



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 8, 2019

7:00 p.m.

AGENDA

NOTE:

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

Board Members:

Jon Wardlaw – Chair
Susan Philipp
Raymond Berg

John Williams - Vice Chair
Robert Orgill

Secretary:

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

County Liaison:

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes September 24, 2019 (For possible action)
- IV. Approval of Agenda for October 8, 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-19-0642-AUTO GROUP, LLC:**

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**

WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

3. **UC-19-0702-WILCZYNSKI SHERYL & ARTHUR:**

USE PERMIT increase the area of a proposed accessory structure.

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action)

PC 10/15/19

4. **UC-19-0716-HARSCH INVESTMENT PPTYS-NV, LLC:**

USE PERMIT for a judo training facility (major) within an existing commercial and industrial complex on 18.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action)

PC 11/5/19

5. **UC-19-0717-REHAVEN EQUITY LP:**

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Reno Avenue and the east side of Haven Street within Paradise. JG/bb/jd (For possible action)

PC 11/5/19

6. **UC-19-0722-BASCOS LINDA L REVOCABLE LIV TR & BASCOS LINDA L TRS:**

USE PERMITS for the following: 1) tire sales and installation; and 2) a vehicle maintenance facility within 200 feet of a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a tire sales and installation facility to a residential use.

DESIGN REVIEWS for the following: 1) a tire sales and installation facility; 2) a vehicle maintenance facility; and 3) alternative parking lot landscaping on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Boulder Highway, 100 feet west of Nellis Boulevard within Paradise. TS/al/ja (For possible action)

PC 11/5/19

7. **VS-19-0433-ITAI INVESTMENTS LLC:**
HOLDOVER 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 11/5/19**
8. **WS-19-0713-WINKLER WARREN PUG & BILLY B:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; and 3) reduce building separation in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) (RNP III) Zone. Generally located on the north side of Viking Road and the west side of Topaz Street within Paradise. TS/nr/ja (For possible action) **PC 11/5/19**
9. **WS-19-0732-J M T A BELL INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping requirements.
DESIGN REVIEWS for the following: 1) trash enclosure; and 2) modifications to an existing parking lot for a shopping center on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Pecos Road within Paradise. JG/al/jd (For possible action) **PC 11/5/19**
10. **AR-19-400120 (UC-0613-17)-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
WAIVER OF CONDITIONS of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. MN/tk/jd (For possible action) **BCC 11/6/19**
11. **DR-19-0726-H.R.H.H PROPCO, LLC:**
DESIGN REVIEWS for the following: 1) exterior remodel and modifications of portions of an existing resort hotel (Hard Rock); 2) addition to a surface parking lot; and 3) alternative parking lot landscaping on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/al/jd (For possible action)
USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action) **PC 11/5/19**
12. **WS-19-0736-HERBST FAMILY LP II:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; and 2) increase maximum sign area.
DESIGN REVIEW for 2 freestanding signs on 2 parcels totaling 2.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue and the north and south sides of Russell Road within Paradise. MN/nr/jd (For possible action)
the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action) **PC 11/5/19**

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: October 29, 2019

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

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

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



Paradise Town Advisory Board

September 24, 2019

MINUTES

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

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

Jared Tasko; 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 September 10, 2019 Minutes

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

Approval of Agenda for September 24, 2019

Moved by: Berg
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

- 1. Blanca announced the Fall Job fair. September 27, 2019 9:00am- 2:00pm Clark County Government Center 500 S. Grand Central PKWY**

2. **Neighborhood meeting for desire to apply for a zone change, special use permit and design review for proposed RV and boat storage at 9175 Tamarus St. to be held September 30, 2019 6:00pm at the Enterprise Library 25 E. Shelbourne Ave.**

V. Planning & Zoning

1. **TM-19-500143-EAST FLAMINGO ROAD TRUST:**

TENTATIVE MAP for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/sd/ja (For possible action)

PC 10/1/19

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **VS-19-0610-HARMON CURTIS:**

VACATE AND ABANDON a portion of a right-of-way being Flamingo Arroyo Court located approximately 563 feet west of Mojave Road at the intersection of Flamingo Arroyo Court and Emerson Avenue within Paradise (description on file). TS/bb/jd (For possible action)

PC 10/1/19

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-19-0670-A G PROPERTY DEVELOPMENT, LLC:**

USE PERMIT to allow a massage establishment within an existing shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise. MN/lm/jd (For possible action)

BCC 10/2/19

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-19-0658-OAKCREST TRUST, ET AL:**

USE PERMIT to allow a personal services (beauty salon) establishment within an existing commercial complex on a portion of 0.8 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of Oquendo Road within Paradise. MN/jor/jd (For possible action)

PC 10/15/19

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0661-BELTWAY MARKETPLACE OWNER, LLC:**

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 6.7 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Eastern Avenue and Serene Avenue within Paradise. JG/jor/jd (For possible action)

PC 10/15/19

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

6. **UC-19-0667-KOVAL LAND, LLC:**
USE PERMITS for the following: 1) expand/enlarge the Gaming Enterprise District; 2) High Impact Project; and 3) deviations from development standards.
DEVIATIONS for the following: 1) allow alternative landscaping; 2) reduce the required number of loading spaces; 3) increase building height; 4) encroachment into air space; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow non-standard improvements in rights-of-way.
DESIGN REVIEWS for the following: 1) a proposed resort hotel with 3 high-rise towers; 2) a proposed freestanding hotel tower and a shopping center; and 3) all other accessory and incidental buildings and structures on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/jd (For possible action) **PC 10/15/19**

MOVED BY-Philipp
APPROVE- Use Permits, Deviations, Waiver of Development Standards #2 and Design Review Subject to staff conditions
DENY- Waiver of Standards #1
VOTE: 4-0 Unanimous

7. **UC-19-0668-R R E F I I C G M OFFICE LLC:**
USE PERMITS for the following: 1) multiple family residential development; and 2) increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase perimeter wall height; and 3) reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/jt/jd (For possible action) **PC 10/15/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions-Removal of Current Planning condition #1
VOTE: 4-0 Unanimous

8. **UC-19-0677-B K M H A C 222, LLC & GROUP 206 H A C, LLC:**
USE PERMIT for a pharmacy within a portion of an existing warehouse/office building on 3.7 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Pilot Road, 975 feet east of Bermuda Road within Paradise. MN/md/jd (For possible action) **PC 10/15/19**

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

9. **UC-19-0696-RIOS N & M FAMILY TRUST & WETHERBY GANO & M FAM TR 2010:**
USE PERMIT for a proposed place of worship.
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 620 feet west of Eastern Avenue within Paradise. MN/md/jd (For possible action) **PC 10/15/19**

MOVED BY-Wardlaw

ADDED Condition-Applicant to add intense landscaping on the North side of the building

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **WS-19-0702-WILCZYNSKI SHERYL & ARTHUR:**
WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action) **PC 10/15/19**

Held per applicant. Return to the October 8, 2019 Paradise TAB meeting

11. **AR-19-400111 (UC-0729-06)-R & G HOLDINGS, LLC:**
USE PERMIT TENTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/al/jd (For possible action) **BCC 10/16/19**

Withdrawn per applicant

12. **AR-19-400116 (UC-18-0512) -FX LUXURY LAS VEGAS II, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) on-premises consumption of alcohol (service bar & supper club); and 2) art gallery/studio; and 3) vehicle rental (scooters).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an art gallery/studio outside where required to be inside an enclosed building; and 2) permit vehicle rental to be conducted outside where required to be inside an enclosed building.
DESIGN REVIEWS for the following: 1) a proposed retail structure for vehicle rentals (scooters); 2) an outside display area with a proposed vehicle rental business; and 3) an outside art gallery/studio location in conjunction with an existing retail center on 4.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 850 feet south of Harmon Avenue within Paradise. JG/tk/jd (For possible action) **BCC 10/16/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions Removal of the time limit

VOTE: 4-0 Unanimous

13. **DR-19-0580-DR HORTON, INC:**
DESIGN REVIEW for model changes for a previously approved single family residential development on 2.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tomiyasu Lane and the north side of Maule Avenue (alignment) within Paradise. JG/lm/jd (For possible action) **BCC 10/16/19**

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

14. **DR-19-0684-CLAUDINE PROPCO, LLC:**
DESIGN REVIEWS for the following: **1)** façade redesign (including signage) for an approved restaurant; **2)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **3)** increase the number of wall signs; **4)** increase overall wall sign area; **5)** increase the number of freestanding signs; and **6)** increase overall freestanding sign area in conjunction with a resort hotel (Harrah's) on a portion of 17.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,325 feet north of Flamingo Road within Paradise. TS/jt/jd (For possible action) **BCC 10/16/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

15. **ET-19-400032 (UC-0813-02)-KOVAL LAND, LLC:**
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** a resort hotel; and **2)** permit deviations to development standards.
DEVIATIONS for the following: **1)** increased building height; **2)** permit intrusion into the airspace; **3)** permit alternative landscaping; and **4)** all other deviations per plans on file on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

16. **ET-19-400033 (UC-1584-06)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
HOLDOVER USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** an expansion of the Gaming Enterprise District; **2)** permit a High Impact Project; **3)** a 450 foot high, 1,054 room resort hotel; **4)** residential condominiums; **5)** resort condominiums; **6)** increase building height; **7)** modifications to a previously approved mixed use development; **8)** public areas including casino areas, shopping/retail, meeting areas, showrooms/lounges, theaters, recreational uses, restaurants, outside dining areas, live entertainment, and meeting room areas; **9)** all associated back-of-house areas, incidental, and accessory uses; and **10)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; and **2)** all other deviations as shown per plans on file on 24.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 850 feet west of Paradise Road within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

17. **ET-19-400034 (UC-1100-08)-NEVADA DEVELOPMENT ASSOCIATES ET AL & NEVADA DEVELOPMENT ASSOCIATES VI:**
HOLDOVER USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a resort hotel consisting of 6,745 hotel rooms; 3) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, showrooms, convention facility, back-of-house areas, and a subterranean parking garage; 4) increase the height of the high-rise towers; 5) shopping center; 6) associated accessory/incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking and loading spaces for the resort hotel; 2) encroachment into airspace; and 3) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce on-site parking for the hotel and shopping center; and 2) permit encroachment into airspace on 60.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the east side of Koval Lane within Paradise. JG/jt/ja (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

18. **ET-19-400119 (WS-0471-15)-DR HORTON, INC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to commence the following: 1) reduced setbacks; and 2) full off-site improvements.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tomiyasu Lane and the north side of Maule Avenue (alignment) within Paradise. JG/jvm/jd (For possible action) **BCC 10/16/19**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions with September 2, 2022 date to complete

VOTE: 4-0 Unanimous

19. **UC-19-0657-MARTINEZ MARIA A:**
USE PERMIT for a car wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for a car wash on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Tropicana Avenue, 250 feet east of Pearl Street within Paradise. TS/nr/ja (For possible action) **BCC 10/16/19**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

20. **UC-19-0662-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (cultivation) in an existing office/warehouse complex on 15.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. MN/jor/jd (For possible action) **BCC 10/16/19**

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

21. **UC-19-0663-4300 TROP, LLC:**
USE PERMIT for a proposed marijuana establishment (production) in an existing office/warehouse complex on 15.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tropicana Avenue and the east side of Arville Street within Paradise. MN/jor/jd (For possible action) **BCC 10/16/19**

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

22. **UC-19-0676-QNC 55, LLC:**
USE PERMITS for the following: 1) reduce the setback of a proposed vehicle wash from a residential use; and 2) reduce the open space requirement.
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth of the driveway geometrics.
DESIGN REVIEW for a proposed vehicle wash on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District. Generally located on the north side of Tropicana Avenue, 256 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action) **BCC 10/16/19**

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

23. **UC-19-0685-CAESARS LINQ, LLC:**
USE PERMIT for deviations as depicted per plans on file.
DEVIATIONS for the following: 1) allow retail uses (ticket sales) not within a permanent enclosed building; 2) allow an accessory use (retail sales) not accessed through the interior of a resort hotel; and 3) all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: 1) ticket kiosks; 2) modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 3) increase the number of wall signs; 4) increase overall wall sign area; 5) increase the number of animated signs; 6) increase the overall animated sign area; and 7) relocate an existing projecting sign on a portion of 14.0 acres in conjunction with a resort hotel (LINQ Resort/Hotel, LINQ Promenade) in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/jt/jd (For possible action) **BCC 10/16/19**

MOVED BY-Berg
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

24. **WS-19-0680-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback; and
2) reduce height setback.
DESIGN REVIEW for design modifications to a previously approved youth referral service on
0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located
on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/jd
(For possible action) **BCC 10/16/19**

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

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be October 8, 2019
- IX. Adjournment
The meeting was adjourned at 9:20 p.m.

10/01/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0642-AUTO GROUP, LLC:

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-24-404-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site can accommodate 40 display spaces and 10 customer parking spaces, along with bicycle racks. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
WC-19-400114 (ADR-18-900333)	A waiver of conditions request to remove the limitation on 5 vehicle display spaces is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

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.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site; 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property. For these reasons, staff cannot support the 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:

- Minimum 4 customer parking spaces shall be provided in the front (south) of the property;
- Parking and vehicle display in front (south) of the property limited only to areas approved for parking of vehicles;
- Provide clear pedestrian access from the front (south) of the building to the rear (north) parking area;
- All vehicles on-site must be operable.

- Applicant is advised that the site is not approved for an auction; all areas used for parking and vehicle display are to be paved; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVE, LAS VEGAS, NV 89169

DRAFT

10/01/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:

WAIVER OF CONDITIONS of an administrative design review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-24-404-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

General Summary

- Site Address: 2950 E. Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 11/16 (40 vehicle display spaces are proposed)

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 12 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant has indicated they would like to provide 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 38 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without a clear pedestrian walkway to the front of the building. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADR-18-900333:

Current Planning

- Until June 1, 2020 to commence;
- Maximum of 5 cars for display.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that the site can accommodate the 40 display spaces and 10 customer parking spaces, along with bicycle racks on the site. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites, the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
UC-19-0642	A use permit to allow more than the 5 display vehicles is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed May 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The applicant is requesting a waiver of conditions to allow up to a maximum of 40 display spaces.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 showed a 16 parking spaces on site: 4 on the south side (front) of the building and 12 on the north side (back) of the building. Due to limited onsite parking for customers and vehicle display space, a condition was placed on the prior application to limit the vehicle rental use to 5 display cars. The applicant is now requesting an increase in display vehicles. Specifically, the applicant wants to add 2 display spaces in the front of the building and 38 spaces behind the building. However, plans submitted with the application do not demonstrate there is sufficient area on the site to display the vehicles in an orderly fashion and in areas that will not impact vehicles traveling to/from the site and adjacent properties. Aerials and photographs of the property show vehicles parked in tandem, anywhere from 2 to 9 vehicles deep and 7 vehicles wide. Additionally, the plans do not show a clear walkway for customers who park in the rear of the property to freely access the front of the property.

Staff finds that there have been no changes to warrant removal of the current condition. Staff finds that although the property can accommodate more display vehicles, the increase would present circulation issues, sight visibility issues, and possible safety concerns; therefore, staff cannot support the request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

If approved:

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVENUE, LAS VEGAS, NV 89169

DRAFT

DETACHED ACCESSORY
STRUCTURE
(TITLE 30)

MOUNTAIN PARADISE WY/SKYWALKER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0702-WILCZYNSKI, SHERYL & ARTHUR:

AMENDED USE PERMIT increase the area of a proposed accessory structure (previously not notified).

WAIVER OF DEVELOPMENT STANDARDS to increase the accessory structure height in conjunction with a single family residence located on 0.5 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Mountain Paradise Way, 20 feet south of Skywalker Avenue within Paradise. JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:

161-30-813-008

USE PERMIT:

Increase the area of a proposed accessory structure (garage) to 1,702 square feet where an accessory structure with a maximum area of 1,671 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 1.8% increase) (previously not notified).

WAIVER OF DEVELOPMENT STANDARDS:

Increase accessory structure height (RV garage) to 20 feet 8 inches where 14 feet is permitted per Table 30.40-2 (a 47.5% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5517 Mountain Paradise Way
- Site Acreage: 0.5
- Project Type: Detached accessory structure in conjunction with a single family residence
- Number of Stories: 1
- Building Height (feet): 20 feet 8 inches
- Square Feet: 3,342 (existing residence)/1,702 (proposed garage)

Site Plan

The plan depicts an existing 3,342 square foot single family residence located in the northerly portion of the lot. The proposed accessory structure is located 16 feet 6 inches from the west property line, 8 feet from the south property line, and 63 feet from the east property line (centerline of private street Mountain Paradise Way). It is set back 50 feet from the existing pavement on Mountain Paradise Way, and separated by 11 feet from the existing residence.

Landscaping

Existing mature landscaping exists in the front (east), north side yard, and rear (west) yard, along with a 10 foot wide landscape easement along the west property line with mature pine trees on the outside of the subdivision.

Elevations

The proposed accessory building will have similar exterior materials (painted stucco exterior with tile roofing) to match the residence. The building will range in height from 14 feet 8 inches to 20 feet 8 inches. There will be 2 roll-up doors on the east elevation for the 2 garage openings with the northerly garage opening having an internal window wall feature. The north elevation includes a pedestrian door and windows that will have a minimum height of 8 feet. The south elevation includes windows located 14 feet above grade. All elevations include decorative wall sconce lights.

Floor Plans

The floor plan depicts a 1,702 square foot RV garage with an area for an over height vehicle and a lower height area for storage that includes a bathroom and utility sink.

Applicant's Justification

The applicant indicates that they have submitted the plans to the Building Department and were informed the maximum height allowed in the zoning district is less than designed. The applicant also indicates that the garage door opening is designed at 14 feet which matches the maximum height of the accessory building allowed in the district. The applicant has submitted a Homeowner's Association Neighborhood Awareness Statement that includes support from 4 separate adjacent property owners.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0080-97	Reduced the rear yard setback for 27 lots to 15 feet for the subdivision	Approved by PC	March 1997
VS-0084-96	Vacated and abandoned patent easements and a portion of Gateway Road	Approved by BCC	March 1996
VC-2057-95	Reduced the front setback to a garage to 15 feet and permit 10 foot high gated entry walls in the front setback	Approved by PC	February 1996

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0319-95	Reclassified 7.9 acres from R-E to R-1 zoning for a single family residential subdivision, reduced the section line setback to 25 feet and reduce the street intersection offset for entry streets	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences in the same subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences & undeveloped

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 on of the 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 review use permit request to ensure compatibility with existing and planned surrounding uses. Staff finds that in minimal increase of the accessory structure is will not have a negative impact on the surrounding properties; therefore staff recommends approval.

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.

Urban Specific Policy 19 of the Comprehensive Master Plan states that scale relationships between buildings and adjacent developments should be carefully considered. Staff finds the accessory structure (RV garage) meets all other Code requirements, including setbacks and architectural details. The proposed structure will be screened by the existing mature landscaping along the exterior of the subdivision to the west. Additionally, the structure will have similar exterior materials (painted stucco exterior with tile roofing) to match the residence, and does not

anticipate any negative impacts on the adjacent neighborhood due to the increase in height. Lastly, the applicant has submitted a letter of awareness with 4 signatures from the adjoining neighbors in support of the garage structure; 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

- 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: 1 letter with 4 signatures

PROTESTS:

APPLICANT: ARTHUR WILCZYNSKI

CONTACT: ARTHUR WILCZYNSKI, 5517 MOUNTAIN PARADISE WAY, LAS VEGAS, NV 89120

11/05/19 PC AGENDA SHEET

TRAINING FACILITY (MAJOR)
(TITLE 30)

VALLEY VIEW BLVD/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0716-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMIT for a judo training facility (major) within an existing commercial and industrial complex on 18.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3854 Schiff Drive
- Site Acreage: 18.3
- Project Type: Recreational facility
- Number of Stories: 1
- Square Feet: 4,000
- Parking Required/Provided: 420/1,049

Site Plans

The property includes 4 large buildings, oriented east to west, totaling 120,724 square feet on 18.3 acres. The plans show a proposed recreational facility for judo training located in the southeast building between Schiff Drive and Vanessa Drive, east of Wynn Road, and west of Valley View Boulevard. Access to the site is from Wynn Road, Valley View Boulevard, and Schiff Drive. The overall complex was approved as a shopping center with parking; therefore, no additional parking is required.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed tile roof.

Floor Plans

The plans show a 4,000 square foot lease area proposed for use as a judo training recreational facility. The floor area consists of a reception lobby, office, work room, bathrooms, and 2,681 square feet for the judo facility floor.

Signage

Signs are not a part of this request.

Applicant's Justification

The applicant intends to operate a judo training facility (major) with more than 30 students, with hours of operation Monday through Friday from 7:30 p.m. to 9:00 p.m. The commercial industrial center has a large amount of parking and provides adequate space for business growth.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0967-07	Check cashing - expired	Approved by PC	September 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 & H-1	Bank, freight terminal, commercial center, & vehicle maintenance
South	Commercial Tourist	R-4	Multiple family residential development
East	Commercial Tourist	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Commercial General	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential development

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 the proposed training facility (major) for judo will be harmonious with the existing surrounding uses. The judo training facility will not result in significant adverse impacts with regard to noise, traffic, and parking, when considering the facilities hours of operation are after daytime business hours. The overall complex was approved for and parked as a shopping center; 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

- 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: CAESAR CASTRO

CONTACT: CAESAR CASTRO, JUDO LAS VEGAS, 3854 SCHIFF DR, LAS VEGAS, NV
89102

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (Nzc)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 9-5-2019 APP. NUMBER: UC-19-0716
 PLANNER ASSIGNED: BBB TAB/CAC: Paradise
 ACCEPTED BY: BBB TAB/CAC MTG DATE: 10-8 TIME: 7pm
 FEE: _____ PC MEETING DATE: 11-5 7pm
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: JJ ZONE / AE / RNP: M-1
 OVERLAY(S)? MUD-2, Askin Design PLANNED LAND USE: CT
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: _____ SIGN? Y/N
 TRAILS? Y (N) PFNA? Y (N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Halsch Investment Properties - Nevada, LLC
 ADDRESS: 1121 SW Salmon Street
 CITY: Portland, OR STATE: OR ZIP: 97205
 TELEPHONE: (702) 362-1400 CELL: _____
 E-MAIL: _____

APPLICANT

NAME: CESAR M. CASTRO
 ADDRESS: 3854-3860 Schiff Dr
 CITY: Las Vegas STATE: NV ZIP: 89103
 TELEPHONE: _____ CELL: 702 984 1995
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

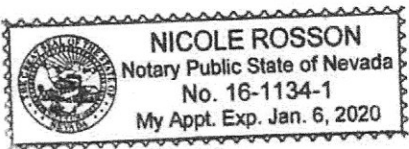
NAME: Same
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-603-001
 PROPERTY ADDRESS and/or CROSS STREETS: Valley View Blvd. and Schiff Drive
 PROJECT DESCRIPTION: Recreational Facility - Judo

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* [Signature] Property Owner (Print) John Ramos

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 9/20/19 (DATE)
 By John Ramos
 NOTARY PUBLIC: Nicole Rosson



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

To whom it may concern.

9-5-19

Dear Sir / Madam.

My intention is to run a Judo training facility at the fore mentioned address. (3854 Schiff drive 89103)

Hours of operation : 7:30 pm to 9:00 pm

Monday thru Friday

There is enough more than enough for the required 16 parking spaces.

Cesar M. Castro

CESAR M. CASTRO

UC-19-0716
PLANNER
COPY

PERSONAL SERVICES
(TITLE 30)

RENO AVE/HAVEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0717-RENHAVEN EQUITY LP:

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 4.2 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

Generally located on the south side of Reno Avenue and the east side of Haven Street within Paradise. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-28-210-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 105 E. Reno Avenue, Suite 3
- Site Acreage: 4.2
- Project Type: Tanning salon
- Number of Stories: 1
- Square Feet: 936
- Parking Required/Provided: 98/119

Site Plans

The plans show a proposed tanning salon located within Suite 3 in the northernmost of 3 commercial buildings, facing Reno Avenue. The site had a use permit approved for retail and office as a principal use; therefore, parking was calculated as a shopping center and the required parking is 98 spaces while the site provides 119 spaces. Access to the site is from both Reno Avenue and Haven Street.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos submitted show an existing 1 story, commercial building constructed of stucco, precast concrete, parapet walls, and tile roofing.

Floor Plans

The plans show a 936 square foot lease area consisting of tanning rooms, retail areas, office areas and a storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has been in the tanning business since 2006 and specializes in spray tan products. The tanning salon will have 1 employee with hours of operation Monday through Sunday from 9:00 a.m. to 5:00 p.m., and by appointment. This location will only provide spray tanning within 3 rooms, a lobby, and a space for airbrushing.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0177-17	Day spa and personal services	Approved by PC	April 2017
UC-0840-15	Recreational facility	Approved by PC	February 2016
UC-0304-15	Personal services (tanning salon) within an existing commercial complex	Approved by PC	July 2015
UC-0241-15	Place of worship	Approved by PC	June 2015
ZC-0588-08	Reclassified the site from P-F to H-1 zoning and included use permits for office and retail uses as a principal use	Approved by BCC	July 2008
VC-1290-95	Allow M-D zoned uses on the site	Approved by BCC	October 1995
AC-175-87	Architectural supervision (design review) for the existing buildings	Approved by PC	November 1987
ZC-161-81	Reclassified the site to P-F zoning	Approved by BCC	October 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Timeshare motel
South	Public Facilities	P-F	McCarran International Airport
East	Public Facilities	P-F	Quail Air Center, commercial & industrial uses

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General & Public Facilities	H-1	Apartment complex & Shrine of the Holy Redeemer Catholic Church

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The tanning salon will not result in undue adverse effects on the adjacent property, character of neighborhood or traffic conditions. The tanning salon will be in harmony with the purpose, goals, and standards of Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: TERRY HUNTER

CONTACT: TERRY HUNTER, BRONZED THE ART OF TANNING, 3300 E. FLAMINGO
RD., SUITE 12, LAS VEGAS, NV 89121

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

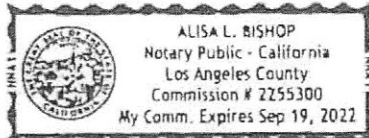
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	DATE FILED: <u>9-5-2019</u> PLANNER ASSIGNED: <u>RBB</u> ACCEPTED BY: <u>RBB</u> FEE: <u>\$ 675.00</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <u>YIN</u> TRAILS? <u>YIN</u> PFNA? <u>YIN</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0717</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>10-8</u> TIME: <u>7PM</u> PC MEETING DATE: <u>11-5</u> 7PM BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1, AE-60, AE-65</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>YIN</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	NAME: <u>JOSEPH DANESHGAR</u> ADDRESS: <u>468 N. CAMDEN DR., SUITE 300</u> CITY: <u>BEVERLY HILLS</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>310-276-1290</u> CELL: _____ E-MAIL: <u>joseph@3dinvestments.com</u>	
	NAME: <u>TERRY HUNTER</u> ADDRESS: <u>P.O. Box 530157</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89053</u> TELEPHONE: <u>702-737-8266</u> CELL: <u>702-808-5188</u> E-MAIL: <u>branzadvegas@gmail.com</u> REF CONTACT ID #: <u>194385</u>	
	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-28-210-001
 PROPERTY ADDRESS and/or CROSS STREETS: 105 E. Reno Ave #3 Las Vegas, NV 89113
 PROJECT DESCRIPTION: Tanning Sunless Salon Unit #3

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON August 15, 2019 (DATE)
 By Alisa L. Bishop
 NOTARY PUBLIC: Alisa L. Bishop

JOSEPH DANESHGAR
 Property Owner (Print)



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Bronzed The Art of Tanning
Terry Hunter
3300 E. Flamingo Rd.
Las Vegas, NV 89121
August 29, 2019

UC-19-0717

**PLANNER
COPY**

City of Las Vegas
Department of Planning

This letter is to request a special use permit for the space located at 105 E. Reno Ave. #3 Las Vegas, NV 89119.

Bronzed the Art of Tanning has been in business since 2006, we specialize in spray tanning. This will be our second location; the first location is located at 3300 E. Flamingo. This location will have 1 employee; the hours of operation are Monday through Sunday 9am to 5pm, and by appointment. The 105 E. Reno location will be for spray tanning only, it will have 3 rooms; a lobby, the spray tanning booth and a space for spray tan done via airbrushing.

This site is within an existing shopping center; we believe Bronzed will be an asset to this location. This site is suitable for Bronzed as no major improvements are being done. Parking facilities are more than adequate for this location as it is within an existing shopping center. We are a spray tan business; there is no public health, safety or welfare risks to the general public.

Thank you for your consideration, please feel free to contact me with any questions.

Sincerely,

Bronzed The Art of Tanning
Terry Hunter

TIRE SALES & VEHICLE MAINTENANCE FACILITY BOULDER HWY/NELLIS BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0722-BASCOS LINDA L REVOCABLE LIV TR & BASCOS LINDA L TRS:

USE PERMITS for the following: 1) tire sales and installation; and 2) a vehicle maintenance facility within 200 feet of a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a tire sales and installation facility to a residential use.

DESIGN REVIEWS for the following: 1) a tire sales and installation facility; 2) a vehicle maintenance facility; and 3) alternative parking lot landscaping on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the south side of Boulder Highway, 100 feet west of Nellis Boulevard within Paradise. TS/al/ja (For possible action)

RELATED INFORMATION:

APN:

161-20-502-012

USE PERMITS:

1. Tire sales and installation in a C-2 zone.
2. Permit a vehicle maintenance facility to be set back 15 feet from a residential use where a minimum separation of 200 feet is required per Table 30.44-1 (a 92.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback from a tire sales and installation facility to a residential use to 115 feet where a minimum of 200 feet is required per Table 30.44-1 (a 42.5% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4978 Boulder Highway
- Site Acreage: 1
- Project Type: Vehicle maintenance facility and tire sales facility
- Number of Stories: 1
- Building Height (feet): 26

- Square Feet: 8,536
- Parking Required/Provided: 25/35

Site Plan

The plan depicts a tire sales/installation facility and vehicle maintenance facility consisting of 2 buildings with access to the site from Boulder Highway. The 2 buildings are located along the southern boundary of the site with no separation between the proposed buildings. The buildings are set back 15 feet from the western (rear) boundary and 63 feet from Boulder Highway (eastern boundary). The westernmost building is the vehicle maintenance business and the easternmost building is the tire sales/installation business. Parking for the businesses is located to the north and east sides of the buildings. There is an existing cell tower with related ground mounted equipment adjacent to the northern boundary of the site that is approximately 95 feet west of Boulder Highway. The proposed site has been designed to have parking and a trash enclosure adjacent to this cell tower. Cross access with the adjacent parcels to the north and south is depicted on the plan. The plans depict a smog check station on the northeastern portion of the site; however, no plans were submitted for this use.

Landscaping

The plans depict a 15 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk adjacent to Boulder Highway. A 15 foot wide landscape area with 2 off-set rows of large evergreen trees is depicted along the western property line adjacent to an existing single family residential development. A 6 foot wide landscape area consisting of trees, shrubs and groundcover is depicted along the northern boundary of the site. The plans also depict landscape islands within portions of the parking lot. The request for the alternative parking lot landscaping is for a portion of the parking lot adjacent to the northern boundary of the site. The plan depicts a row of 15 parking spaces located along this boundary of the site, which is adjacent to a 6 foot wide landscape area. Per Figure 30.64-14 there should be a landscape island for every 6 parking spaces within this row; however, the required plant material is provided within the proposed 6 foot wide landscape strip along the property line.

Elevations

The 2 buildings will be 1 story with a height of 26 feet. The buildings have flat roofs behind parapet walls and are constructed of concrete block with decorative band and will be painted in earth tone colors. The plans depict no doors or windows along the south side of the building or the west side of the building adjacent to the existing residential development. The service bays for the buildings are on the northern portion of the buildings and do not face the existing residential development or Boulder Highway.

Floor Plans

The plans indicate that the westernmost building is for the vehicle maintenance business and has an area of 4,120 square feet. The building consists of 4 service bays, restrooms, a customer service area and storage areas. The easternmost building is for the tire sales/installation business and has an area of 4,416 square feet. The building consists of 3 service bays, a customer service area, restrooms, a private office, and tire storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is consistent and compatible with other uses in the area. The reduced separations to the existing residential development to the west will be mitigated by an intense landscape buffer adjacent to the western property line.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0746	Automobile minor paint/body shop and a food cart	Approved by PC	November 2018
DR-0017-17	Modular office buildings in conjunction with vehicle (automobile) sales subject to 1 year to review as a public hearing - expired	Approved by PC	April 2017
ZC-0036-14	Reclassified the property from H-2 to C-2 zoning for vehicle (automobile) sales with a waiver to allow non-standard improvements (existing landscaping) in the public right-of-way (Boulder Highway) subject to no resolution of intent and no parking or driving in unpaved areas	Approved by BCC	March 2014
UC-0092-10	Automobile maintenance and alternative design standards for accessory structures, including waivers for reduced separation of an automobile maintenance facility to a residential use, allow overhead doors to face a public right-of-way (Boulder Highway), and allow automobile maintenance uses outside and not within a permanent enclosed building	Denied by BCC	June 2010
ZC-0545-09	Reclassified the property to C-1 zoning with a use permit and waivers for auto maintenance - expired	Approved by BCC	December 2009
UC-0344-09	An outdoor food cart - expired	Approved by PC	July 2009
WS-0866-06	Outdoor vehicle maintenance - expired	Approved by PC	July 2006
UC-1687-03	Automobile maintenance facility with a waiver to allow storage units on-site - expired	Approved by PC	December 2003
ADR-0553-00	65 foot high communication tower	Approved ZA	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-2	Undeveloped & a fast food restaurant

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	H-2	Vehicle maintenance facility
East	Commercial General & Commercial Tourist	H-1 & H-2	Sam's Town Resort Hotel & Rebel convenience store
West	Residential Suburban (up to 8 du/ac)	R-1	Single family subdivision

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.

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.

Use Permits & Waiver of Development Standards

The proposed vehicle maintenance facility and the tire sales/installation facility are consistent with the range of uses that exist along this portion of the Boulder Highway corridor. Additionally, there have been several prior land uses approved to allow vehicle maintenance and an automobile minor paint and body shop at this location. Staff finds that tire sales and installation is of similar intensity as the other vehicle related uses that have been approved for this site. The proposed uses will complement other automobile related uses in the immediate area. This request is compliant with Urban Specific Policy 2 of the Comprehensive Master Plan which encourages, in part, maximizing the use of infill and redevelopment in existing urban areas. However, staff is concerned with the proposed reduction in the separation for the vehicle maintenance facility to the existing residential use to the west and the impacts the proposed use will have on these homes. Vehicle maintenance would be allowed on this property without a use permit with a 200 foot separation to the residential use. The plans for the past land use approvals for this site depicted a minimum 85 foot separation between the on-site facilities and the existing residential properties to the west. Staff finds that the proposed reduction for the vehicle maintenance facility is too extreme. Staff can support use permit #1 and the waiver of development standards for the tire sales and installation facility; however, staff does not support

use permit #2 to reduce the separation between a vehicle maintenance facility and a residential use.

Design Reviews

Staff does not support use permit #2 to reduce the separation between the proposed vehicle maintenance facility and the residential homes to the west. The site will have to be redesigned to increase the required separation to allow the proposed use without the approval of this use permit. Since staff does not support the use permit that is necessary to allow for the proposed design of the site, staff cannot support the design reviews.

Staff Recommendation

Approval of use permit #1 and the waiver of development standards; denial of use permit #2 and the design reviews.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that out site storage is not permitted in conjunction with tire sales and installation facilities; 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;
- Reconstruct any unused driveways with full off-site improvements;
- Nevada Department of Transportation (NDOT) approval.
- Applicant is advised that compliance with the Uniform Standard Drawings is required, including, but not limited to, throat depth, ingress/egress radii, and sidewalks continuing through the curb return to the on-site point of tangency; and that detached sidewalks will require approval from NDOT for landscaping within the right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDA BASCOS

CONTACT: DENNIS RUSK, DENNIS E. RUSK ARCHITECTURE, 522 E. TWAIN AVENUE, LAS VEGAS, NV 89169

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

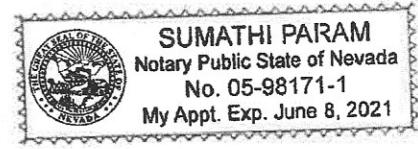
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	PROPERTY OWNER	NAME: <u>Linda L. Bascos</u> ADDRESS: <u>8801 Scenic Harbor Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Linda L. Bascos</u> ADDRESS: <u>8801 Scenic Harbor Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Dennis E. Rusk</u> ADDRESS: <u>522 East Twain</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-471-1118</u> CELL: <u>702-373-7983</u> E-MAIL: <u>denniserusk@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-20-502-012
 PROPERTY ADDRESS and/or CROSS STREETS: 4978 Boulder Highway, Las Vegas, NV
 PROJECT DESCRIPTION: Tire Sales and Vehicle maintenance

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Linda L. Bascos _____
 Property Owner (Signature)* Linda L. Bascos
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 7, 2019 (DATE)
 By Linda L. Bascos ***
 NOTARY PUBLIC: Sumathi Param



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

DENNIS E. RUSK
522 EAST TWAIN AVE
LAS VEGAS, NV 89169
702-373-7983
denniserusk@gmail.com

DATE: September 6, 2019 (revised 9/9/19)

TO WHOM: Clark County Planning Department

PROJECT: American Tire and Auto Center
4978 Boulder Highway
APN 161-20-502-012

ITEM: Justification Letter
Design Review Plan Review
Special Use Permit
Waiver of Design Standards

The proposed project is located at 4978 Boulder Highway and is two buildings, one a tire sales/installation and one auto maintenance center. The tire sales have three bays with 862sf retail display area and a 10 x10 smog station. The auto maintenance center has four bays and no retail sales area. The proposed smog station is 10 x10 feet, with all equipment stored in the enclosed building, and includes adjacent space to smog cars. All overhead doors are directed away from residential property, visually and acoustically buffered with the landscape strip and additionally buffered with landscaping on the east property line.

The project is located in a C-2 zone.

The Special Use Permit is to allow Tire Store and installation in a C-2 Zone with all overhead doors directed away from both the residential and public right-of-ways.

The Special Use Permit is to allow the vehicle maintenance a reduction in the 200 feet setback from residential located on the north property line to 15 feet. To mitigate the setback requirement the north facing wall of the project has no openings and 15 feet of intense landscaping is provided with two rows of 24" box trees twenty feet apart staggered to provide 10 feet between the trees.

The Waiver of Standards is to reduce the Tire Store residential separation from 200 feet to 115 feet with the vehicle maintenance between the Tire Store and rear property line with 15 feet of intense landscaping and 8 feet cmu wall.

The Waiver of Standards is for the intense landscaping buffer in lieu of the 200 Feet setback from residential use,

Cross access to adjacent properties to the east and west is provided.

There are 35 parking units provided where 25 are required, and a new Public Works driveway and access lane. The required Fire Lanes are provided. There is one bicycle station provided as required.

The landscaping is in compliance with Title 30 with waiver of standards including the intense landscaping in the 15 feet rear lot adjacent to residential to the north, perimeter and parking lot landscaping to provide one tree per 6 spaces and end isles trees.

Dumpsters are provided throughout the site greater than 50 feet from the residential property.

The design is homogeneous to the surrounding area and mitigating the residential adjacent setback with landscaping per TITLE 30.

Sincerely,

Dennis E. Rusk

UPDATE

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:

HOLDOVER 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-06N-16	Vacation of easements and portions of rights-of-way - expired	Approved by BCC	November 2016
UC-0466-05	Tavern with live entertainment on the eastern parcel - expired	Approved by BCC	September 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	H-1	Undeveloped (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

Public Works does not support this application and believes this request is premature for the following reasons: this remaining section of Hacienda Avenue provides additional access to APN 162-29-205-005 as the only other access to this property is limited; access must be retained for maintenance of bridge; and lastly, all options need to be kept open for additional access for future pedestrian improvements to the bridge.

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: 2 cards

PROTESTS: 1 card

PLANNING COMMISSION ACTION: July 16, 2019 – HELD – To 11/05/19 – per the applicant.

APPLICANT: ITAI INVESTMENTS LLC

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

DRAFT

WALL HEIGHT/ACCESSORY STRUCTURE
(TITLE 30)

VIKING RD/TOPAZ ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0713-WINKLER WARREN PUG & BILLY B:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce setbacks; and **3)** reduce building separation in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) (RNP III) Zone.

Generally located on the north side of Viking Road and the west side of Topaz Street within Paradise. TS/nr/ja (For possible action)

RELATED INFORMATION:

APN:
162-13-304-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 9 feet where a maximum of 6 feet is permitted per Section 30.64.020 increase (a 33% increase).
2. Reduce interior side setback to zero feet for an accessory structure (storage building) where 5 feet is required per Table 30.40-2 (a 100% decrease).
3. Reduce building separation to zero feet for an accessory structure (storage building) where 6 feet is required per Table 30.40-2 (a 100% decrease).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 2590 E. Viking Road
- Site Acreage: 0.5
- Project Type: Wall height/accessory structure
- Wall Height (feet): 9
- Accessory structure height (feet): 8
- Square feet: 528

Site Plans

The plans depict an existing 3,770 square foot single family residence. A combination block and decorative metal fence (1 foot high brick with 4 foot high metal and 5 foot high columns) extends along the entire length of Viking Road (south) and continues along Topaz Street to the driveway and returns to the house. A 9 foot high solid block wall extends east from the edge of the garage on Topaz Street to the north property line, the wall has an 8 foot setback from the property line on Topaz Street. The green block wall continues along the north property line and along a portion of the west property line. The photos show a built-in accessory structure (storage building) in the side yard with a zero foot setback from the house and the wall.

Landscaping

Mature landscaping consisting of medium trees are in the front and side yards. Landscaping is not required as part of this request.

Elevations

The photos depict a green block wall ranging from 6 feet 5 inches to 8 feet 5 inches in height. The photos also show a green accessory structure (storage building) that is 8 feet high and 22 feet wide by 24 feet long.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the increased wall height is for privacy and security. Several years ago the applicant removed large vegetation from the east side (Topaz Street) of the property. The vegetation did not discourage vandals and discovered that the sprinklers from the vegetation discolored the existing block wall. The applicant increased the height of the block wall and painted the wall green. The applicant indicates that the storage structure was a replacement of a storage shed that was on-site when the property was purchased; however, the structure was dilapidated and the applicant replaced the structure with consent from the neighboring property owner to the west, and painted it green to match the rest of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Residential Suburban (up to 8 du/ac)	R-1 (RNP III)	Single family residences
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences

Clark County Public Response Office (CCPRO)

Case #CE19-10869 is an active case filed in June 2019 in regard to building without a permit.

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.

Staff can support the increase in height for a decorative block wall. The decorative block wall will not impede vehicular access or sight distance to or from the property. Staff finds that the proposed height increase is reasonable; therefore, staff can support the height increase. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate visual impacts and possible safety issues. The accessory structure (storage building) in the side yard is screened from view from the street by the existing block wall. The neighbor to the west appears to have a shed that would in essence screen the accessory structure (storage building) from view from the neighboring property. However, staff does not support a complete reduction of setbacks for an accessory structure; therefore, staff cannot support a reduction of the side setback and building separation.

Staff Recommendation

Approval of waiver of development standards #1; denial of waivers of development standards #2 and #3.

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:

- 1 year to complete the building permit and inspection process with any extension of time to be 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; 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

- Unauthorized paint on the curb and street must be removed prior to the issuance of a building permit.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WARREN PUG & BILLY B WINKLER
CONTACT: WARREN PUG & BILLY B WINKLER, 2590 E. VIKING ROAD, LAS VEGAS, NV 89121

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 9/5/19 APP. NUMBER: WS-19-0713
 PLANNER ASSIGNED: NR TAB/CAC: Paradise
 ACCEPTED BY: NR TAB/CAC MTG DATE: 10/8 TIME: 6:30
 FEE: 775.00 PC MEETING DATE: 11/05@7pm
 CHECK #: 1003 BCC MEETING DATE: _____
 COMMISSIONER: TS ZONE / AE / RNP: R-1
 OVERLAY(S)? N/A PLANNED LAND USE: RS
 PUBLIC HEARING? (Y)N NOTIFICATION RADIUS: 500 SIGN? Y(N)
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Pug and Billy Winkler
 ADDRESS: 2590 E. Viking Rd.
 CITY: Las Vegas STATE: NV ZIP: 89171
 TELEPHONE: (702) 732-7475 CELL: (702) 789-8008
 E-MAIL: Billy.S.Winkler@gmail.com

APPLICANT

NAME: Pug and Billy Winkler
 ADDRESS: 2590 E. Viking Rd.
 CITY: Las Vegas STATE: NV ZIP: 89171
 TELEPHONE: (702) 732-7475 CELL: (702) 789-8008
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: Pug and Billy Winkler
 ADDRESS: 2590 E. Viking Rd.
 CITY: Las Vegas STATE: NV ZIP: 89171
 TELEPHONE: (702) 732-7475 CELL: (702) 789-8008
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 167-13-304-007
 PROPERTY ADDRESS and/or CROSS STREETS: 2590 E. Viking Rd. / Viking and Topaz
 PROJECT DESCRIPTION: Praise block wall

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Billy Winkler
 Property Owner (Signature)*

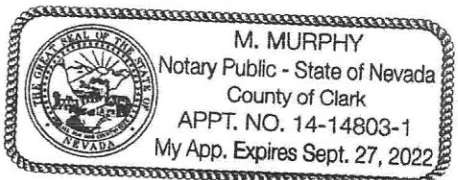
Billy Winkler
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug 14th, 2019 (DATE)

By Billy B. Winkler

NOTARY PUBLIC: M. Murphy



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Planner Copy

WS-19-0713

Hi Miss Russell,

Billy and I want to thank you for giving us the opportunity to appear before you to discuss these violations.

We moved here from L.A. in 2000. We are now starting our 20th year in our home. Privacy and security are foremost in importance for our home and our lifestyle. We brought pictures that might help you appreciate what I am stating. During my son's elementary school days, little league and middle school years, Billy was always encouraged to have his friends over to swim. But in the summer months, from 2004 through 2009, we took summer vacations and travelled around the country. To show him America and to visit dozens of colleges and universities to add to our hobby of collecting college football helmets. Billy has been in every state except five. The overgrown trees and shrubbery I hope would be a deterrent from kids climbing over the wall and using our pool when we were away. Not to mention undesirables who might realize we are gone weeks at a time.

In 2012, our car was stolen from our driveway, this made me all the more concerned about the security of our home. So, we had security bars installed on all the windows and sliding glass doors.

As my son grew, he became very adapt in electronics and installed security cameras around the house. We now have 16 cameras surrounding our house and inside.

8

It was now time to remove all the trees and shrubbery covering the east side wall of our home. Even after the trees were removed, you can see how very unattractive and discolored from the sprinklers the wall was. You can also see that there were partial additions made to the existing cinder-block wall that were hidden from the trees and shrubbery. Since my son is part Irish, obviously on his mother's side, we had the wall painted green also to match the driveway wall, the driveway and the entire interior of our backyard, including the green tile in the pool. We added cinder-block to parts of the wall to make it look complete. Also, so that pedestrians and passing cars can not look at our BBQ patio, since the elevation is higher than the sidewalk across the street. When we did move out here, we did not have any thoughts of violating any regulations.

After being shocked at the contents of the letter we received, we drove around the neighborhood to look at other homes and walls. I do not comment or critique what other homeowners desire for their home, or any additions or structures they may have added. This is exactly the reason I would never live in an HOA. We wanted to build a planter in front of the wall to place palm trees and have it beautifully lit up at night. Since any visitors we have always enter through the garage or the backyard. But this added expense prevents us from doing that. We would welcome you to our home so you can see everything first hand.

We thank you for your time, patience and consideration.



TRASH ENCLOSURE &
PARKING LOT MODIFICATIONS
(TITLE 30)

TROPICANA AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0732-J M T A BELL INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping requirements.

DESIGN REVIEWS for the following: 1) trash enclosure, and 2) modifications to an existing parking lot for a shopping center on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Tropicana Avenue and Pecos Road within Paradise.
JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-30-101-002; 161-30-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 93 spaces where 136 spaces are required per Table 30.60-1 and where 98 spaces was required by previous land use approval (a 31.6% reduction from required and a 5.1% reduction from the previously approved application).
2. Waive parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3401 & 3421 E. Tropicana Avenue
- Site Acreage: 2.1
- Project Type: Provide a trash enclosure for an existing shopping center and modify an existing parking lot
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 27,173 for shopping center
- Parking Required/Provided: 98/93

Site Plans

The plans depict an existing shopping center consisting of 2 building with access from Tropicana Avenue and Pecos Road. The 2 buildings include a Burger King fast food restaurant located on the northwestern portion of the site and an in-line retail building. The in-line retail building has an "L" shape and is located along the east and south property lines of the site. Parking for the shopping center is located between the buildings in the center of the site. There is an existing trash enclosure for the restaurant located to the south of the building. Trash for the in-line building was kept in a storage area located in the westernmost portion of the building; however, there was a fire in the storage area. For safety reasons the applicant is proposing to provide an additional trash enclosure for the shopping center. The proposed trash enclosure is located at the southern end of a row of parking spaces in the parking lot, approximately 150 feet east of Pecos Road and 173 feet south of Tropicana Avenue. The placement of the trash enclosure will require the loss of 4 parking spaces to accommodate the trash enclosure and a proper turning radius for fire trucks within the parking lot.

Landscaping

No changes are proposed to existing landscape areas with this request. The application includes modifications to the existing parking lot to provide a trash enclosure for the shopping center. The shopping center was originally developed at a time when Code did not require landscaping within parking areas. However, this request includes modifications to the parking lot the Code requires that the areas being modified be brought into compliance to current Code standards, which would require the addition of parking lot landscaping to the areas being changed.

Elevations

The existing buildings are each 1 story with flat roofs behind parapet walls with a maximum height of 30 feet. No changes are proposed to the exteriors of the existing buildings with this application.

The proposed trash enclosure is 6 feet in height with an area of 204 square feet. The plan indicates the trash enclosure will be constructed of split face concrete block.

Floor Plans

The existing shopping center has a total area of 27,173 square feet which includes a 2,773 square foot Burger King fast food restaurant and a 24,400 square foot in-line retail building. No changes are proposed to the area of the buildings with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed modifications to the existing parking lot are intended to provide improved fire department access to the site and improved safety of the in-line retail building. Trash for the tenants of the in-line retail building was kept in a storage area in the westernmost portion of the building. There was a fire in this storage area which caused damage and it was determined that a separate outdoor trash area would be safer for the shopping center. However, the shopping center is limited on space and the only place to provide a trash enclosure

is within the parking lot. In order to provide the trash enclosure and the required turning radius for a fire truck within the parking lot, 4 parking spaces will have to be removed. Parking for the shopping center was reduced to 98 spaces in May 2000 and since that time there have been no reported parking problems for the center. The shopping center has adequate parking to accommodate the loss of 4 spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0346-12	A place of worship in conjunction with an existing shipping center	Approved by ZA	May 2012
WS-0089-11	Reduced landscaping	Approved by PC	May 2011
VC-0588-00	Reduced parking to 98 spaces where 107 were required	Approved by PC	May 2000
VC-014-81	Reduce parking to 107 spaces where 148 was required (Title 29 standard)	Approved by PC	April 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Shopping center
South & East	Residential High (8 to 18 du/ac)	R-2	Residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Parking for this shopping center was reduced to 98 spaces in May 2000 by VC-0588-00. Since that time there have been no reported parking issues with this shopping center. Aerial photographs submitted by the applicant of the shopping center taken since July of the last year depict a minimum of 39 available parking spaces within the parking lot. This indicates that the loss of 4 additional spaces within the parking lot would not have an adverse effect on the property. This shopping center was constructed prior to Code requirements to provide landscape areas within parking lots. In order to provide landscaping as now required by Code the number

of spaces in the parking lot would have to be further reduced. Staff finds that this shopping center can accommodate parking needs with the loss of 4 additional spaces. Also, requiring current landscaping standards within the parking lot would be out of character for the site and cause further reductions in parking which could have an adverse effect on this site. Additionally the proposed reduction in parking will improve the safety of the shopping center; therefore, staff support the waivers of development standards.

Design Reviews

The design of the proposed trash enclosure is similar to trash enclosures found in shopping centers throughout the Las Vegas Valley. The addition of this trash enclosure and the proposed modifications to the parking lot will improve the safety of this shopping center; therefore, staff supports 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JMTA BELL INVESTMENTS, LLC
CONTACT: DAVID MCKEE, DAVID MCKEE ARCHITECT, 5250 S. RAINBOW BLVD
#2006, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>9-11-19</u> APP. NUMBER: <u>WS-19-0732</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: <u>A</u> TAB/CAC MTG DATE: <u>10-3</u> TIME: <u>7</u> FEE: <u>1150⁰⁰</u> PC MEETING DATE: <u>11-5</u> CHECK #: <u>467/468</u> BCC MEETING DATE: <u>—</u> COMMISSIONER: <u>JG</u> ZONE / AE / RNP: <u>C-2</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>CG</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Mylin Ta / JMTA Bell Investments LLC</u> ADDRESS: <u>6140 Brent Thurman Way, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-968-7331</u> FAX: _____ CELL: _____ E-MAIL: <u>stephanyp@sunpm.net</u>
	APPLICANT	NAME: <u>JMTA Bell Investments, LLC</u> ADDRESS: <u>3421 E. Tropicana Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-968-7331</u> FAX: _____ CELL: <u>702-756-9116</u> E-MAIL: <u>Stephanyp@Sunpm.net</u>
	CORRESPONDENT	NAME: <u>David McKee</u> ADDRESS: <u>2550 S Rainbow Unit 2006</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-250-4070</u> FAX: _____ CELL: <u>702-250-4070</u> E-MAIL: <u>mckearchitect@juno.co</u>

ASSESSOR'S PARCEL NUMBER(S): 161-301-01-003 ; 002

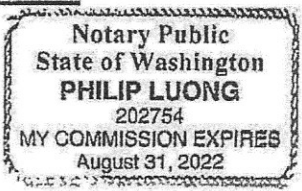
PROPERTY ADDRESS and/or CROSS STREETS: 3421 East Tropicana Ave

PROJECT DESCRIPTION: Trash Enclosure Location - Reduce park to 93 sqm

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] MYLIN TA
 Property Owner (Signature)* Property Owner (Print)

STATE OF Washington
 COUNTY OF King
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)
 BY [Signature]
 NOTARY PUBLIC: Philip Luong



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

September 09, 2019

Justification:

Clark County Planning Department
500 Grand Central Parkway
Las Vegas, Nevada

Re: Justification Letter – Waiver of Development Standards Application;
Pecos Center (JMTA Bell Investments the “Applicant”)
3421 East Tropicana Ave; APN 161-30-101-003
Construction Year 1980

Clark County Planning:

On behalf of JMTA Bell Investments we are seeking approval for a waiver of development standards for parking reduction and design development review to locate a new trash enclosure on site at the Pecos Center. We are seeking approval for reduced modified parking count per current planning and development code to provide improved fire access and new trash enclosure.

Trash Enclosure:

The owners objective is to move the existing trash containers from a storage area near Pecos to a screened block wall enclosure in the parking area.

On Site Parking Objective

The owner is requesting a reduced parking modification from Title 30 loading regulations. Currently the Pecos Center Shops accommodates 97 customer parking spots. Title 30 Planning code requires 136 parking spots for this commercial center. We are requesting to remove (4) additional parking spots and define an area striped as no parking to accommodate a new trash enclosure.

The trash enclosure will be designed with split face block 6'-0" height and color to match the shopping center. The size of the enclosure is 18'x11'-4" to accommodate 3 trash containers.

Parking Provided

Existing 97 Customer - 9'x18' Parking Stalls provided
Requesting parking reduction of 43 Customer Parking Stalls

Parking Required

(27,173 square feet) at 5:1,000 Parking = 136 Required
Parking required = 136 Parking Stalls to include accessible parking
Parking provided = 97 Parking Stalls

The owner is requesting a waiver of development standard for reduced parking to accommodate a new trash enclosure location.

Criteria for Waiver:

1. Tenant site access & circulation remains unchanged.
2. Building & Landscape materials will remain unchanged.
3. relocating a trash enclosure to the exterior of the building.

PLACE OF WORSHIP
(TITLE 30)

BERMUDA RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400120 (UC-0613-17)-BERMUDA ROAD PROPERTIES, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory within an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. **WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

WAIVER OF CONDITIONS of a use permit (UC-0523-11) requiring the property will not be used as a place of worship as defined by Title 30.

Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:

177-03-114-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking for a proposed place of worship in conjunction with an existing major training facility, convention facility, and dormitory to 273 spaces where a minimum of 311 spaces are required per Table 30.60-1 (a 12.2% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6590 Bermuda Road
- Site Acreage: 6
- Project Type: Place of worship in conjunction with an existing major training facility, convention facility, and dormitory
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 115,970 entire building/87,535 existing training and convention facility
- Parking Required/Provided: 311/273

Site Plan

The original request was to allow a proposed place of worship to operate within the convention area of the existing training and convention facility. No changes are proposed to the design or layout of the existing facility. The existing major training and convention facility includes dormitories, offices, kitchens, and other accessory uses located within a portion of an existing office/warehouse building. The western portion of the building contains the training and convention facility with the accessory uses, while the eastern portion of the building remains as a distribution center. Parking areas are located on the east, south, and west sides of the building while a 30 foot wide fire lane is located on the north side of the building. The parcel shares access and parking with the adjacent parcels to the east and south which are part of the same industrial complex. The complex takes access from 4 driveways off Pilot Road to the south.

Landscaping

No changes were proposed or required to the existing landscape area with this request.

Elevations

No changes were proposed to the exterior of the building. The portion of the building containing the existing major training and convention facility, and proposed place of worship is 41 feet high with a decorative dome increasing the maximum height for a portion of the building to 50 feet. The primary exterior materials consist of Exterior Insulation Finishing System (EIFS) with a stucco sand finish, decorative architectural "plant on" shapes, and decorative arch windows and columns.

Floor Plans

No changes were proposed to the interior of the building with this application. The first floor consists of an entry and reception area, a library, several conference rooms, and a parking garage. The second floor has a large multi-purpose meeting room in the center with dormitories located on both sides, a kitchen, pantry, and central plant are shown on the eastern portion of the second floor while an executive dorm room with a kitchen and separate conference room are shown on the western side of the multi-purpose room. The proposed place of worship will conduct services within the existing multi-purpose meeting room on the second floor, which has an area of approximately 9,170 square feet. Additional dorm rooms, another kitchen, an activity room, and another conference room are located on the third floor.

Signage

Signage is not a part of this request.

Waiver of Conditions

The existing training and convention facility was approved by UC-0523-11 in March 2012. The neighboring businesses and property owners expressed concern about the facility being used as a place of worship and the impacts this would have on traffic in the area and parking. To address the concerns of the neighboring businesses and property owners, the Board of County Commissioners imposed the condition not to allow the site to be used as a place of worship.

Previous Conditions of Approval

Listed below are approved conditions for UC-0613-17:

Current Planning

- 2 years to review as a public hearing;
- Place of worship limited to the 9,170 square foot multi-purpose meeting room on the second floor only;
- Services limited to Sundays from 9:00 a.m. to 3:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

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

Listed below are approved conditions for UC-0523-11 (ET-0003-15):

Current Planning

- Until September 18, 2015 to complete;
- Buses related to the activity cannot park on neighboring properties.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

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

Listed below are approved conditions for UC-0523-11 (ET-0001-14):

Current Planning

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

Public Works – Development Review

- Compliance with previous conditions.

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.

Listed below are approved conditions for UC-0523-11:

Current Planning

- Until January 2014 to review as a public hearing and until January 2015 for a second review;
- The property will not be used as a place of worship as defined by Clark County Code Title 30;
- A permanent 4 foot high decorative fence will be installed along the north property line as indicated on the site plan;
- The site will accommodate an area for taxi and bus staging on the property and still comply with all parking requirements for this type of use;
- Applicant will provide an appropriate number of parking attendants to assist attendees of all conventions or training seminars at the facility with parking spaces on-site and not parking on the surrounding properties or on the street;
- No attendees of any conventions or training seminars are authorized to park on-site unless they have first obtained a parking pass from Bermuda Road Properties, and all contracts with any organizations renting the facility will include a parking stipulation that parking is limited and attendees are to utilize shuttle buses or taxis to obtain a parking pass from Bermuda Road Properties;
- There shall be a 24 foot wide drive aisle between 6950 Bermuda Road and 6600 Bermuda Road, applicant to increase the drive aisle widths in the areas where the drive aisle is not currently 24 feet wide;
- A maximum of 50 dorm rooms;
- No concerts at the facility;
- Applicant will limit the number of attendees to 700 until an off-site parking agreement can be entered into that would allow for additional attendees with that maximum being 1,200;
- Property cannot file for tax exempt status;
- Property manager cannot live on property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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; 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, project may qualify for an exception to the traffic analysis with Public Works - Development Review Division approval;

- Replace existing driveways with commercial curb return driveways per Clark County standards 222.1 and 225.

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;
- Stay in dormitories is limited to 30 days or less;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use(s). Dormitory use requires the incorporation of an exterior to interior noise level reduction of 25 decibels into the building construction for the habitable space.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; at the time of development civil improvement plans are to be submitted to CCWRD for review and approval along with wastewater flows to determine sewer point of connection for the new improvements; and that the applicant shall follow current District Pretreatment resolutions and any applicable portions of 40CFR.

Applicant's Justification

The applicant states they have been in compliance with the recommended conditions that were placed by the Board of County Commissioners, in September 2017. They have adequate parking and traffic control officers on site to mitigate any issues that might arise. The applicant also states, they have used the second floor multi-purpose room for their worship services and no other room has been used for those purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0613-17	Place of worship in conjunction with a major training facility	Approved by BCC	September 2017
UC-0625-15	On-premises consumption of alcohol in conjunction with an existing major training facility, convention facility, and dormitory	Approved by BCC	November 2015
UC-0523-11 (ET-0003-15)	Second extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2015
UC-0523-11 (ET-0001-14)	First extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	February 2014
UC-0523-11	Major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Industrial	M-D & M-1	Warehouse & undeveloped
South	Industrial	M-D & M-1	Office & commercial uses within the same complex
East	Industrial	M-1	Manufacturing & commercial
West	Industrial & Business and Design/Research Park	M-1	Manufacturing & commercial

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. The applicant has been in compliance with the original conditions placed on their use permit (UC-0613-17) and have not deviated from that. They have no known violations with traffic flow or from surrounding tenants and neighbors. 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

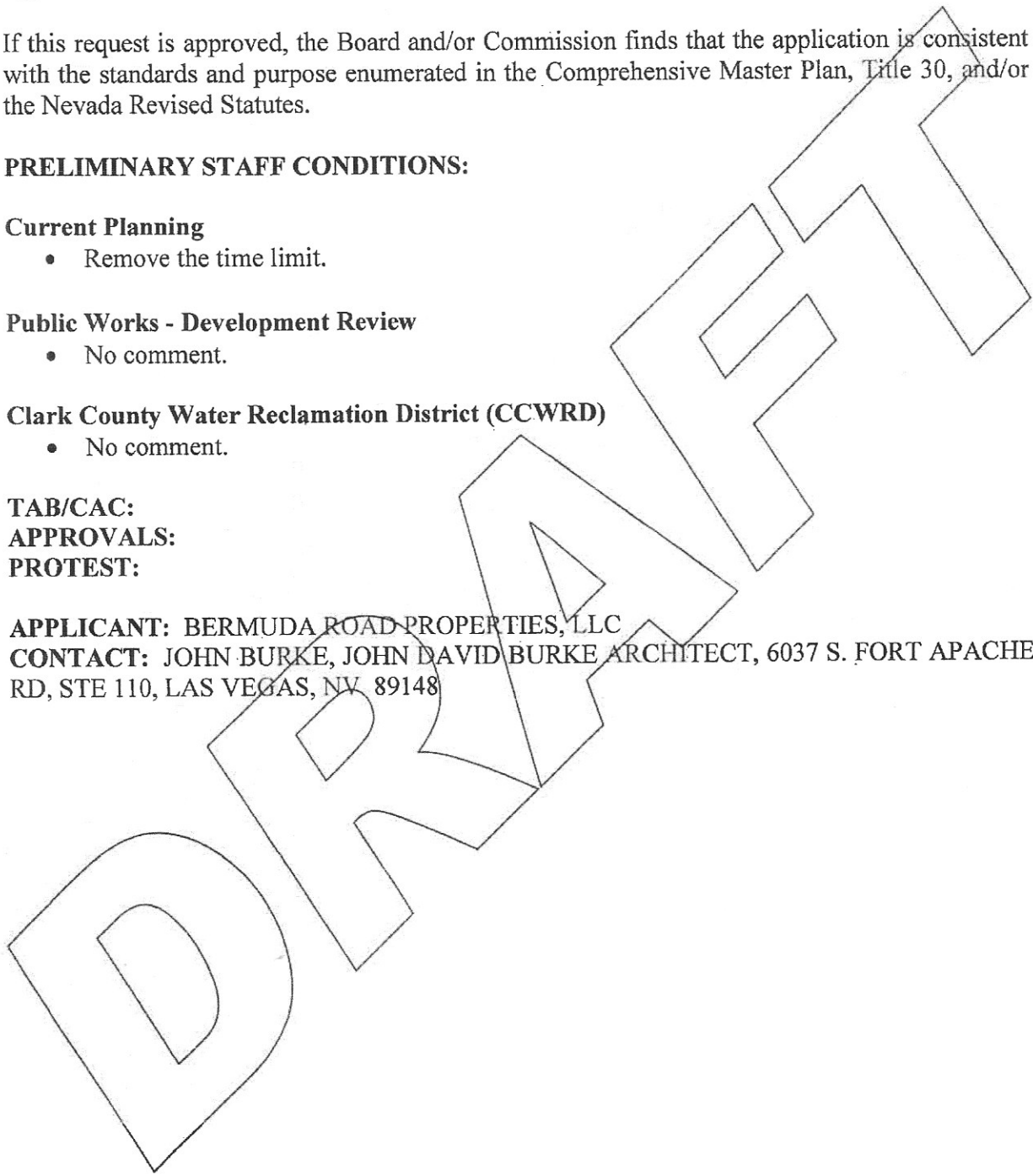
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BERMUDA ROAD PROPERTIES, LLC

CONTACT: JOHN BURKE, JOHN DAVID BURKE ARCHITECT, 6037 S. FORT APACHE RD, STE 110, LAS VEGAS, NV 89148





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-0613-17</u> (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>9-5-19</u> PLANNER ASSIGNED: <u>TW</u> ACCEPTED BY: <u>TW</u> FEE: <u>1425.00</u> CHECK #: <u>04085</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR 19-400120</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>10/8</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-6-19 9AM</u> ZONE / AE / RNP: <u>M1 11E 65</u> PLANNED LAND USE: <u>PDE IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Bermuda Road Properties, LLC</u> ADDRESS: <u>6590 Bermuda Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 970-2085</u> CELL: _____ E-MAIL: <u>dnkwethat@unification.org</u>	
	APPLICANT	NAME: <u>Bermuda Road Properties, LLC</u> ADDRESS: <u>6590 Bermuda Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 970-2085</u> CELL: _____ E-MAIL: <u>dnkwethat@unification.org</u> REF CONTACT ID #: <u>195510</u>	
	CORRESPONDENT	NAME: <u>John Davide Burke</u> ADDRESS: <u>6037 South Fort Apache Road # 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 876-4863</u> CELL: _____ E-MAIL: <u>jburke@jburkearchitect.com</u> REF CONTACT ID #: <u>128201</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-03-114-005
 PROPERTY ADDRESS and/or CROSS STREETS: 6590 Bermuda Road, Las Vegas, NV 89119
 PROJECT DESCRIPTION: Place of worship two year review

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Kaye Allen Manager Kaye Allen
 Property Owner (Signature)* Property Owner (Print)

STATE OF New York
 COUNTY OF New York
 SUBSCRIBED AND SWORN BEFORE ME ON Sept. 4, 2019 (DATE)
 By Kaye Allen
 NOTARY PUBLIC: James Puskas

LOUISE PERLOWITZ
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01PE6191437
 Qualified in Queens County
 My Commission Expires August 11, 2020

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Bermuda Road Properties, LLC

6590 Bermuda Road, Las Vegas, NV 89119

AR-19-400120

August 29, 2019

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89106

Attention: Planning Manager

Subject: Review Application for a Place of Worship

Applicant: Bermuda Road Properties, LLC
Address: 6590 Bermuda Road, Las Vegas, NV 89119
APN: 177-03-114-005

Dear Sir/Madam:

Please accept this letter as a justification letter of Bermuda Road Properties, LLC request for an application review.

The notice of final action dated September 28, 2017 allowed the use of the 9,170 square-foot multipurpose room on the second floor for worship services on Sunday between the hours of 9:00 am and 3:00 pm.

We have respected the conditions of the special use permit. The second floor multipurpose room has been used by the Holy Spirit Association for the Unification of World Christianity for worship services on Sundays from 9:00 am until 12:00 noon. No other room has been used for worship services.

While being used as a place of worship, we have secured adequate parking, controlled traffic and monitored the noise level. The average size of the congregation is 100 to 120 people. The convention center provides 300 parking stalls, which is more than adequate. Parking attendants monitor traffic and guide congregants to the convention center parking stalls.

Exterior to interior noise level reduction were incorporated into the building construction. The exterior to interior and interior to exterior noise impacts are negligible.

10

Bermuda Road Properties, LLC

6590 Bermuda Road, Las Vegas, NV 89119

We respectfully request that the waiver of developmental standards and waiver of conditions under UC-0523-11 which were granted two years ago subject to a two year review as a public hearing be made permanent at this time.

Sincerely/


Kaye Allen Manager

RESORT HOTEL REMODEL
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0726-H.R.H.H PROPCO, LLC:

DESIGN REVIEWS for the following: **1)** exterior remodel and modifications of portions of an existing resort hotel (Hard Rock); **2)** addition to a surface parking lot; and **3)** alternative parking lot landscaping on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-21-615-003; 162-21-615-005; 162-22-201-004

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 4455 & 4475 Paradise Road
- Site Acreage: 28.8
- Project Type: Remodel/modifications to an existing resort hotel (Hard Rock)
- Guest Rooms: 1,500
- Number of Stories: 17
- Building Height (feet): 182 hotel/42 porte-cochere
- Square Feet: 610,603 hotel/4,041 porte-cochere
- Parking Required/Provided: 1,857/3,215

Site Plan

The site is the existing Hard Rock Resort Hotel, soon to be rebranded as the Virgin Resort Hotel. The site currently has access from Harmon Avenue and Paradise Road. The plan depicts the removal of the Hard Rock Café, the Voice Theater and the existing porte-cochere for the resort hotel, all located on the southeastern portion of the site. The area where the Hard Rock Café and Voice Theater are located will become additional parking for the hotel's valet service. The proposed porte-cochere will be constructed in the same location as the current porte-cochere. The plans depict other modifications to the building adjacent to the main entrance and to landscape areas in front of the building.

Landscaping

The plan depicts minimum 15 foot wide landscape areas consisting of trees, shrubs, and groundcover being established along Paradise Road and Harmon Avenue at the site of the Hard Rock Café. Within the expansion area of the valet parking lot no trees are depicted. The plans indicate the required landscaping is being provided in other locations to the front of the building. These areas include landscape areas around the perimeter of the expanded parking area, landscape areas along the streets, and within landscape areas located adjacent to or in front of the existing resort hotel.

Elevations

The existing porte-cochere is being removed from the front of the building and being replaced. The proposed porte-cochere varies in height between 19 feet and 40 feet. The structure has a decorative metal roof that is set at an angle where the roof slopes down toward the building. The support structures for the porte-cochere roof consist of walls and columns covered with decorative metal, and plaster finished with different textures. The portions of the building adjacent to the entrance will be modified to have a similar architectural design as the proposed porte-cochere.

Floor Plans

No substantial changes are being made to the interior of the resort hotel that require action by this application.

Signage

Signage is not part of this request.

Applicant's Justification

The applicant indicates that the resort hotel is in the process of being rebranded from the Hard Rock Hotel to the Virgin Resort Hotel. The proposed changes are intended to establish the new identity for the property. The proposed changes will also give the property an updated and modern look. The alternative parking lot landscaping within the expanded valet parking area will allow for greater flexibility for events and parking demand for the property, while providing additional landscaping in other areas to enhance the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0074	Vacated and abandoned easements	Approved by PC	March 2018
UC-0716-17	Proposed theater in conjunction with an existing resort hotel (Hard Rock)	Approved by BCC	October 2017
DR-0723-15	Amended comprehensive sign package	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0213-15	Convention center expansion	Approved by BCC	May 2015
DR-0211-12	Increased wall sign area and revisions to a comprehensive sign package	Approved by BCC	June 2012
UC-0228-10	Live entertainment and outdoor events – expired	Approved by PC	July 2010
DR-0467-09	Additions and modifications to a previously approved sign package including an increase to the animated sign area	Approved by BCC	September 2009
UC-0263-09	Reduced setbacks for directional signs	Approved by BCC	May 2009
UC-0054-09	Additions to an approved resort hotel including an outdoor casino area, and outdoor bar, drinking, and dining areas	Approved by BCC	February 2009
UC-0034-09	Comprehensive sign package	Approved by BCC	February 2009
DA-1424-07	Development agreement	Approved by BCC	January 2008
UC-0272-05 (ET-0123-07)	First extension of time to commence resort condos and GED expansion	Approved by BCC	June 2007
UC-0479-07	Resort hotel expansion and GED expansion	Approved by BCC	July 2007
UC-1465-06	Addition of 349 hotel rooms, meeting, retail, & restaurant space	Approved by BCC	December 2006
UC-0272-05	Resort condos and GED expansion	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Hotel & undeveloped
South	Commercial Tourist	H-1	Hotels & shopping center
East	Commercial Tourist	H-1 & C-2	Undeveloped, hotel, motel, adult cabaret, & shopping center
West	Commercial Tourist	H-1	Apartment complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The resort hotel was originally constructed in 1994. In the mid to late 90s several resort hotels within the Resort Corridor were constructed or remodeled. Since 2012 several resort hotels that were constructed in the 1990s have been remodeled to update the facility and enhance the appearance of the properties. The periodic remodel of properties is necessary to keep the resort hotels economically viable. Staff finds the proposed changes are intended to improve the hotel with a new look that is similar to what other resort hotels have done. The proposed changes are similar to what has been approved for other properties; therefore staff can support 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

- Reconstruct any unused driveways with full off-site improvements.

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: HRHH PROPCO, LLC

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>9-10-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$67500</u> CHECK #: <u>10104</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD1/MUD3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0726</u> TAB/CAC: <u>Parabe</u> TAB/CAC MTG DATE: <u>10-8</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-6</u> <u>9A</u> ZONE / AE / RNP: <u>H-1</u> <u>AE 6063</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/ <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>HRHH Propco, LLC; HRHH Cafe Propco, LLC</u> ADDRESS: <u>4455 Paradise Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-693-5000</u> CELL: _____ E-MAIL: <u>kfellows@hrhvegas.com</u>	APPLICANT NAME: <u>HRHH Propco, LLC; HRHH Cafe Propco, LLC</u> ADDRESS: <u>4455 Paradise Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-693-5000</u> CELL: _____ E-MAIL: <u>kfellows@hrhvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S Fourth Street, Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>	

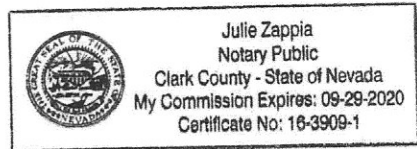
ASSESSOR'S PARCEL NUMBER(S): 162-21-615-003; 162-21-615-005; 162-22-201-004
 PROPERTY ADDRESS and/or CROSS STREETS: 4455 Paradise Road, Las Vegas, NV 89169; Paradise/Harmon
 PROJECT DESCRIPTION: Conversion of Hard Rock Hotel & Casino to Virgin Hotel

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*

JAY WOLF
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2019 (DATE)
 By Jay Wolf
 NOTARY PUBLIC: Julie Zappia



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

September 9, 2019

Clark County Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a design review for a new porte-cochere and entry parking area for the Virgin Hotel (previously Hard Rock Hotel), APNs 162-22-201-003, 004 and 005:

Design review is requested for a new porte-cochere which is visible from adjacent public rights-of-way, and for alternative landscaping which omits interior parking lot landscaping within the proposed valet parking area. Applicant also requests to retain the existing attached sidewalk on a portion of Harmon Avenue and Paradise Road.

Justification: The proposed porte-cochere design gives a modern updated front presentation for the property which has previously had a variety of older and somewhat discordant elements. The request for alternative landscaping will allow activities including tandem and stacked valet parking which can be incompatible with fixed interior landscaping islands. Additionally, the existing and proposed enhanced landscaping exceeds code in several areas and provides more total landscaping on the site than would result from minimum code plus parking lot landscape islands. Retaining the existing partial attached sidewalk will also facilitate the retention of mature landscaping in those areas.

Greg Borgel
300 S. 4th St. #1400
Las Vegas NV 89101
Ph: 702-791-8219

SIGNS
(TITLE 30)

RUSSELL RD/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0736-HERBST FAMILY LP II:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; and 2) increase maximum sign area.

DESIGN REVIEW for 2 freestanding signs on 2 parcels totaling 2.7 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Polaris Avenue and the north and south sides of Russell Road within Paradise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-29-401-016; 162-32-101-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 300 square feet for each sign (total 600 square feet) where 200 square feet is permitted per sign per Table 30.72-1 (a 200% increase).
2. Increase maximum sign area to 1,650 square feet for each sign (total 3,300 square feet) where 725 square feet and 671 square feet (1,396 square feet) are allowed per Table 30.72-1 (a 13.4% increase)

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3425 W. Russell Road and 3480 W. Russell Road
- Site Acreage: 2 (north), 0.7 (south)
- Project Type: Signs
- Sign Height (feet): 50
- Square Feet: 1,650 each sign (3,300 total)

Site Plans

The plans depict 2 parcels situated on the north and the south sides of Russell Road at the intersection of Russell Road and Polaris Avenue. The parcel on the northwest side of the

intersection has an existing convenience store with a canopy over the gas pumps. The parcel has 5 driveways to access the site; 3 from Polaris Avenue and 2 from Russell Road. This property has cross access with the property to the west. The parcel on the southwest side of the intersection has an existing convenience store with a canopy over the gas pumps. This parcel has 3 driveways to access the site; 2 from Russell Road and 1 driveway from Polaris Avenue.

Landscaping

Mature landscaping exists along Russell Road and Polaris Avenue. Landscaping is not a part of this request.

Elevations & Signage

The plans show two, 50 foot high and 33 foot wide freestanding signs. Each proposed sign depicts a Terrible Herbst Cowboy with a 10 foot wide by 30 foot high electronic message board.

Applicant's Justification

The applicant indicates that the proposed increase in signage is harmonious with nearby developments. The increased animation needs to maintain visibility in a changing market. The letter states that with the increase in traffic to this area it is necessary to increase visibility to safely and effectively deliver traffic to the proper destination. The applicant states that the proposed signage will develop a re-imagined character with positive momentum and the signs will have a positive impact to the area and its businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0382-15	Digital billboard conversation	Withdrawn	May 2015
VC-0321-99	Permit turf along street frontage, reduced landscaping	Approved by PC	March 1999
VC-0008-97	Increased height for a freestanding sign to 75 feet	Approved by PC	August 1997
UC-0752-97	100 foot high flag pole	Approved by PC	June 1997
VC-0153-97	Reduced parking	Approved by PC	March 1997
ZC-1579-93	Reclassified from R-E to M-1 zoning	Approved by BCC	October 1993
UC-1591-01	Increased height for a flag pole to 100 foot high	Approved by BCC	February 2002
UC-1339-01	Convenience store with gas station	Approved by PC	November 2001
ZC-0254-01	Reclassified from R-E to M-1 zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Industrial complex
South	Commercial Tourist	M-1	Commercial complex
East	Commercial Tourist	H-1	Raiders Stadium & parking lot
West	Commercial Tourist, Public Facilities	M-1	Nevada Power substation & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

The proposed signage is not consistent with discussions with property owners in the area in regard to the proposed Stadium District Overlay. Staff cannot support the waivers or design review because it is premature to entertain this request or any other requests prior to the establishment of a Stadium District Overlay.

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.

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:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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.
- 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; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: HERBST FAMILY LIMITED PARTNERSHIP II
CONTACT: JACOB GATESON, 6630 ARROYO SPRINGS #600, LAS VEGAS, NV 89113**

September 12, 2019

Clark County Comprehensive Planning

500 Grand Central Parkway

Las Vegas, NV 89106

RE: Design Review – Terrible Herbst’s W Russell & Polaris

3480 W Russell Rd. APN: 162-29-401-016 & 3425 W Russell Rd APN: 162-32-101-008

On behalf of the applicant:

1. We are requesting a waiver of development standards to increase the animated area of 2 freestanding signs to 300 SQ. FT. where a maximum of 100 SQ. FT. Is permitted.
2. We are requesting a waiver of development standards to allow 2 video message units where not permitted per table 30.72-1.
3. We are requesting a waiver of development standards to increase the sign area of 2 freestanding signs to 1650 SQ. FT. Each, where 725 SQ. FT. And 671 SQ. FT. Are allowed.

The proposed signs will replace the existing pylon sign on each site. The existing signs are outdated in comparison to other new updated signs that have been, and will be, added to the area. The new sign, increased animation and overall area are needed to maintain visibility in this changing market.

The addition of the stadium, new signage and attractions, in congress with the increased traffic, will make visibility not only necessary to adequately operate a business in the area, but paramount to safely and effectively delivering traffic to the correct destination(s).

This area of Las Vegas has begun to develop a reimagined character. Though the area is currently a mixture of adult use and industrial, the new stadium will bring families and all walks of life. These signs will further that positive momentum and be a positive impact to the area and surrounding businesses.

The signs are similar in size and scope to others approved in the area and will be harmonious with the nearby developments.

Although the proposed signs will have a larger footprint than the existing pylons they will be positioned away from any site visibility zones and meet all setbacks requirements.

The signs are in all other ways complaint with Title 30 which we believe will allow you to support this application.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Gateson', with a stylized flourish at the end.

Jacob J Gateson
702.716.3129
Jgateson@visionsigninc.com

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