. In addition, the ropes course will attract customers who are walking through the shopping center, rather than drawing additional customers to the site. As a result, the use will not create any negative impacts such as an increased parking demand. Lastly, a structural column separates the point of sales from the pedestrian access easement on the second floor; therefore, queuing will not interfere with the pedestrian access easement.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0155	Vacated and abandoned a public access easement	Approved by PC	April 2018
WS-1029-17	Reduced parking, façade changes, and a mezzanine addition to the existing shopping center	Approved by BCC	January 2018
UC-0800-17	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Subway)	Approved by BCC	November 2017
UC-0224-17	Allowed on-premises consumption of alcohol (tavern/self-serve beer structure)	Approved by BCC	June 2017
WS-0069-17	Modified landscape planters and fencing within Harmon Avenue	Approved by BCC	March 2017
WS-0324-16	Shade structures, façade changes, and modifications to a comprehensive sign plan for a proposed restaurant (Taco Bell Cantina)	Approved by BCC	June 2016
ADR-0596-15	Shade structures within outside dining area (Subway)	Approved administratively	July 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0241-13 (ET-0068-14)	First extension of time to review outside retail sales structures subject until November 20, 2015 to review – expired	Approved by BCC	July 2014
UC-0241-13	Allowed additional commercial uses within a shopping center (list on file) and outside retail sales structures subject to 6 months to review outside retail sales structures	Approved by BCC	November 2013
UC-0008-12	Allow commercial uses in an H-1 zone and permit outside retail sales – expired	Approved by BCC	March 2012
UC-0518-11	Allowed on-premises consumption of alcohol (tavern) in conjunction with a shopping center - the application included other land uses which were withdrawn without prejudice at the PC meeting	Approved By PC	December 2011
UC-0608-10	Redesign of a shopping center and pharmacy including the pedestrian bridge across Harmon Avenue	Approved by BCC	February 2011
TM-0025-10	Harmon Center commercial subdivision	Approved by PC	July 2010
UC-0174-10	Shopping center, pharmacy, packaged beer and wine sales, and packaged liquor sales, including waivers to reduce parking, parking lot landscaping and allow tandem parking	Approved by BCC	June 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Planet Hollywood Resort Hotel & Miracle Mile Shopping Center
South	Commercial Tourist	H-1	Commercial building (former Harley Davidson Café) & a parking garage
West	Commercial Tourist	H-1	CityCenter & The Cosmopolitan Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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 proposed use complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 27 encourages areas of Commercial Tourist development to be the prime activity centers in a planning area where entertainment uses and commercial uses are located; and Policy 81 encourages a diversity of land uses within a multi-storied structure. Consistent with these policies, the proposed recreational facility will provide an additional entertainment/commercial amenity within a multi-storied structure that is planned for Commercial Tourist uses. In addition, parking will not be substantially impacted, and the location of the point-of-sales system will direct customers away from the pedestrian access easement. Therefore, staff does not anticipate any undue adverse effects on adjacent properties and can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- No structures or advertising within the pedestrian access easement;
- Queuing of customers shall not encroach into the pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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:

APPROVALS:

PROTESTS:

APPLICANT: BPS HARMON, LLC

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101

DRAFT