



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 9, 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](http://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](mailto:mhelmtab@gmail.com)

County Liaison:

Blanca Vazquez 702-455-8531, [bva@clarkcountynv.gov](mailto: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 25, 2019 (For possible action)
- IV. Approval of Agenda for July 9, 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. **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 Overlay 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**
2. **VS-19-0433-ITAI INVESTMENTS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between 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**
3. **AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:**  
**USE PERMIT THIRD APPLICATION FOR REVIEW** of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action) **PC 8/6/19**
4. **UC-19-0365-DESERT INN CAMBRIDGE, LLC:**  
**USE PERMIT** for a banquet facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 8/6/19**
5. **UC-19-0456-VANDREY PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** retail sales as a principal use; and **2)** restaurants.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** cross access; **3)** reduced driveway separation; and **4)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** commercial center; and **2)** alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/pb/ma (For possible action) **PC 8/6/19**
6. **VS-19-0464-J D INDUSTRIAL, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Arville Street Alignment, and between Sobb Avenue and Post Road within Paradise (description on file). MN/bb/ma (For possible action) **PC 8/6/19**

7. **WS-19-0475-J D INDUSTRIAL, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for commercial driveway radius in conjunction with an office warehouse on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) zone. Generally located on the north side of Post Road, 150 feet west of Hinson Street within Paradise. MN/bb/xx (For possible action)**PC 8/6/19**
  
8. **VS-19-0478-CHAMBER ASSOCIATES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Elm Drive (alignment) and Sands Avenue and a portion of a right-of-way being Sands Avenue located between Paradise Road and Manhattan Street within Paradise (description on file). TS/jvm/ma (For possible action) **PC 8/6/19**
  
9. **WS-19-0470-TAYLOR, MAX W.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-decorative screening in the front yard in conjunction with an existing principal dwelling on 0.7 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Gateway Road within Paradise. JG/jor/ma (For possible action) **PC 8/6/19**
  
10. **WS-19-0474-KYLE HOUSE APARTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing multi-family dwelling facility.  
**DESIGN REVIEW** for modifications to a surface parking lot in conjunction with an existing multi-family residential development on 0.8 acres in an R-5 (Apartment Residential) (AE-65) Zone in a MUD-1 Overlay District. Generally located on the west side of Deckow Lane, approximately 350 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action) **PC 8/16/19**
  
11. **AR-19-400083 (WC-18-400193 (UC-0285-17))-MGM GRAND HOTEL, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ma (For possible action) **BCC 8/7/19**
  
12. **AR-19-400084 (WC-18-400192 (UC-0283-17))-MGP LESSOR, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/tk/ja (For possible action) **BCC 8/7/19**

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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

13. **AR-19-400087 (UC-0285-17)-MGM GRAND HOTEL, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ja (For possible action) **BCC 8/7/19**
14. **AR-19-400088 (WC-18-400191 (UC-0284-17)-BELLAGIO, LLC:**  
**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action) **BCC 8/7/19**
15. **AR-19-400089 (UC-0284-17)-BELLAGIO, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.  
**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action) **BCC 8/7/19**
16. **AR-19-400092 (UC-0357-06)-3720 SUNSET PLACE, LLC:**  
**USE PERMIT SEVENTH APPLICATION FOR REVIEW** of a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. JG/tk/ja (For possible action) **BCC 8/7/19**
17. **VS-19-0414-M G P LESSOR, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/sv/ma (For possible action) **PC 7/16/19**
18. **UC-19-0451-MGP LESSOR, LLC:**  
**USE PERMIT** to reduce the special setback deviation for a projecting sign.  
**DESIGN REVIEWS** for the following: **1)** amend an approved comprehensive sign plan to add a projecting sign; and **2)** increase the projecting sign area in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/ma (For possible action) **BCC 8/7/19**

19. **UC-19-0476-BRE/HC LAS VEGAS PPTY HOLDING:**  
**USE PERMIT** for a proposed outdoor recreational facility in conjunction with an existing professional office complex.  
**DESIGN REVIEW** for a proposed recreational facility on a 3.0 acre portion of an overall 7.0 acre professional office complex site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise.  
TS/sd/ma (For possible action) **BCC 8/7/19**

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 30, 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  
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager



## Paradise Town Advisory Board

June 25, 2019

### MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams –Vice Chair- <b>PRESENT</b> Raymond Berg – <b>EXCUSED</b>	Susan Philipp – <b>PRESENT</b> Excused item 11-13 Robert Orgill – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Rob Kaminski, Planning; Blanca Vazquez, Town Liaison

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:  
None

III. Approval of June 11, 2019 Minutes

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 4-0**

Approval of Agenda for June 25, 2019

**Moved by: Orgill**  
**Action: Approve with changes. Item #7 hold, return July 9, 2019 Paradise TAB**  
**Vote: 4-0 Unanimous**

IV. Informational Items  
None

V. 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**

**MOVED BY- Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**MOVED BY- Orgill**  
**ADDED CONDITION- 1 year review as a public hearing, work with staff to come up with a fair noise level for live music events**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**MOVED BY- Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**NO SHOW- Return to the July 9, 2019 Paradise TAB**

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**

**MOVED BY- Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**MOVED BY- Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**HELD PER APPLICANT- Return to the July 9, 2019 Paradise TAB**

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**

**MOVED BY- Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**MOVED BY- Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**



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 7/19/19**

**MOVED BY- Wardlaw**

**APPROVE- Subject to staff conditions and applicant to coordinate with Las Vegas Monorail to assure that there are no future structural conflicts**

**VOTE: 4-0 Unanimous**

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**

**MOVED BY- Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

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**

**MOVED BY- Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

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**

**MOVED BY- Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

- VI. General Business  
(None)
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be July 9, 2019**
- IX. Adjournment  
**The meeting was adjourned at 8:54 p.m.**

DRAFT

07/16/19 PC AGENDA SHEET

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 Overlay 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)

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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, however, 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
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**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

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 between 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 for access or utility easements.

**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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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

08/06/19 PC AGENDA SHEET

CHILD CARE  
(TITLE 30)

SILVERADO RANCH BLVD/SILVER VIEW ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:**

**USE PERMIT THIRD APPLICATION FOR REVIEW** of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-23-410-123

**LAND USE PLAN:**

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1508 Silver Rain Avenue
- Site Acreage: 0.2
- Project Type: Daycare facility (up to 12 children)
- Number of Stories: 2
- Square Feet: 1,975 (residence)

**Site Plan**

The approved daycare facility is located on the first floor of an existing 1,975 square foot single family residence. The rear and side yards of the property are used as play areas for the children.

**Landscaping**

Changes to the landscaping were not proposed or required with the original use permit application and are not proposed or required with this application for review.

**Floor Plans**

The floor plans submitted with the original use permit showed a 1,975 square foot single family residence. The first floor has an area of 1,002 square feet and includes a living room, kitchen, dining room, family room, bathroom, laundry room, and a 380 square foot garage. The second

floor has an area of 973 square feet and consists of bedrooms and bathrooms. The family room is used for the daycare facility.

Signage

Signage was not a part of the original use permit application and is not a part of this application for review.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0682-12 (AR-0078-16):

**Current Planning**

- Until January 8, 2019 to review as a public hearing.
- 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-0682-12 (ET-0136-13):

**Current Planning**

- Until January 8, 2016 to review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0682-12:

**Current Planning**

- 1 year to commence and review as a public hearing.
- Applicant is advised that building permits for a change of occupancy may be required; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that the continued operation of the daycare facility provides a safe, fun, and educational environment for the children enrolled at the facility. There have been no issues with the operation of the daycare since the last review.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0682-12 (AR-0078-16)	Second application for review of a daycare facility in conjunction with a single family residence	Approved by PC	July 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0682-12 (ET-0136-13)	First extension of time to review a daycare facility in conjunction with a single family residence	Approved by PC	February 2014
UC-0682-12	Use permit for a daycare facility in conjunction with a single family residence	Approved by PC	January 2013

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Detached single family residences

**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 the second application for review approved in July 2016, there have been no known complaints in regards to the operation of the daycare facility. The daycare facility has been in operation since January 2013 with no apparent issues; therefore, staff can support removing 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**

- 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:**

**PROTEST:**

**APPLICANT:** NORA MORALES

**CONTACT:** NORA MORALES, 1508 SILVER RAIN AVE, LAS VEGAS, NV 89123

DRAFT

08/06/19 PC AGENDA SHEET

BANQUET FACILITY  
(TITLE 30)

SANDHILL RD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0365-DESERT INN CAMBRIDGE, LLC:**

**USE PERMIT** for a banquet facility.

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone.

Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-19-405-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce on-site parking to 55 spaces where a minimum of 57 spaces are required per Table 30.60-1 (a 4% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4795 Sandhill Road
- Site Acreage: 1
- Project Type: Banquet facility
- Number of Stories: 2
- Building Height: 27
- Square Feet: 2,600 (lease area)
- Parking Required/Provided: 57/55

**Site Plans**

The plans depict an existing 14,319 square foot retail/office building. The building is oriented in an east/west direction and is located 12 feet from the northern property line. Access to the site is from Sandhill Road. The applicant is requesting to open a banquet facility with a lease space of 2,600 square feet. Total parking on-site is 55 spaces and 57 parking spaces are required. The uses within the complex include a recording studio, print shop and retail store. It appears a place of

worship may be operating within the complex; however, there are no records showing a land use application being approved for this use.

Landscaping

Landscaping is not required or proposed with this application.

Elevations

The plans show a 2 story retail building constructed of stucco finish painted in earth tone colors with a flat roofline. The total height of the building is 27 feet.

Floor Plans

The banquet facility will have an open floor plan measuring 2,600 square feet and will include a stage, restrooms and office and will be located on the first floor.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed use of a banquet facility is a suitable location within this retail/office center. The banquet facility will host baby showers, weddings, birthday parties and other special events and is located on the first floor. In addition, regarding the request for a reduction in the overall parking requirements, the applicant states that they have spoken with their neighbors to the south, Nevada Virtual Academy, to utilize their parking lot if needed and were granted verbal permission. The applicant operates a recording studio within the complex. Previously the site was often utilized by homeless, but has been revitalized since opening the recording studio; the banquet facility will continue the revitalization. The applicant plans to operate the banquet facility on Friday and Saturday evenings only and will be closed on Sundays. These hours of operation will have minimal impact to the overall parking with the other tenants being closed during those hours. No live entertainment is proposed to be outside and all activities associated with the banquet facility will be indoors.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0908-06	Dental lab within an existing retail/office center	Approved by PC	August 2006
AC-173-84	Office and retail store complex	Approved by PC	October 1984
AC-165-81	Shopping center	Approved by PC	November 1981

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban	R-1	Single family residences
South	Commercial Neighborhood	C-1	Retail/office

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Institutional	C-P	Place of worship

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

This property and adjacent parcels within the immediate area are zoned for commercial uses and the banquet facility will have limited times of operation. The request is consistent with existing and planned development in the area and should not have a negative impact on the surrounding properties. However, the site was developed without landscaping to buffer the commercial use to the existing residential development to the north. To ensure noise related issues do not become a nuisance to surrounding areas, staff is recommending a review period to identify and assess any problems that may arise from the use of a banquet facility. Therefore, staff can support this request.

Waiver of Development Standards

The plans show 55 on-site parking spaces and with the addition of the banquet facility 57 spaces are required. Title 30 allows parking spaces to be shared by specific land uses that operate at different times throughout the day. The applicant has stated in their justification letter that the proposed banquet facility will have operating hours on weekends and primarily in the evening hours when the parking lot would be more underutilized. In addition, the applicant has received verbal agreement from the property owner to the south to use their parking lot as an overflow lot if necessary. The hours of operation will have minimal impact to the overall parking with the other tenants as they will be closed during evening hours. However, to ensure parking does not become an issue within the complex, staff is recommending a review period to identify and assess any problems that may arise from the reduction in parking.

**Staff Recommendation**

**Approval.**

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 6, 2020 to review as a public hearing;
- Doors facing the residential development to the north shall remain closed during events.
- Applicant is advised 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)**

- 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.

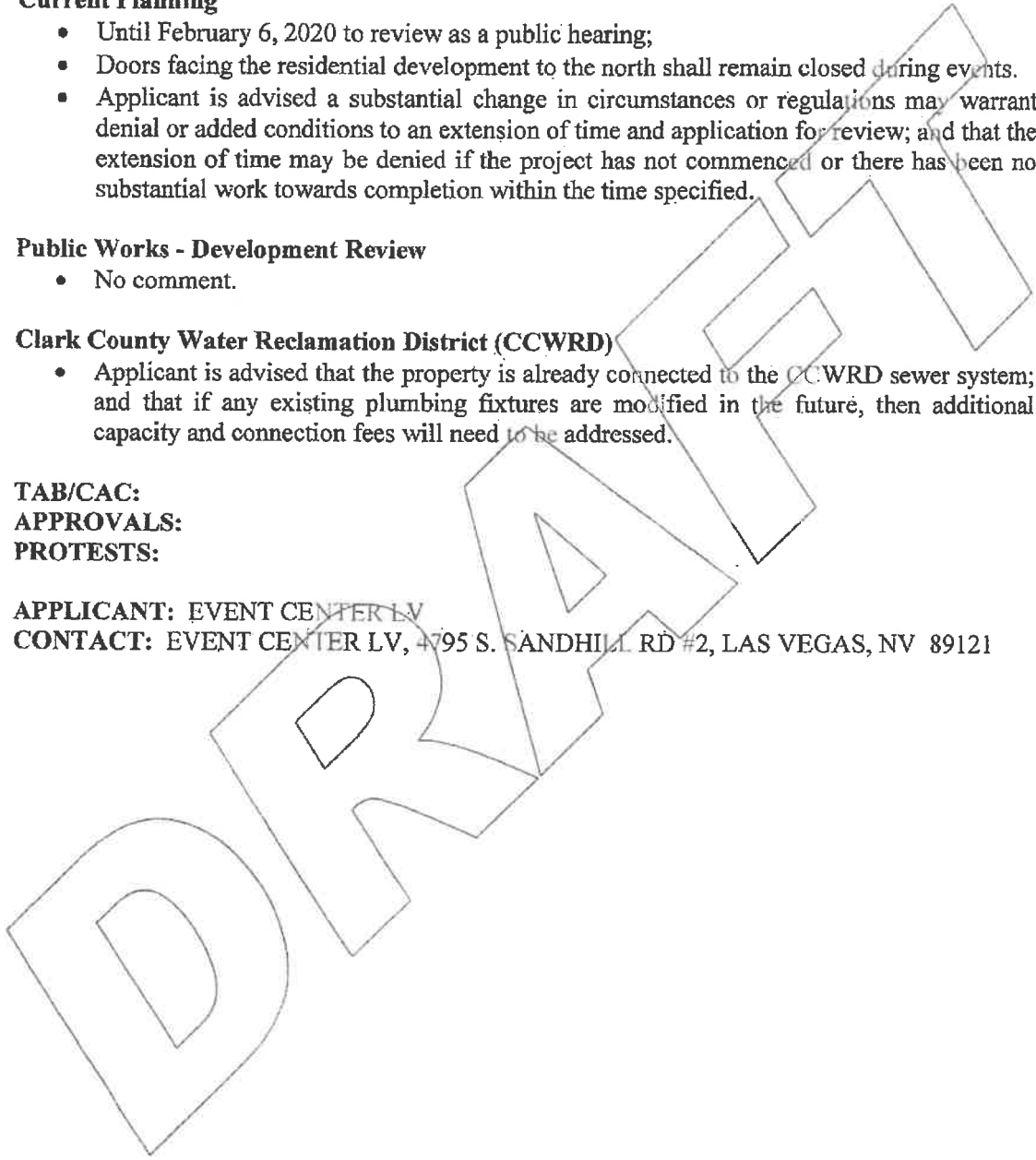
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: EVENT CENTER LV**

**CONTACT: EVENT CENTER LV, 4795 S. SANDHILL RD #2, LAS VEGAS, NV 89121**



08/06/19 PC AGENDA SHEET

RETAIL/RESTAURANT  
(TITLE 30)

DECATUR BLVD/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0456-VANDREY PROPERTIES, LLC:**

**USE PERMITS** for the following: 1) retail sales as a principal use; and 2) restaurants.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; 2) cross access; 3) reduced driveway separation; and 4) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) commercial center; and 2) alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/pb/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-31-401-040

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a 9 foot wide landscaping area adjacent to a proposed attached sidewalk along Decatur Boulevard where a 15 foot wide landscape area is required per Section 36.64-030(1).
2. Waive the requirement for cross access and shared parking with the property to the south per Table 30.56-2.
3. Reduce the approach distance from the driveway to the intersection to 61 feet where 150 feet is required along Teco Avenue per Uniform Standard Drawing 222.1 (a 59.3% reduction).
4.
  - a. Reduce throat depth for the driveway along Decatur Boulevard to 24.5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 2% reduction).
  - b. Reduce throat depth for the driveway along Teco Avenue to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

**DESIGN REVIEWS:**

1. Restaurant/supper club.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Commercial center consisting of a retail/restaurant building
- Number of Stories: 1
- Building Height (feet): 28.8
- Square Feet: 1,787 (restaurant)/6,671 (retail)/8,458 (total building)
- Parking Required/Provided: 45/46

#### Site Plans

The plans depict an 8,458 square foot building located on the eastern portion of the site with a drive-thru aisle located on the east and north sides of the building. Parking areas are located on the north, west, and south sides of the building. A loading area is located on the western portion of the site near existing power boxes that will remain. The site has access to Decatur Boulevard and Teco Avenue. The departure distances and throat depths for the driveways do not meet Code requirements. The site has split zoning with the eastern 37 feet of the parcel in an M-D zone and the majority of the site being in a C-2 zone. The building crosses the zone boundary line that traverses the site.

#### Landscaping

A 9 foot wide landscape area is located adjacent to a proposed attached sidewalk along Decatur Boulevard and a 13 foot wide landscape area is located adjacent to an existing attached sidewalk along Teco Avenue. A 4 foot, 6 inch wide landscape area is located along the southern property line and a 3 foot, 5 inch wide landscape area is located along the northern portion of the drive-thru aisle. Interior parking lot trees are distributed throughout the site; however, there is an area on the west side of the building and along the south property line where the separation between trees exceeds 6 parking spaces. The landscape materials include trees, shrubs, and groundcover.

#### Elevations

The plans depict a single story building with a flat roof and parapet walls ranging in height from 22 feet to 28 feet, 9 inches. The facade on the west elevation facing Decatur Boulevard consists of stucco finish, wood panels, storefront glazing, and awnings. The remaining elevations consist of stucco finish with a drive-thru window located on the north elevation.

#### Floor Plans

The plans depict an 8,458 square foot shell building with the northern 1,787 square feet reserved for a restaurant with a drive-thru window. The southern 6,671 square feet of the building can be divided into multiple suites.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the majority of the site is in the C-2 zone and the use permits are required for the portion of the building in the M-D zone. The design of the site is constrained by the size of the lot and the existing NV Energy power equipment located on the site. The applicant also indicates the use and design of the building will be complementary to the existing development in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1552-05	Reclassified the eastern portion of the site to M-D zoning for an office/warehouse facility	Approved by BCC	November 2005
ZC-1846-97	Reclassified the western portion of the site to C-2 zoning for a convenience store and restaurant	Approved by BCC	January 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	M-D	Office/warehouse facility
West	Business and Design/Research Park	C-2	Restaurant & retail building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning Use Permits**

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 Business and Design Research Park (BDRP) category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. The applicant is requesting a use permit to establish a commercial center with retail sales and a restaurant. Staff finds the requested uses are compatible with the existing and approved uses to the south and west where the parcels have C-2 zoning. Furthermore, the site is located near the intersection of an arterial street (Decatur Boulevard) and Sunset Road. Therefore, staff finds the request conforms to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with the adjacent land uses and off-site circulating patterns and can support these requests.

#### 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

The landscape area and attached sidewalk along Decatur Boulevard are compatible with the existing landscaping to the north and south along the east side of Decatur Boulevard and will result in consistent landscaping adjacent to an attached sidewalk from Sunset Road to Teco Avenue. Therefore, staff can support this portion of the request.

#### Waiver of Development Standards #2

The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. Although this request conflicts with this purpose and Urban Specific Policy 7 which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated, there is an existing building, trash enclosure, and power box on the developed property to the south that prevents the provision of cross access. Therefore, staff can support this request.

#### Design Reviews

The building has a varied roofline and architectural enhancements on the western elevation which complies with Policy 79 that encourages commercial developments to use visually articulated elements including, but not limited to towers, decorative fascias, pilasters, colonnades, decorative details such as tiles, fenestration, landscaped planters, pitched/hipped roofs, or other visually articulated designs utilizing harmonious volumes, spaces and materials. However, those enhancements are not provided on the other elevations including the northern elevation facing Teco Avenue which conflict with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Staff finds the use and design are too intense for the site creating a lack of interior parking lot landscaping. Staff can support the request with a condition to provide decorative architectural features similar to the western elevation on the northern elevation.

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

#### Waiver of Development Standards #4

Staff has no objection to the waiver of development standards as the throat depth is minimal and the site has 2 driveway, adjacent parcels were previously improved so cross access is not achievable, and attached sidewalks exist to the north and south of this property.

**Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Provide decorative architectural features on the northern elevation similar to the western elevation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this site does not qualify as a shopping center and parking for each use is calculated separately; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

**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;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that 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; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0307-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JASON GERBER**

**CONTACT: GENESIS MENDOZA, SCA DESIGN, 2580 ST. ROSE PKWY, SUITE 305,  
HENDERSON, NV 89074**

08/06/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

POST RD/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0464-J D INDUSTRIAL, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Arville Street Alignment, and between Sobb Avenue and Post Road within Paradise (description on file). MN/bb/ma (For possible action)

RELATED INFORMATION:

**APN:**

162-31-701-032

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements located north of Pebble Road and 130 feet west of Hinson Street on a 1.1 acre parcel. The easements are 33 feet adjacent to the north, east, and west property lines, and 3 feet adjacent to Post Road on the south property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0868	Office/warehouse	Approved By BCC	December 2018
ZC-0602-13	Reclassified the subject site from R-E to M-1 zoning for a future industrial development	Approved by BCC	November 2013
VS-0545-13	Vacated and abandoned patent easements	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Industrial	M-1	Office/warehouse



**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0475	A waiver of development standards for a commercial driveway is a companion item on this agenda.

**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 has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

**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. The patent easements are not needed for access and Post Road has existing right-of-way dedication.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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: JEREMY MCCAY**

**CONTACT: JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON  
BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135**

**DRAFT**

08/06/19 PC AGENDA SHEET

OFFICE/WAREHOUSE  
(TITLE 30)

POST RD/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0475-JD INDUSTRIAL, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for commercial driveway radius in conjunction with an office warehouse on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) zone.

Generally located on the north side of Post Road, 150 feet west of Hinson Street within Paradise, MN/bb/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-31-701-032

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the commercial driveway approach radius to 22 feet where 25 feet is the standard per uniform standard drawing 222.1 (a 14% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE-INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 15,300
- Parking Required/Provided: 23/23

**Site Plans**

The plans show a proposed 1 story, 15,300 square foot office/warehouse building located on the southwest corner of the site, with the front of the building facing east. The plans show the proposed building is 20 feet from Post Road, 135 feet from the north property line, and 56 feet from the east property line. Loading docks are shown on the north and northeast sides of the

building. There is a designated area mid-property line on the east side of the property for a trash enclosure. Outside storage is shown north of the building in a designated area. All parking spaces are shown along the east property line.

Landscaping

The plans show a minimum of a 20 foot wide landscape area along Post Road and parking lot landscape fingers per Code requirements.

Elevations

The proposed 1 story, approximately 24 foot high, office/warehouse building has a modern southwest design with a flat roof behind parapet walls. The building will be constructed of warm earth tone colored concrete tilt-up panels with painted metal awnings and aluminum storefront. The roll-up doors are screened from the public view since they are located on the rear side of the building. The east elevation shows an aluminum storefront door and windows and 1 overhead roll-up door and a pedestrian door. The south elevation does not have any windows or doors but different colors are painted on concrete tilt-up walls to enhance the building's appearance.

Floor Plans

The plans show a 15,300 square foot office/warehouse building consisting of 9,833 square feet of warehouse and 5,467 square feet of office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed waiver of 3 feet from the required 25 foot approach radius is needed due to the lot orientation, building design, and lower speeds associated with the limited travel distances on Post Road. The applicant adds that the project meets other Title 30 requirements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0868	Office/warehouse	Approved By BCC	December 2018
ZC-0602-13	Reclassified the subject site from R-E to M-1 zoning for a future industrial development	Approved by BCC	November 2013
VS-0545-13	Vacated and abandoned patent easements	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Industrial	M-1	Office/warehouse
West	Industrial	M-1	Warehouse

**Related Applications**

Application Number	Request
VS-19-0464	A vacation and abandonment of patent easements is a companion 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**

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.

**Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

**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.

**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;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that 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; that the FAA's airspace determinations include expiration dates, that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- No comment.

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

**APPLICANT:** JEREMY MCCAY

**CONTACT:** JEREMY MCCAY, MCCAY ENGINEERING, 11700 W. CHARLESTON BOULEVARD, SUITE 170-298, LAS VEGAS, NV 89135

08/06/19 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

SANDS AVE/HOWARD HUGHES PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0478-CHAMBER ASSOCIATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Elm Drive (alignment) and Sands Avenue and a portion of a right-of-way being Sands Avenue located between Paradise Road and Manhattan Street within Paradise (description on file). TS/jvm/ma (For possible action)

RELATED INFORMATION:

**APN:**

162-16-713-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the existing driveway, as well the pedestrian access easement on Sands Avenue at the terminus of Howard Hughes Parkway. The driveway will be widened and rededicated as part of the ongoing expansion of the Convention Center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
BR-1438-99	Las Vegas monorail	Approved by BCC	November 1999
UC-1170-99	Las Vegas monorail	Approved by BCC	October 2000
UC-1381-98	Las Vegas monorail	Approved by BCC	1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Commercial Tourist	H-1	Monorail, golf course, convention center

**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 has no objection to the vacation of easements and right-of-way that are not necessary for site, drainage, or roadway development.

**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**

- 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.
- Applicant is advised that if any improvements are needed, to coordinate with Public Works Development Review and Traffic Management Divisions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHAMBER ASSOCIATES, LLC

**CONTACT:** BRIAN ALLEN, LOCHSA ENGINEERING, 6345 S. JONES BLVD #100, LAS VEGAS, NV 89118



08/06/19 PC AGENDA SHEET

SCREENING  
(TITLE 30)

GATEWAY RD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0470-TAYLOR, MAX W.:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-decorative screening in the front yard in conjunction with an existing principal dwelling on 0.7 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District.

Generally located on the northeast corner of Russell Road and Gateway Road within Paradise. JG/jor/ma (For possible action)

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RELATED INFORMATION:

**APN:**

161-30-803-012

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow 6 foot high non-decorative screening (chain-link fence with mesh) within 15 feet of the front yard where 5 foot high decorative screening is permitted per Table 30.64-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4116 E. Russell Road
- Site Acreage: 0.7
- Project Type: Screening
- Number of Stories: 1
- Building Height (feet): 14 (principal dwelling)/6 (existing chain-link fence with mesh)
- Square feet: 884 (principal dwelling)

**Site Plan**

The site plan depicts an existing single family residence located on the northeast corner of Russell Road and Gateway Road. The front of the principal dwelling faces Russell Road and the applicant can access the rear yard via a gate along Gateway Road (west property line). There is also an existing chain-link fence (with mesh) along the north, south, east, and west property lines, and an additional fence (with a gate and mesh) running north/south in the center of the property.

The residence is located on the southwest corner of the site, and the accessory structures are arranged on the northeast corner of the parcel. The accessory structures are set back 5 feet from the north property line, 22 feet from the east property line, 90 feet from the south property line, and 125 feet from the west property line. There is also a well shed set back 13 feet north of the residence (within the rear yard). The applicant possesses registered and operable vehicles on-site. The applicant is requesting to allow a 6 foot high chain-link fence with mesh within 15 feet of the front yard.

Landscaping

There are existing trees along the south and west property lines. The applicant is proposing to add shrubs and trees along the south property line in order to add visual greenery to the front yard. All existing trees and shrubs will remain on-site.

Elevations

The submitted photos show that the existing chain-link fence includes a green mesh along the north, south, east, and west property lines. The chain-link fence adjacent to the corner of Gateway Road and Russell Road was re-installed at a 45 degree angle in order to comply with required sight zones. All of the accessory structures are painted a cream color to match the principal dwelling.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the applicant is in transition of relocating to Montana while keeping the subject property for rental income. Per the applicant, the site has been cleaned and re-organized. The applicant is willing to maintain the property so it is orderly, clean, and aesthetically pleasing.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0084-96	Vacated easements and a portion of right-of-way being Gateway Road – recorded	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Single family residence
South	Rural Neighborhood Preservation (2.4 ac)	R-E	Single family residence
East	Office Professional	R-E	Undeveloped parcel
West	Office Professional	CRT	Office complex

**Clark County Public Response Office (CCPRO)**

CE18-18759 is an active violation on the subject property and the violation consists of outside storage, visible trash and debris, and unpermitted accessory structures.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Per Title 30 standards, a chain-link fence with mesh is not considered to be decorative screening. Code standards promote the visual image of the neighborhood streetscape desired by the community through the use of decorative screening and low water, climate adaptable plants. Although the chain-link fence was adjusted to comply with sight visibility zones and additional trees and shrubs will be planted adjacent to Russel Road, the existing chain-link fence is neither compatible nor decorative. Title 30 encourages minimizing potential negative impacts of alternative visual barriers; therefore, staff cannot support this request.

**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:

- Landscaping to be installed per plans on file.
- 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 the fence 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: MAX TAYLOR**

**CONTACT: DAVID LONG, 4116 E. RUSSELL ROAD, LAS VEGAS, NV 89120**

DRAFT

08/06/19 PC AGENDA SHEET

PARKING  
(TITLE 30)

TROPICANA AVE/DECKOW LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0474-KYLE HOUSE APARTMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing multi-family dwelling facility.

**DESIGN REVIEW** for modifications to a surface parking lot in conjunction with an existing multi-family residential development on 0.8 acres in an R-5 (Apartment Residential) (AE-65) Zone in a MUD-1 Overlay District.

Generally located on the west side of Deckow Lane, approximately 350 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-801-019

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking in conjunction with an existing multi-family residential dwelling complex to 61 spaces (previously approved at 52 spaces during initial construction) where 65 spaces are required per Table 30.60-1 (a 7% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4735 Deckow Lane
- Site Acreage: 0.8
- Number of Lots/Units: 52
- Project Type: Multi-family residential
- Number of Stories: 2
- Square Feet: 5,790
- Parking Required/Provided: 65/61

**Site Plans**

The plans show 2 separate buildings on a single parcel that have been operating as a multi-family dwelling. Currently there are 52, one bedroom and studio apartment units with a total of 61

parking spaces on-site. The structure was originally built in 1985 and access to the parcel is from Deckow Lane via 3 ingress points. In 2018 the applicant submitted a Minor Subdivision Map (PW18-600016) application to combine the 2 parcels into 1 parcel. This was done in order to bring both properties into compliance with density due to the conversion of an existing office unit to a residential unit. No landscaping exists along the street or within the parking lot. The property has been operating as an apartment complex. On-site parking is provided with some of the spaces being underneath the southern building, while the building to the north provides parking out in front.

Landscaping

Landscaping is not required or proposed as part of this application. There is existing landscaping within the interior portions of the lot and along the western property line.

Elevations

The plans show an existing 2 story multi-family residential dwelling complex. The complex has a total of 52 units with a flat roof line with external walkways and stairwells. The color of the exterior of the buildings are of beige color.

Floor Plans

The plans show 52 studio and 1 bedroom apartment units with bedroom, kitchen, bathroom, and closets.

Signage

Signage is not a part of this application.

Applicant's Justification

According to the applicant, this request arises from the Building Department's requirement for ex-post facto permits to a previous conversion of office space into a residential unit. That conversion put the complex above density and as a result submitted a Minor Subdivision Map to bring the property into compliance with density. Both prior parcels were nonconforming in several respects, including parking and landscaping. No significant landscaping has existed on-site or is there room nor water service available for street and parking lot landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Reclassified all parcels within unincorporated Clark County from T-C to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-T	Undeveloped
South	Commercial Tourist	R-4	Multifamily residential
East & West	Commercial Tourist	H-1	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Waiver 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.

The applicant is requesting a 7% reduction in parking. Part of the reason for the parking reduction is due to changes in Code since the buildings were originally constructed in 1985 for 52 spaces. Since there have been no reported parking issues with this site and based on the use of a multi-family dwelling building for nearly 35 years, staff can support the parking reduction.

##### Design Review

Staff finds that the use of a multi-family residential dwelling is compatible with the immediate area. The complex was built in 1985 with different standards in terms of on-site parking and landscaping. Overall density is in compliance with today's Code. The reduction of overall parking will not have any adverse impact on the surrounding area.

#### **Department of Aviation**

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

#### **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.

**Department of Aviation**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DECKOW LV HOLDINGS, LLC

**CONTACT:** DECKOW LV HOLDINGS, LLC, 3790 PARADISE RD, STE 250, LAS VEGAS, NV 89169

DRAFT



08/07/19 BCC AGENDA SHEET

OUTDOOR SALES BOOTH  
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400083 (WC-18-400193 (UC-0285-17))-MGM GRAND HOTEL, LLC:**

**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ma (For possible action)

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**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
- Project Type: Outdoor sales structure/booth
- Number of Stories: 1
- Building Height (feet): 10.5
- Square Feet: 153

**History**

UC-0285-17 was previously approved for an outdoor sales structure/booth on the southwest portion of the MGM Grand Resort Hotel property. When approved, the Board of County Commissioner's (Board) applied a condition requiring "no solicitation of customers outside of the outdoor sales structure/booth." Subsequent to the approval, an application was submitted to waive this condition. The Board approved the request on October 3, 2018 with a condition to review the waiver to assess and monitor any potential impacts to the pedestrian access easement/sidewalk. This application for review has been filed to satisfy the condition.

### Site Plans

The approved plans depict an existing outdoor sales structure/booth located on the southwest portion of the MGM Grand Resort Hotel property, south of the Showcase Mall, 28 feet from back of curb of Las Vegas Boulevard South. Four sales windows currently face to the north. An additional sales window was proposed per DR-18-0649 on the north side of the outdoor sales structure/booth to allow for the introduction of timeshare sales within the structure/booth. Removable stanchions exist to the north of, and parallel to the outdoor sales structure/booth to form approximately 2 rows of queuing. A minimum 18 foot wide pedestrian access easement/sidewalk is maintained west of the outdoor sales structure/booth.

### Landscaping

No changes were proposed or required with the original application for the outdoor sales structure/booth.

### Elevations

The approved plans depict a 1 story, 10.5 foot high outdoor sales structure/booth constructed of brushed silver metal panels. A steel channel canopy with marquee lighting projects out above the sales windows. A portion of the metal panel on the north elevation was proposed to be modified to accommodate a fifth sales window per DR-18-0649.

### Floor Plans

The approved plans depict a 153 square foot outdoor sales structure/booth with 5 point-of-sale positions.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-40193 (UC-0285-17):

#### Current Planning

- Until June 7, 2019 for review to assess and monitor any potential impacts to the pedestrian access easement/sidewalk;
- Up to 3 solicitors/greeters/ambassadors;
- No distribution of literature.
- 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.

#### Public Works - Development Review

- Applicant to perform and have recorded, no later than April 3, 2019, a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Solicitation and/or queuing of customers shall not impede pedestrian traffic nor encroach into rights-of-way or pedestrian access easements (including shy areas);
- No buildings within the right-of-way or easements;
- No advertising within the right-of-way or easements;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

Listed below are the approved conditions for UC-0285-17:

**Current Planning**

- 2 years to commence and review to assess any potential impacts to the pedestrian access easement/sidewalk;
- Prominently display an original stamped copy of this Notice of Final Action on the front of the outdoor sales structure/booth during all times of business operation;
- Maintain a minimum 18 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South as depicted per plans;
- No solicitation of customers outside of the outdoor sales structure/booth;
- 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 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 buildings within the right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service “C” is achieved under peak pedestrian volumes.

**Applicant’s Justification**

The applicant states that since the approval of the waiver of conditions, they have provided patrons with greater access to entertainment offerings and improved customer service without adverse impacts to the surrounding area, including the public access easement. The application further states they have complied with all prior conditions and are unaware of any complaints related to the kiosk operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-19-400066 (UC-0849-14)	Third application for review for live entertainment in conjunction with a recreational facility (Topgolf)	TBD by BCC	July 2019
WC-18-400193 (UC-0285-17)	Waived conditions for use permit requiring no solicitation of customers outside of the sales booth	Approved by BCC	October 2018
DR-18-0649	Facade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
DR-18-0520	Lighting for an existing recreational facility (Topgolf)	Approved by BCC	September 2018
AR-18-400135 (UC-0849-14)	Second application for review for live entertainment in conjunction with a recreational facility (Topgolf)	Approved by BCC	July 2018
DR-0695-17	Modifications to a comprehensive sign package	Approved by BCC	November 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0285-17	Allowed an outdoor sales structure/booth and signage	Approved by BCC	June 2017
UC-0849-14 (AR-0023-17)	First application for review for live entertainment in conjunction with a recreational facility (Topgolf) subject to 1 year for review	Approved by BCC	May 2017
DR-0168-17	Expand an existing convention center in conjunction with a resort hotel (MGM Grand)	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 (Topgolf)	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 (Topgolf)	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 (Topgolf) with waivers of conditions of a use permit (UC-0849-14)	Approved by BCC	July 2015
UC-0849-14	Recreational facility (Topgolf) with live entertainment and on-premises consumption of alcohol	Approved by BCC	December 2014
UC-0103-14	VIP drop-off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0662-12	Comprehensive sign package for the MGM Grand Resort Hotel	Approved by BCC	January 2013
DR-0103-12	Expansion and interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
UC-0373-10	Allowed a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	October 2010

Other various land use applications have also been submitted on the MGM Grand Resort Hotel site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Portions of Showcase Mall, commercial businesses, & undeveloped parcels
South	Commercial Tourist	H-1 & C-2	Tropicana Resort Hotel, Hooters Resort Hotel, commercial businesses, & motels
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 Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York & Park MGM Resort Hotels

**Related Applications**

<b>Application Number</b>	<b>Request</b>
AR-19-400087 (UC-0285-17)	First application for review of a use permit for an outdoor sales structure (booth) is a companion 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 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. Since the approval of the waiver of conditions, there have been no known complaints or impacts to the pedestrian access easement/sidewalk resulting from the operations associated with the outdoor sales structure/booth; therefore, staff can support this request and recommends the time limit be removed.

**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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MGM RESORTS INTERNATIONAL OPERATIONS, INC**

**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**

DRAFT

08/07/19 BCC AGENDA SHEET

OUTDOOR SALES BOOTH  
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-19-400084 (WC-18-400192 (UC-0283-17))-MGP LESSOR, LLC:**

**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-17-711-002

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

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

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 65.2
- Project Type: Outdoor sales structure/booth
- Number of Stories: 1
- Building Height (feet): 10.5
- Square Feet: 153

**History**

UC-0283-17 was previously approved for an outdoor sales structure/booth on the southeast portion of the Mirage Resort Hotel property. When approved, the Board of County Commissioner's (Board) applied a condition requiring "no solicitation of customers outside of the outdoor sales structure/booth" subsequent to the approval an application was submitted to waive this condition. The Board approved the request on October 3, 2018 with the condition to review the waiver to assess and monitor any potential impacts to the pedestrian access easement/sidewalk. This application for review has been filed to satisfy the condition.

### Site Plans

The approved plans show an outdoor sales structure/booth located on the southeast portion of the parcel, at the base of the Mirage Resort Hotel marquee sign, 50 feet 2 inches from the front (east) property line. Four sales windows currently face to the south. An additional sales window was proposed per DR-18-0647 on the south side of the outdoor sales structure/booth to allow for the introduction of timeshare sales within the structure/booth. Removable stanchions exist to the south of, and parallel to the outdoor sales structure/booth to form approximately 4 rows of queuing. A minimum 15 foot to 18 foot wide pedestrian access easement/sidewalk is maintained east of the outdoor sales structure/booth.

### Landscaping

No changes are proposed or required to the existing landscaping.

### Elevations

The approved plans depicted a 1 story, 10.5 foot high outdoor sales structure/booth constructed of brushed silver metal panels. A steel channel canopy with marquee lighting projects out above the sales windows. A portion of the metal panel on the south elevation will be modified to accommodate a fifth sales window per DR-18-0647.

### Floor Plans

The approved plans depict a 153 square foot outdoor sales structure/booth with 5 point-of-sale positions.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400192 (UC-0283-17):

#### Current Planning

- 1 year for review to assess and monitor any potential impacts to the pedestrian access easement/sidewalk;
- Up to 3 solicitors/greeters/ambassadors;
- No distribution of literature.
- 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

- Solicitation and/or queuing of customers shall not impede pedestrian traffic nor encroach into rights-of-way or pedestrian access easements (including shy areas);
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;



- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a "200 foot planned right-of-way" per Title 30 and the Clark County Transportation Element adopted on August 17, 2016;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Listed below are the approved conditions for AR-18-400-47 (UC-0283-17):

**Current Planning**

- Remove the time limit.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0283-17:

**Current Planning**

- 2 years to complete with a review required 1 year after ticket sales begin;
- Administrative design review will be required if operations are contracted with a non-MGM entity or affiliate with queuing to be reviewed with that application;
- Prominently display an original stamped copy of this Notice of Final Action on the front of the outdoor sales structure/booth during all times of business operation;
- Maintain a minimum 15 to 18 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South as depicted per plans;
- No solicitation of customers outside of the outdoor sales structure/booth;
- 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 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 buildings within the future right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;

- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a “200 foot planned right-of-way” per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

**Applicant’s Justification**

The applicant states that since the approval of the waiver of conditions, they have provided patrons with greater access to entertainment offerings and improved customer service without adverse impacts to the surrounding area, including the public access easement. The application further states they have complied with all prior conditions and are unaware of any complaints related to the kiosk operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0647	Façade changes to an existing outdoor sales booth	Approved by BCC	October 2018
WC-18-400192 (UC-0283-17)	Waived conditions of a use permit requiring no solicitation of customers outside of the sales booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth and signage	Approved by BCC	June 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0231-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	A 67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the T. I. Resort Hotel	Approved by BCC	August 2003
VC-2030-98	A pedestrian bridge to connect the T.I. and Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	TI Resort Hotel
South	Commercial Tourist	H-1	Caesars Palace Resort Hotel & Forum Shops
East	Commercial Tourist	H-1	Venetian/Palazzo Resort Hotel Complex, Casino Royale, & Harrah's Resort Hotel
West	Business and Design/Research Park	M-1	Office/warehouse buildings & Interstate 15

**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. Since the approval of the original use permit (UC-0283-17) and design review (DR-18-0647), application for review (AR-18-400147 (UC-0283-17)) and the waiver of conditions (WC-18-400192 (UC-0283-17)) the applicant and the property have not had any issues with impeding the pedestrian traffic flow in the public access easements and have not had any issues with the Las Vegas Metropolitan Police Department or the Clark County Code Enforcement office regarding the ticket sales. They have complied with all conditions outlined in the approval. Staff can support this request and remove 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: MGM RESORTS INTERNATIONAL OPERATIONS, INC**  
**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**

**DRAFT**

OUTDOOR SALES BOOTH  
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-19-400087 (UC-0285-17)-MGM GRAND HOTEL, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.

**DEVIATIONS** for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.

**DESIGN REVIEWS** for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (A15-60 & AE-65) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-21-414-001

**DEVIATIONS:**

1. Allow retail uses not within a permanent enclosed building when required to be within a permanent enclosed building per Section 30.44.005.
2. Allow an accessory use not accessed through the interior of a resort hotel where required per Table 30.44-1.
3. Allow roof signs where not permitted per Chapter 30.72.
4. Allow all other deviations as shown per plans on file.

**DESIGN REVIEWS:**

1. An outdoor sales structure/booth.
2. Increase wall sign area to 769 square feet where a maximum of 600 square feet is permitted per Table 30.72-1 (a 28.2% increase).
3. Increase the number of animated signs to 18 where a maximum of 3 is permitted per Table 30.72-1 (a 500% increase).
4. Increase animated sign area to 277 square feet where a maximum of 150 square feet is permitted per Table 30.72-1 (an 84.7% increase).

**LAND-USE PLAN:  
WINCHESTER/PARADISE - COMMERCIAL TOURIST**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3799 Las Vegas Boulevard South
- Site Acreage: 102.7
- Project Type: Outdoor sales structure/booth
- Number of Stories: 1
- Booth Height (feet): 10.5
- Square Feet: 153

History

UC-0285-17 was previously approved for an outdoor sales structure/booth on the southwest portion of the MGM Grand Resort Hotel property. When approved, the Board of County Commissioner's (Board) applied a condition requiring "no solicitation of customers outside of the outdoor sales structure/booth." Subsequent to the approval, an application was submitted to waive this condition. The Board approved the request on October 3, 2018 with a condition to review the waiver to assess and monitor any potential impacts to the pedestrian access easement/sidewalk.

Site Plans

The approved plans show an outdoor sales structure/booth located on the southwest portion of the MGM Grand Resort Hotel property, south of the Showcase Mall, 28 feet from back of curb of Las Vegas Boulevard South. A portion of an existing landscape planter area was removed and paved to match the surrounding hardscape to accommodate the outdoor sales structure/booth. The sales windows face to the north, and removable stanchions have been placed to the north of and parallel to the outdoor sales structure/booth to form approximately 2 rows of queuing. A minimum 18-foot wide pedestrian access easement/sidewalk has been maintained west of the outdoor sales structure/booth.

Landscaping

The landscaping area to the west of the outdoor sales structure/booth and north of the queuing area is enhanced with additional landscaping. The landscape palette consists of Mediterranean Fan Palm trees, and both Dwarf Mock Orange and Mock Orange shrubs.

Elevations

The approved plans depict a 1 story, 10.5 foot high outdoor sales structure/booth constructed of brushed silver metal panels. A steel channel canopy with marquee lighting projects out above the sales windows.

Floor Plans

The approved plans show a 153 square foot outdoor sales structure/booth with 4 point-of-sale positions.

Signage

The entire booth has been wrapped in a graphic building wrap for an overall wall sign area of 604 square feet. An additional 16 animated wall signs are on the booth consisting of 11 LCD video monitors, an electronic message unit, and 4 lamp raceways on the edge of the steel canopy. A 56 square foot, electronic animated roof sign is located on both the front and rear elevations of the outdoor sales structure/booth.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Wall*	0	769	769	600	28.2	0	20	20
Roof*	0	112	112	0	n/a	0	2	2
Overall Total	0	881	881	600	46.8	0	22	22

\*The wall and roof signs also contain animation; see details below.

The following table is a summary for animated signs:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	0	277	277	150	84.7	0	18	18

Previous Conditions of Approval

Listed below are the approved conditions for LC-0285-17:

Current Planning

- 2 years to commence and review to assess any potential impacts to the pedestrian access easement/sidewalk;
- Prominently display an original stamped copy of this Notice of Final Action on the front of the outdoor sales structure/booth during all times of business operation;
- Maintain a minimum 18 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South as depicted per plans;
- No solicitation of customers outside of the outdoor sales structure/booth;
- 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 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 buildings within the right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service “C” is achieved under peak pedestrian volumes.

Applicant's Justification

The applicant states that since the approval of the waiver of conditions, they have provided patrons with greater access to entertainment offerings and improved customer service without adverse impacts to the surrounding area, including the public access easement. The application further states they have complied with all prior conditions and are unaware of any complaints related to the kiosk operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-19-400066 (UC-0849-14)	Third application for review for live entertainment in conjunction with a recreational facility (Topgolf)	TBD by BCC	July 2019
WC-18-400193 (UC-0285-17)	Waived conditions for use permit requiring no solicitation of customers outside of the sales booth	Approved by BCC	October 2018
DR-18-0649	Façade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
DR-18-0520	Lighting for an existing recreational facility (Topgolf)	Approved by BCC	September 2018
AR-18-400135 (UC-0849-14)	Second application for review for live entertainment in conjunction with a recreational facility (Topgolf)	Approved by BCC	July 2018
DR-0695-17	Modifications to a comprehensive sign package	Approved by BCC	November 2017
UC-0285-17	Allowed an outdoor sales structure/booth and signage	Approved by BCC	June 2017
UC-0849-14 (AR-0023-17)	First application for review for live entertainment in conjunction with a recreational facility (Topgolf) subject to 1 year for review	Approved by BCC	May 2017
DR-0168-17	Expand an existing convention center in conjunction with a resort hotel (MGM Grand)	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 (Topgolf)	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 (Topgolf)	Approved by BCC	August 2016



**Prior Land Use Requests**

Application Number	Request	Action	Date
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 (Topgolf) with waivers of conditions of a use permit (UC-0849-14)	Approved by BCC	July 2015
UC-0849-14	Recreational facility (Topgolf) with live entertainment and on-premises consumption of alcohol	Approved by BCC	December 2014
UC-0103-14	VIP drop-off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0662-12	Comprehensive sign package for the MGM Grand Resort Hotel	Approved by BCC	January 2013
DR-0103-12	Expansion and interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
UC-0373-10	Allowed a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	October 2010

**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 & C-2	Tropicana Resort Hotel, Hooters Resort Hotel, commercial businesses, & motels
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 Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York & Park MGM Resort Hotels

**Related Applications**

<b>Application Number</b>	<b>Request</b>
AR-19-400083 (WC-18-400193 (UC-0285-17))	First application for review of a waiver of conditions for an outdoor sales structure/booth is a companion 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 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. Since the approval of the use permit, there have been no known complaints or impacts to the pedestrian access easement/sidewalk resulting from the operations associated with the outdoor sales structure/booth; therefore, staff can support this request and recommends the time limit be removed.

**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:** MGM RESORTS INTERNATIONAL OPERATIONS, INC

**CONTACT:** GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

08/07/19 BCC AGENDA SHEET

OUTDOOR SALES BOOTH  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-19-400088 (WC-18-400191 (UC-0284-17)-BELLAGIO, LLC:**

**WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW** of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-20-501-006; 162-20-510-002; 162-20-601-001

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

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

- Site Address: 3600 and 3680 Las Vegas Boulevard South
- Site Acreage: 75.5
- Project Type: Outdoor sales structure/booth
- Number of Stories: 1
- Building Height (feet): 10.5
- Square Feet: 153

**History**

UC-0284-17 was previously approved for an outdoor sales structure/booth on the southeast portion of the Bellagio Resort Hotel property. When approved the Board of County Commissioner's (Board) applied a condition requiring "no solicitation of customers outside of the outdoor sales structure booth." Subsequent to approval, an application was submitted to waive this condition. The Board approved the request on October 3, 2018 with a condition to review the waiver to assess and monitor any potential impacts to the pedestrian access easement/sidewalk. The application for review has been filed to satisfy that condition.

### Site Plans & Request

The approved plans depict an existing outdoor sales structure/booth located on the southeast portion of the property, at the base of an escalator/moving walkway to the entrance of the Bellagio Resort Hotel, 31.5 feet from back of curb of Las Vegas Boulevard South. Five sales windows currently face to the south. Removable stanchions exist to the south of and parallel to the outdoor sales structure/booth to form approximately 2 rows of queuing. A minimum 18 foot wide pedestrian access easement/sidewalk is being maintained east of the outdoor sales structure/booth.

### Landscaping

No changes are proposed or required to the existing landscaping.

### Elevations

The approved plans depict a 1 story, 10.5 foot high outdoor sales structure/booth constructed of brushed silver metal panels. A steel channel canopy with marquee lighting projects out above the sales windows.

### Floor Plans

The approved plans depict a 153 square foot outdoor sales structure/booth with 5 point-of-sale positions.

### Previous Conditions of Approval

Listed below are the approved conditions for WC-18-400191 (UC-0284-17):

#### Current Planning

- Until June 7, 2019 for review to assess and monitor any potential impacts to the pedestrian access easement/sidewalk;
- Up to 3 solicitors/greeters/ambassadors;
- No distribution of literature.
- 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

- Solicitation and/or queuing of customers shall not impede pedestrian traffic nor encroach into rights-of-way or pedestrian access easements (including shy areas);
- Applicant to perform and have recorded, no later than April 3, 2019, a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- No buildings within the right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;

- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to grant easements or dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Listed below are the approved conditions for UC-0284-17:

#### Current Planning

- 2 years to commence and review to assess any potential impacts to the pedestrian access easement/sidewalk;
- Prominently display an original stamped copy of this Notice of Final Action on the front of the outdoor sales structure/booth during all times of business operation;
- Maintain a minimum 18 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South as depicted per plans;
- No solicitation of customers outside of the outdoor sales structure/booth;
- 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 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 buildings within the right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service “C” is achieved under peak pedestrian volumes.

#### Applicant's Justification

The applicant states that since the approval of the use permit, they have provided patrons with greater access to entertainment offerings and improved customer service without adverse impacts to the surrounding area, including the public access easement. The applicant further states they have complied with all prior conditions and are unaware of any complaints related to the kiosk operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0646	Façade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waived conditions for use permit requiring no solicitation of customers outside the sales booth	Approved by BCC	October 2018
ADR-1132-17	Building addition and façade change for a restaurant (Spago)	Approved Administratively	November 2017
UC-0284-17	Original application to allow an outdoor sales structure/booth and signage subject to 2 years to commence and review	Approved by BCC	June 2017
ADR-0302-11	Building addition and redesign of an existing nightclub	Approved Administratively	April 2011
UC-0288-05	Allowed an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Allowed gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	An expansion to a resort hotel (Bellagio)	Approved by BCC	March 2003

Other various land use applications have also been submitted on the Bellagio Resort Hotel site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Caesar's Palace Resort Hotel
South	Commercial Tourist	H-1	CityCenter & The Cosmopolitan Resort Hotel
East	Commercial Tourist	H-1	Ballys, Paris, & Planet Hollywood Resort Hotels
West	Commercial Tourist	H-1, M-1, & U-V	Interstate 15, offices, industrial uses, & Panorama Towers

**Related Applications**

Application Number	Request
AR-19-400089 (UC-0284-17)	First application for review of a use permit of an outdoor sales booth is a companion 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 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. Since the approval of the waiver of conditions, there have been no known complaints or impacts to the pedestrian access easement/sidewalk resulting from the operations associated with the outdoor sales structure/booth; therefore, staff can support this request and recommends the time limit be removed.

**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:** MGM RESORTS INTERNATIONAL OPERATIONS, INC

**CONTACT:** GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

OUTDOOR SALES BOOTH  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**AR-19-400089 (UC-0284-17)-BELLAGIO, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for deviations as shown per plans on file.

**DEVIATIONS** for the following: 1) allow retail uses not within a permanent enclosed building; 2) allow an accessory use not accessed through the interior of a resort hotel; 3) allow roof signs; and 4) all other deviations as depicted per plans on file.

**DESIGN REVIEWS** for the following: 1) an outdoor sales structure/booth; 2) increased wall sign area; 3) increased number of animated signs; and 4) increased animated sign area in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an M-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

162-20-501-006; 162-20-510-002; 162-20-601-001

**DEVIATIONS:**

1. Allow retail uses not within a permanent enclosed building when required to be within a permanent enclosed building per Section 30.44.005.
2. Allow an accessory use not accessed through the interior of a resort hotel where required per Table 30.44-1.
3. Allow roof signs where not permitted per Chapter 30.72.
4. Allow all other deviations as shown per plans on file.

**DESIGN REVIEWS:**

1. An outdoor sales structure/booth.
2. Increase wall sign area to 769 square feet where a maximum of 600 square feet is permitted per Table 30.72-1 (a 28.2% increase).
3. Increase the number of animated signs to 18 where a maximum of 3 is permitted per Table 30.72-1 (a 500% increase).
4. Increase animated sign area to 277 square feet where a maximum of 150 square feet is permitted per Table 30.72-1 (an 84.7% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST



## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 3600 and 3680 Las Vegas Boulevard South
- Site Acreage: 75.5
- Project Type: Outdoor sales structure/booth
- Number of Stories: 1
- Booth Height (feet): 10.5
- Square Feet: 153

#### Site Plans

The approved plans depict a proposed outdoor sales structure/booth located on the southeast portion of the property, at the base of an escalator/moving walkway to the entrance of the Bellagio Resort Hotel, 31.5 feet from back of curb of Las Vegas Boulevard South. A portion of an existing landscape planter area was removed and paved to match the surrounding hardscape to accommodate the outdoor sales structure/booth. The sales windows face to the south, and removable stanchions have been placed to the south of and parallel to the outdoor sales structure/booth to form approximately 2 rows of queuing. A minimum 18 foot wide pedestrian access easement/sidewalk will be maintained east of the outdoor sales structure/booth.

#### Landscaping

The landscaping area to the east of the outdoor sales structure/booth and south of the queuing area is enhanced with additional landscaping. The landscape palette consists of Dwarf Mugo Pine trees and Dwarf Mock Orange shrubs.

#### Elevations

The plans depict a 1 story, 10.5 foot high outdoor sales structure/booth constructed of brushed silver metal panels. A steel channel canopy with marquee lighting projects out above the sales windows.

#### Floor Plans

The plans show a 153 square foot outdoor sales structure/booth with 5 point-of-sale positions.

#### Signage

The entire booth is wrapped in a graphic building wrap for an overall wall sign area of 604 square feet. An additional 16 animated wall signs are on the booth consisting of 11 LCD video monitors, an electronic message unit, and 4 lamp raceways on the edge of the steel canopy. A 56 square foot, electronic animated roof sign is located on both the front and rear elevations of the outdoor sales structure/booth.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Wall*	0	769	769	600	28.2	0	20	20
Roof*	0	112	112	0	n/a	0	2	2
Overall Total	0	881	881	600	46.8	0	22	22

\*The wall and roof signs also contain animation; see details below.

The following table is a summary for animated signs:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	0	277	277	150	84.7	0	18	18

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0284-17:

#### Current Planning

- 2 years to commence and review to assess any potential impacts to the pedestrian access easement/sidewalk;
- Prominently display an original stamped copy of this Notice of Final Action on the front of the outdoor sales structure/booth during all times of business operation;
- Maintain a minimum 18 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South as depicted per plans;
- No solicitation of customers outside of the outdoor sales structure/booth;
- 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 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 buildings within the right-of-way;
- No advertising within the right-of-way;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service “C” is achieved under peak pedestrian volumes.

#### Applicant’s Justification

The applicant states that since the approval of the use permit, they have provided patrons with greater access to entertainment offerings and improved customer service without adverse impacts to the surrounding areas, including the public access easement. The applicant further states they have complied with all prior conditions and are unaware of any complaints related to the kiosk operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0646	Façade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waived conditions for an outdoor sales booth	Approved by BCC	October 2018
UC-0284-17	Allowed for outdoor sales structure/booth	Approved by BCC	June 2017
ADR-0302-11	Building addition and redesign of an existing nightclub	Approved administratively	April 2011
UC-0288-05	Allowed an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Allowed gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	An expansion to a resort hotel.(Bellagio)	Approved by BCC	March 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Caesar's Palace Resort Hotel
South	Commercial Tourist	H-1	CityCenter & The Cosmopolitan Resort Hotel
East	Commercial Tourist	H-1	Ballys, Paris, & Planet Hollywood Resort Hotels
West	Commercial Tourist	H-1, M-1, & U-V	Interstate 15, offices, industrial uses, & Panorama Towers

**Related Applications**

Application Number	Request
AR-19-400088 (WC-18-400191) (UC-0284-17)	First application for review of a waiver of conditions for outdoor sales booth is a companion 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 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. Since the approval of the use permit, there have been no known

complaints or impacts to the pedestrian access easement/sidewalk resulting from the operations associated with the outdoor sales structure/booth; therefore, staff can support this request and recommends the time limit be removed.

**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.

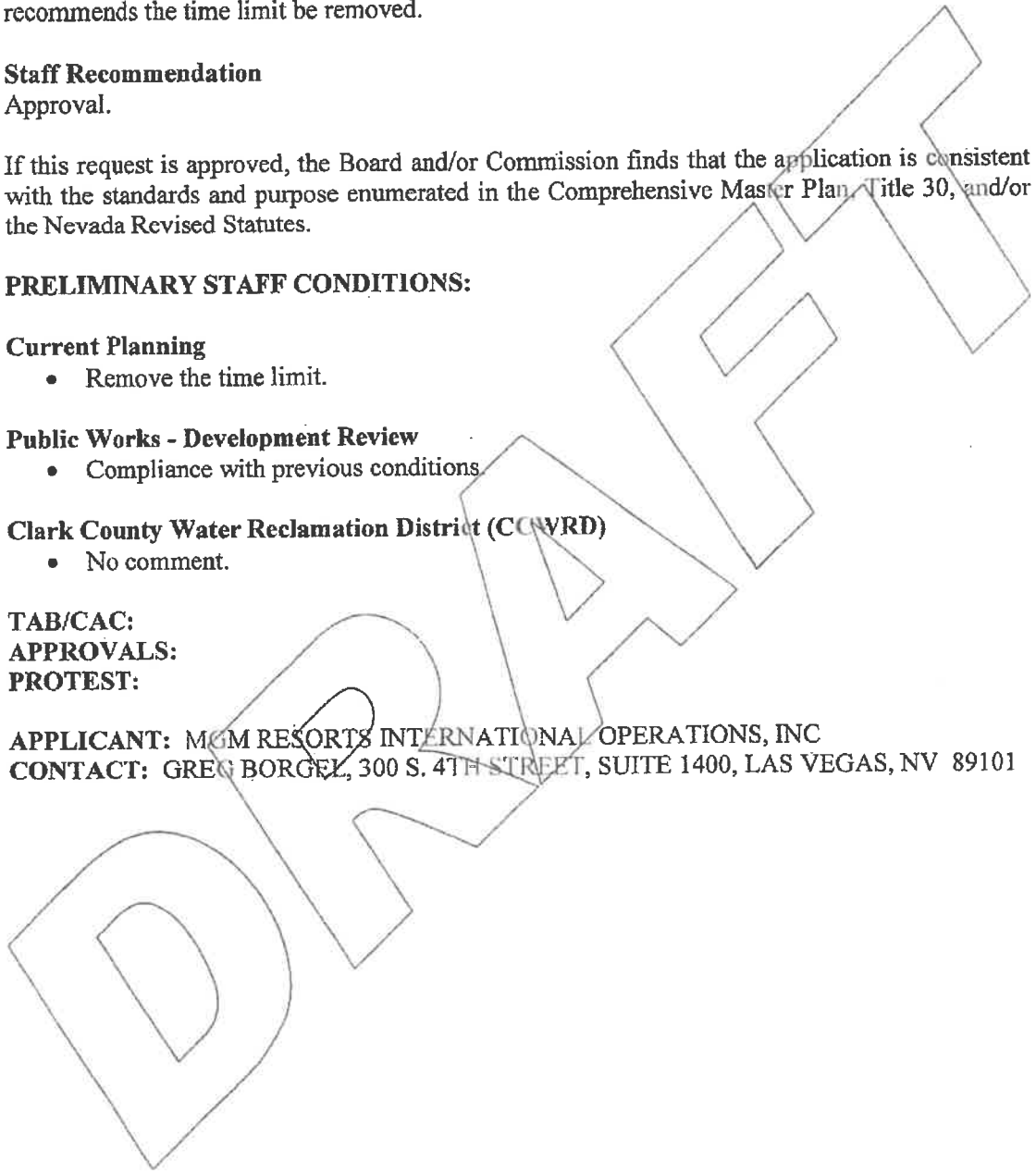
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MGM RESORTS INTERNATIONAL OPERATIONS, INC**

**CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101**



08/07/19 BCC AGENDA SHEET

MESSAGE ESTABLISHMENT  
(TITLE 30)

SUNSET RD/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400092 (UC-0357-06)-3720 SUNSET PLACE, LLC:**

**USE PERMIT SEVENTH APPLICATION FOR REVIEW** of a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. JG/tk/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-402-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3720 E. Sunset Road
- Site Acreage: 2.1
- Project Type: Massage establishment
- Square Feet: 1,600 (lease space)

**Site Plans & History**

The plans as approved with the original use permit depict a 1,600 square foot lease space used as a massage establishment within an existing shopping center. Since approval of the use permit in April 2006, the massage establishment has been reviewed 6 times. The first extension of time was approved in May 2008, the second extension of time was approved in June 2010, the third extension of time was approved in June 2011, the fourth extension of time was approved in September 2012, the fifth extension of time was approved in August 2014, and the sixth extension of time was approved in July 2016.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0357-06 (AR-0081-16):

Until July 20, 2019 to review as a public hearing.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to 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-0357-06 (ET-0074-14):

**Current Planning**

- Until June 7, 2016 to review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Building/Fire Prevention**

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements

Listed below are the approved conditions for UC-0357-06 (ET-0077-12):

**Current Planning**

- Until June 7, 2014 to review as a public hearing;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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

- Applicant is advised that the property is already connected to CCWRD sewer system; and that additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions for UC-0357-06 (ET-0037-11):

**Current Planning**

- Until June 7, 2012 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0357-06 (ET-0072-10):

**Current Planning**

- Until April 18, 2011 to review as a public hearing;
- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0357-06 (ET-0083-08):

**Current Planning**

- Until April 18, 2010 to review;
- Hours of operation to be 8:00 a.m. to 9:00 p.m.;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0357-06:

**Current Planning**

- 2 years for review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Applicant's Justification**

The applicant states they have maintained a 24 hour business since the original use permit approval, they are seeking to maintain all existing zoning requirements and are requesting to remove the review period time limit. The spa business has had no substantive changes to the business and has been in full compliance with Clark County Business License.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0357-06 (AR-0081-16)	Sixth extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by BCC	July 2016
UC-0357-06 (ET-0074-14)	Fifth extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by BCC	August 2014
UC-0357-06 (ET-0077-12)	Fourth extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by BCC	September 2012
UC-0357-06 (ET-0037-11)	Third extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by PC	June 2011
UC-0357-06 (ET-0072-10)	Second extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by PC	June 2010
UC-0357-06 (WC-0153-08)	Waived conditions to a use permit limiting hours of operation	Approved by PC	July 2008
UC-0357-06 (ET-0083-08)	First extension of time to review a use permit to allow a massage establishment in a shopping center	Approved by PC	May 2008
UC-0357-06	Original application for a massage establishment within a shopping center	Approved by PC	April 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2	Shopping center
South	Office Professional	C-P	Office uses
West	Business and Design/Research Park	C-2 & M-D	Office & office/warehouse

**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. Reviews of the massage establishment have been approved on 6 occasions dating back to May 2008. An inquiry was made to the Clark County Metropolitan Police Department which shows there have been no incidents, arrests, or complaints regarding this business since 2009, however, the file from that year has been sealed. There have been no Clark County Public Response complaints filed against the business. Staff can support the 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**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**



**APPLICANT: NEW RAINBOW MASSAGE, LLC**  
**CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV**  
**89101**

**DRAFT**

07/16/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LAS VEGAS BLVD S/ TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0414-M G P LESSOR, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/sw/ma. (For possible action)

RELATED INFORMATION:

**APN:**

162-20-716-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon a portion of the vertical height of a pedestrian access easement of airspace beginning at approximately 15 feet above the ground located on the eastern portion of APN 162-20-716-002. This request would allow for the use of airspace for a proposed projecting sign for the Crack Shack restaurant. UC-19-0451 was submitted to reduce the special setback deviation for a projecting sign to 19 feet 1 inch from the back of curb. The sign will be set back 10 feet 6 inches from the property line and 19 feet 1 inch from the back of curb (adjacent to Las Vegas Boulevard South). The applicant states that the vacation and abandonment of the portion of the easement is needed to support the Crack Shack signage.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0336	Increased sign area for Park MGM Hotel	Approved by BCC	June 2019
VS-1016-17	Vacated a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification and an amended sign plan	Approved by BCC	August 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theater into additional convention space which amended the combined parking for CityCenter, New York New York, Monte Carlo and the T-Mobile Arena	Approved by Zoning Admin	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theater/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015
UC-0024-14	Amend a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduce on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009
UC-0616-07	Restaurant with outside dining area in conjunction with a resort hotel and allow alternative means of access for an accessory use -- expired	Approved by PC	October 2007
RS-0186-07	Record of Survey for the site	Reviewed by staff	September 2007
UC-0612-07	Signs including roof signs in conjunction with a restaurant (Diablo's)	Approved by BCC	July 2007
DR-0424-07	Outside dining and drinking area in conjunction with an approved restaurant (Diablo's)	Approved by PC	June 2007
UC-0047-95	Resort hotel with variances and permit outdoor commercial activities and other uses	Approved by BCC	March 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Portions of City Center Resort Hotel & Park MGM Resort Hotel
South	Commercial Tourist	H-1	T Mobile Arena & New York – New York Resort Hotel
East	Commercial Tourist	H-1	MGM Grand & Showcase Mall
West	Commercial Tourist	H-1, M-D & M-1	Office warehouse buildings, commercial developments, & an electrical substation

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-19-0451	A use permit for a projecting sign (Crack Shack) is a related item on the August 7, 2019 Board of County Commissioners agenda.

**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 can support the request to vacate a portion of the airspace of the existing easement. The applicant is requesting to vacate the entire easement, but staff can only support the request for the location where the sign is proposed.

**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**

- 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**

- Legal to reflect only the air space area for the proposed sign;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description to exclude any area of the easement where signage is not proposed.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THE CRACK SHACK ENTERPRISES, LLC

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

DRAFT

08/07/19 BCC AGENDA SHEET

AMENDED SIGN PLAN  
PROJECTING SIGN  
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0451-MGP LESSOR, LLC:**

**USE PERMIT** to reduce the special setback deviation for a projecting sign.  
**DESIGN REVIEWS** for the following: 1) amend an approved comprehensive sign plan to add a projecting sign; and 2) increase the projecting sign area in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/lor/ma (For possible action)

RELATED INFORMATION:

**APN:**  
162-20-716-002

**USE PERMIT:**  
Reduce the special setback deviation for a projecting sign to 19 feet, 1 inch from the back of curb (adjacent to Las Vegas Boulevard South) where 25 feet is required per Section 30.56.060 (a 24% reduction).

**DESIGN REVIEWS:**  
1. Add a projecting sign to an approved comprehensive sign plan.  
2. Increase the projecting sign area to 99 square feet where 32 square feet is the maximum per Table 30.72-1 (a 209% increase).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

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

- Site Address: 3770 Las Vegas Boulevard South
- Site Acreage: 20.8
- Project Type: Amended sign plan for a projecting sign

**Site Plan**

The site plan depicts an existing resort hotel (The Park, formally the Monte Carlo), located on the west side of Las Vegas Boulevard South, and 950 feet north of Tropicana Avenue. Access to the site is provided from a private street (Park Avenue), and a shared drive aisle with the New York New York Resort Hotel. The request is to amend the approved comprehensive sign plan to add a projecting sign for The Crack Shack restaurant. The applicant is requesting to increase the sign area, and reduce the setback deviation from the back of curb (adjacent to Las Vegas Boulevard South).

**Signage**

Per the submitted plans, the applicant is proposing to install a projecting sign with a total area of 99 square feet. The sign is attached to the front façade of a restaurant with steel tubing. The plans depict that the sign will project 9 feet, 10 inches from the front façade of restaurant, and 10 feet in height above the pedestrian access easement (from the bottom of the sign). The sign will be set back 10 feet, 6 inches from the property line and 19 feet, 1 inch from the back of curb (adjacent to Las Vegas Boulevard South). VS-19-0414 was submitted to vacate and abandon the vertical height of the pedestrian access easement adjacent to The Crack Shack restaurant. Per the plans, the design includes a 10 inch deep grey aluminum cabinet with corrugated panels, red contour lighting around the edge of the sign, and gold neon tubing for the logo.

The table below describes the existing and proposed signs. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding *	10,872	0	10,872	8,600	N/A	12	0	12
Monument	189	0	189	70***	N/A	5	0	5
Wall*	20,431	0	20,431	34,400	N/A	48	0	48
Directional	100	0	100	320	N/A	5	0	5
Projecting	179	98.6	277.6	32**	281%	11	0	12
Hanging	1,384	0	1,384	192	N/A	15	0	15
Overall Total	33,155	98	33,253.6	43,614	N/A	96	1	97

\* The freestanding and wall signs also contain animation.

\*\* Per tenant.

\*\*\* Per Monument sign.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	8,036	0	8,036	150****	N/A	4	0	4

\*\*\*\* Per street frontage.

**Applicant's Justification**

The applicant indicates that the proposed signage is necessary to adequately advertise a business within the resort hotel. The proposed sign is consistent and compatible with other signage in conjunction with this resort hotel and with other developments within the Resort Corridor. Per the applicant, the proposed sign is tasteful and has a pleasing aesthetic.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0414-19	Vacate pedestrian access easement (vertical height)	Pending Approval by PC??	July 2019
DR-0336-19	Amend the sign plan for Park MGM for a wall sign (The Crack Shack)	Approved by BCC	June 2019
VS-1016-17	Vacated a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York New York, Monte Carlo and the T-Mobile Arena	Approved by Staff	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015
UC-0024-14	Amend a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduce on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009
UC-0616-07	Restaurant with outside dining area in conjunction with a resort hotel and allow alternative means of access for an accessory use - expired	Approved by PC	October 2007
RS-0186-07	Record of Survey for the site	Reviewed by staff	September 2007
UC-0612-07	Signs including roof signs in conjunction with a restaurant (Diablo's)	Approved by BCC	July 2007
DR-0424-07	Outside dining and drinking area in conjunction with an approved restaurant (Diablo's)	Approved by PC	June 2007
UC-0047-95	Resort hotel with variances and permit outdoor commercial activities, and other uses and activities	Approved by BCC	March 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	CityCenter Resort Hotel & CVS Pharmacy
South	Commercial Tourist	H-1	New York New York Resort Hotel, T-Mobile Arena, Toshiba Plaza & The Park
East	Commercial Tourist	H-1	Showcase Mall, MGM Resort Hotel, restaurants, retail shops, & Walgreens Pharmacy
West	Commercial Tourist	H-1	CityCenter Resort Hotel & I-15

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

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

the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff has no objection to the requested setback deviation for the projecting sign. The proposed sign is 10 feet above the pedestrian access easement, and the provided plans and renderings show the sign is not obtrusive to the path of travel for vehicles or pedestrians. Staff is in support of this request.

#### Design Reviews

The proposed sign complies with Urban Land Use Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and with surrounding development. The sign is harmonious to existing signage within the Resort Corridor; therefore, the signage helps to promote the restaurant and is appropriate and compatible with the surrounding uses. Title 30 allows sign standards within the Resort Corridor to reflect vibrant visual character that is compatible to the adjacent signs and resort hotels. Additionally, similar requests to increase the area of signs for other developments within the Resort Corridor have been approved; therefore, staff is in support of the design reviews.

#### **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**

- Sign cannot be installed until VS-19-0414 is recorded.

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

- No comment.

##### **TAB/CAC:**

##### **APPROVALS:**

##### **PROTESTS:**

**APPLICANT:** THE CRACK SHACK ENTERPRISES, LLC

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

RECREATIONAL FACILITY  
(TITLE 30)

HOWARD HUGHES PRKWAY/CORPORATE DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0476-BRE/HC LAS VEGAS PPTY HOLDING:**

**USE PERMIT** for a proposed outdoor recreational facility in conjunction with an existing professional office complex.

**DESIGN REVIEW** for a proposed recreational facility on a 3.0 acre portion of an overall 7.0 acre professional office complex site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. TS/sd/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-16-812-004; 162-16-812-005

**LAND USE PLAN:**

WINCHESTER/PARADISE COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3893 & 3883 Howard Hughes Parkway
- Site Acreage: 7 (entire complex)/3 (recreational facility)
- Project Type: Recreational facility

Existing Development

The plans depict 2 previously approved office buildings. Building 1 totals 255,800 square feet and Building 2 totals 184,200 square feet. There is no additional square footage proposed to the existing buildings as part of this request. A landscaping area currently exists along Howard Hughes Parkway that includes a 5 foot wide detached sidewalk. Total parking provided for this site is 1,329 parking spaces. The proposed recreational facility will be located on APN: 162-16-812-005 and will include a shade structure.

Site Plan

Landscaping currently exists throughout the site with mature trees and groundcover. Much of the landscaping will include drought tolerant and high intensity desert plant materials and trees. The rest of the recreational facility will include an active and passive play area. Within the proposed

area that will serve as the recreational facility will have sod planted along with various landscaping materials and will include walking pathways.

**Elevations**

The proposed shade structure that is part of the recreational facility will be approximately 40 feet wide and 60 feet long for a total of 2,460 square feet. The shade structure is partially open with slats on one half of the roof and enclosed on the other half. The total height of the shade structure will be 15 feet and be over a brick paver patio.

**Applicant's Justification**

The applicant states the proposed recreational facility is intended to serve as a place for both passive recreation and for public events.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0189-08	Restaurant as a primary use in conjunction with an existing office building	Approved by PC	April 2008
WS-0762-07	Waived standards and design review to reduce parking for office complex	Approved by BCC	August 2007
DR-0581-05	Office tower, traffic study and future office tower	Approved by BCC	July 2005
UC-1483-04	Increased building height, office towers, live entertainment and outside dining; waived standards to modify landscaping standards, reduced parking and reduce loading spaces; and design review for office tower with restaurant, live entertainment and outside dining	Approved by BCC	January 2005
UC-0219-01	Allowed 2 seven story office buildings in excess of 100 feet in height and reduced parking and reduced landscaping	Approved by PC	April 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Commercial Tourist	H-1	Office complex
West	Commercial Tourist	H-1	Resort condominiums

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### **Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant has stated that they would like to utilize the recreational facility to include public events such as a farmers market. Staff finds this recreational facility to be compatible with the existing development and the immediate area and this use will not adversely impact adjacent properties. The request for a recreational facility conforms to Land Use Goal 2 of the Comprehensive Master Plan, which in part, encourages opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. Therefore, staff can support this request.

#### **Design Review**

Staff has no objection to the design of the proposed recreational facility associated with the professional office complex. The proposed use of a recreational facility is typical for incorporating passive recreational activities into a large scale development. The proposed enhancements are common features associated with recreational uses and are compatible with the existing office complex. Therefore, staff 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 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 CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the

CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** BRE/HC LAS VEGAS HOLDINGS, LCC  
**CONTACT:** EQUITY OFFICE MANAGEMENT LCC, 3800 HOWARD HUGHES  
PARKWAY, STE 140, LAS VEGAS, NV 89169

DRAFT