



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 10, 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

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 November 26, 2019 (For possible action)
- IV. Approval of Agenda for December 10, 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.

VI. Planning & Zoning

1. **WS-19-0808-GREAT BUNS:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.

DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action)

PC 12/3/19

2. **UC-19-0865-NEW DEWEY STRIP HOLDINGS, LLC:**

USE PERMIT to allow a convention/exposition hall with on-premises consumption of alcohol.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (convention/exposition hall) not within a permanently enclosed building; 2) alternative external building materials; 3) trash enclosures; 4) alternative parking lot design; 5) loading spaces; and 6) alternative landscaping.

DESIGN REVIEW for fabric structures (tent) in conjunction with a convention/exposition hall on 15.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65). Generally located on the east side of Las Vegas Boulevard South and the north side of Dewey Drive within Paradise. JG/pb/ja (For possible action)

BCC 12/18/19

3. **DR-19-0880-CHURCH ROMAN CATHOLIC LAS VEGAS:**

DESIGN REVIEW for a library building in conjunction with an existing school on a portion of 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Eastern Avenue and Rochelle Avenue within Paradise. TS/jor/jd (For possible action)

PC 1/7/20

4. **ET-19-400152 (UC-0507-17) -LV PROPERTIES & INVESTMENTS LLC WHITE SERIES:**

USE PERMIT FIRST EXTENSION OF TIME to allow offices as a principal use within an existing office/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Paradise Road and the south side of White Drive within Paradise. MN/tk/jd (For possible action)

PC 1/7/20

5. **UC-19-0899-JENNIFER PARK LLC:**

USE PERMIT for an existing major training facility (volleyball training and practice).

WAIVER OF DEVELOPMENT STANDARDS for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/lm/jd (For possible action)

PC 1/7/20

- 6. **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 1/7/20**

- 7. **AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design and layout.
DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. JJ/sd/jd (For possible action) **BCC 1/8/20**

- 8. **ET-19-400155 (VS-0634-17)-AMERICA FIRST FEDERAL CREDIT UNION:**
VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interests to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/sd/jd (For possible action) **BCC 1/8/20**

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: January 14, 2020

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

November 26, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT
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

Steve DeMerritt; Planning, Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of November 11, 2019 Minutes

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

Approval of Agenda for November 26, 2019

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

IV. Informational Items

Moriel Duval, Recruiting Assistant with the 2020 Census. Census data, collected every 10 years, determines representation in Congress and determines how funds are spent in each community on things roads, and schools. The 2020 Census will use a new design that incorporates Online and phone response options in addition to the traditional paper option

V. Planning & Zoning

1. **UC-19-0815-HACIENDA-ARVILLE LLC:**

USE PERMIT for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action)
PC 12/3/19

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **WS-19-0831-4640 S DECATUR LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action)

PC 12/3/19

MOVED BY-Philipp

DENY

VOTE: 3-1 Berg opposed

3. **UC-19-0874-BAILEY BRIAN:**

USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Sandhill Road within Paradise. JG/nr/jd (For possible action)
PC 12/17/19

MOVED BY-Williams

APPROVE- Subject to IF approved staff condition

- **No windows to be installed on the North side of building**

VOTE: 4-0 Unanimous

4. **WS-19-0855-STEPHANIE PROPERTIES LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) pedestrian walkways; and 3) increase light pole height.

DESIGN REVIEW for a proposed parking lot on 2.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Capovilla Avenue, 440 feet east of Bermuda Road within Paradise (description on file). MN/rk/jd (For possible action)
PC 12/3/19

MOVED BY-Berg

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0814-GIPSY, LLC:**
USE PERMITS for the following: 1) reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use; 2) reduce the separation from an outside dining area (patio) to a residential use; and 3) allow outside dining in conjunction with a tavern.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) alcohol, on-premises consumption (tavern); 2) an outside dining area (patio); and 3) alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/jvm/ja (For possible action) **BCC 12/18/19**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

- **Subject to the Notice of final action conditions**

VOTE: 4-0 Unanimous

6. **UC-19-0859-MGP LESSOR, LLC:**
USE PERMITS for the following: 1) recreational facility/events center with on-premises consumption of alcohol; 2) allow temporary events longer than 10 days per event; and 3) deviations to development standards per plans on file.
DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanently enclosed building; 3) permit access to accessory uses from the exterior of a resort hotel (Mirage); and 4) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) fabric membrane structures (tents); 2) outdoor dining and drinking area; and 3) accessory structures in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/nr/jd (For possible action) **BCC 12/18/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **WS-19-0866-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on a portion of 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/sd/jd (For possible action) **BCC 12/18/19**

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 December 10, 2019

IX. Adjournment
The meeting was adjourned at 7:55 p.m.

DRAFT

ACCESSORY BUILDINGS
(TITLE 30)

TROPICANA AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0808-GREAT BUNS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.

DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-24-802-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback to a residential development to 5 feet where a minimum of 10 feet is required per Table 30.40-4 (a 50% reduction) and where a minimum of 7 feet was permitted by a prior application (a 28.6% reduction).
2. Deviate from design standards by allowing buildings/structures within a shopping center to have non-compatible architecture or architectural elements where required to be compatible to give the appearance of being an integral part of the center per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3270 E. Tropicana Avenue
- Site Acreage: 1.3
- Project Type: Accessory buildings and structures
- Number of Stories: 1
- Building Height (feet): 11 feet
- Square Feet: 4,156

- Parking Required/Provided: 302/303 for complex

Site Plans

The request is to allow additional buildings and structures for storage in conjunction with the Great Buns Bakery. The bakery is located on the northern portion of an existing shopping center behind a pad site and to the northwest of an in-line retail building. Access to the shopping center is provided from Tropicana Avenue. The existing facility consists of the bakery production building and a storage building on the northwest corner of the shopping center. The plans depict a total of 10 building/structures that are used for storage in conjunction with the bakery, which are located along the northern boundary of the site. The 10 buildings/structures consist of 2 freezers, 6 shipping containers, a storage building, and a membrane covered storage area. The plans indicated that all of the building/structures will be moved in order to maintain a minimum 5 foot setback to the north property line.

Landscaping

No landscaping exists along the northern property line of the center. The requirements for landscaping were waived by the Planning Commission per WS-0676-16 in November 2016.

Elevations

The buildings/structures are all 1 story and range in height between 8 feet and 11 feet. All of the buildings have flat roofs and 9 of the buildings are constructed of metal. The remaining structure is a membrane covered storage area.

Floor Plans

The existing center has an area of 71,442 square feet and the subject structures have an area of 4,156 square feet bringing the total area of the center to 75,598 square feet. The 10 structures will range in area between 300 square feet and 920 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that similar waivers of development standards have been approved for this site in the past. The buildings are in conjunction with an existing business that has been operation for several years and the approval of this request will allow the business to continue to operate from this location.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0676-16	Increase wall height, reduce landscaping, reduce setbacks and deviate from design standards for an accessory storage building	Approved by PC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0642-14	Deviated from design standards per Table 30.56-2 for a bakery metal storage building	Approved by PC	September 2014
WS-0546-11	Waived setbacks and landscaping for a storage building – expired	Approved by PC	January 2012
ADR-0724-07	Building addition to the bakery building after a fire	Approved by ZA	June 2007
WS-1338-06	Reduced setback to zero feet, eliminated screening and buffering, and reduced residential adjacency setback for the proposed addition – expired	Approved by PC	November 2006
DR-0384-96	4,250 square foot addition to the existing bakery	Approved by PC	March 1996
ZC-0199-96	Amended the C-1 zoning on a portion of this site	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Common area of a single family residential development
East	Residential Suburban (up to 8 du/ac) & Commercial General	R-1 & C-2	Common area of a single family residential development & shopping center containing the main bakery building
South	Commercial Neighborhood & Commercial General	C-1 & C-2	Shopping center
West	Commercial Neighborhood	C-1	Office building

Clark County Public Response Office (CCPRO)

Case number CE-19-14690 is an active violation for structures without a permit and is pending the action of this application.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Similar waivers of development standards have been approved for this bakery to add accessory buildings and structures in the past. However, staff is concerned with the proposed structures and the impacts they will have on the existing residential development to the north. The site is adjacent to a common area that is used as a private park for the existing residents of that development. The bakery keeps adding small buildings and structures to the site that are not architecturally compatible with the rest of the shopping center. Staff finds the number of structures is excessive. Rather than provide several smaller structures that are not architecturally compatible, a larger building would enhance the site and improve the appearance of the shopping center, which would have less impact on the residential development to the north. Therefore, staff does not support this request,

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Structures/buildings to be painted to match the existing bakery buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREAT BUNS, INC

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

DRAFT

RECREATIONAL FACILITY/EVENTS CENTER
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0865-NEW DEWEY STRIP HOLDINGS, LLC:

USE PERMIT to allow a convention/exposition hall with on-premises consumption of alcohol.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (convention/exposition hall) not within a permanently enclosed building; 2) alternative external building materials; 3) trash enclosures; 4) alternative parking lot design; 5) loading spaces; and 6) alternative landscaping.

DESIGN REVIEW for fabric structures (tent) in conjunction with a convention/exposition hall on 15.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65).

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

RELATED INFORMATION:

APN:

162-28-401-002, 003, 004; & 162-28-401-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a convention/exposition hall to operate in a fabric structure (tent) where required to be within a permanently enclosed building per Table 30.44-1.
2. Allow fabric as a building material where not permitted per Table 30.56-1.
3. Waive trash enclosures where required per Section 30.56.120.
4.
 - a. Allow a surface parking lot without interior parking lot trees where required per Section 30.60.050(C).
 - b. Waive internal pedestrian walkways where required per Section 30.60.050(C).
 - c. Waive the requirement for walkways and crosswalks to be clearly distinguishable from vehicular traffic areas where required per Section 30.60.050(C).
5. Reduce the number of loading spaces to zero where 2 are required per Table 30.60-6 (a 100% reduction).
6.
 - a. Waive landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.
 - b. Waive landscaping adjacent to Four Seasons Drive where landscaping per Figure 30.64-13 is required.
 - c. Waive landscaping adjacent to Dewey Drive where landscaping per Figure 30.64-13 is required.
 - d. Waive parking lot landscaping where required per Figure 30.64-14.

- e. Allow non-decorative fence (chain-link) along a street where a decorative fence in conjunction with required landscaping is permitted per Section 30.64.020.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.9
- Project Type: Recreational/events center/temporary outdoor commercial event
- Number of Stories: 1
- Building Height (feet): 46
- Square Feet: 200,000
- Parking Provided: 140

Site Plans

The plans depict a 200,000 square foot membrane structure (tent) that will hold exhibition space for an industry tradeshow known as MAGIC. The tradeshow and this site will operate in conjunction with the Mandalay Bay on the west side of Las Vegas Boulevard South. The structure will be located on the western portion of the site while the eastern portion of the site will be used for parking and drop off/pickup area for busses. The tent is set back 124 feet from Las Vegas Boulevard South, and a chain-link fence which is set back 25 feet from Las Vegas Boulevard South, encloses the area. A 24 foot wide fire lane will encircle the structure. Access to the site is from Four Seasons Drive to the north.

Landscaping

No landscaping is proposed or required for a temporary outdoor commercial event.

Elevations

The plans depict a 46 foot high membrane structure (tent).

Floor Plans

The "L" shaped structure is approximately 200,000 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the membrane structure (tent) will hold an exhibition space for an industry tradeshow known as MAGIC in conjunction with the Mandalay Bay on the west side of Las Vegas Boulevard South. Food and drink may be available for patrons. The site is partially paved and measures will be taken to address dust control. The tradeshow will be February 4, 2020 through February 7, 2020. Set-up will begin January 17, 2020 and take down will last until

February 15, 2020. The waivers are being requested since this tradeshow will occur this 1 time only, and the site is not intended to be developed with a permanent use at this time. It is anticipated that most of the patrons will arrive to the tradeshow via shuttles or ride share.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0526-15	Vacated a 30 foot wide portion right-of-way being Las Vegas Boulevard South along the west property line and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line - recorded	Approved by PC	October 2015
UC-0718-13	Allowed a temporary outdoor commercial event subject to 6 months to commence and review as a public hearing – expired	Approved by BCC	November 2013
UC-0168-12	Allowed a temporary construction storage yard on a 1 acre portion - expired	Approved by PC	June 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Service station, retail, & undeveloped
South	Commercial Tourist	H-1	Motel & undeveloped
East	Public Facilities	P-F	McCarran International Airport
West	Commercial Tourist	H-1	Mandalay Bay Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use Permit

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

The subject site is located within the commercial tourist area. The Resort Corridor is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located. Staff typically supports a convention/exposition hall with on-premises consumption of alcohol in this area and has no objection to the requested use; however, staff is concerned about the waivers of development standards and the design review.

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.

While the use is in the Resort Corridor which is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located, a tent of this scale, without on-site development standards is not the expectation for development along Las Vegas Boulevard South and the Resort Corridor. Urban Specific Policy 91 encourages enhanced landscaping at the perimeter and interior of parking areas within the commercial tourist area, and Code requires a pedestrian realm along street frontages. While the parking is located on the same parcel as the tent, a drainage channel separates the 2 areas, which requires pedestrians to briefly walk along Four Seasons Drive, where there is no sidewalk. However, the applicant has indicated security measures will be in place to ensure pedestrian safety. Since, this single event is 4 days only, staff can support the requests.

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.

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Event to be held from February 4, 2020 through February 7, 2020, with set-up to begin January 17, 2020 and take down to be complete by February 15, 2020.
- 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 future applications may require a record of survey, technical studies, and off-site improvements.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that 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 owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; operational permits will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INFORMA (MAGIC)

CONTACT: CHRIS GANIER, FIRE MARSHAL CONSULTING, 3325 MCLEOD DRIVE,
SUITE 100, LAS VEGAS, NV 89121

DRAFT

01/07/20 PC AGENDA SHEET

LIBRARY BUILDING
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0880-CHURCH ROMAN CATHOLIC LAS VEGAS:

DESIGN REVIEW for a library building in conjunction with an existing school on a portion of 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the northeast corner of Eastern Avenue and Rochelle Avenue within Paradise. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-24-101-003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4246 S. Eastern Avenue
- Site Acreage: 4.3 (portion)
- Number of Lots: 1
- Project Type: Library building
- Number of Stories: 1 (proposed library building)
- Building Height (feet): 14 feet, 1 inch
- Square Feet: 1,440 (proposed library building)
- Parking Required/Provided: 300/345

Site Plan

The site plan depicts an existing school (St. Viator Parish School) located on the northeast corner of Eastern Avenue and Rochelle Avenue. Parking and cross access from the existing place of worship to the north (St. Viator Catholic Church) is located on the northern end of the school site. Access to the school is located along Eastern Avenue. The u-shaped school building includes classrooms, cafeteria, and former library. This building encompasses a majority of the parcel, and the existing playground is located on the south side of the site. There are storage sheds and an additional modular building along the east property line (east of the school building). The applicant is proposing to add a library building east of the existing school building adjacent to the playground which is not visible from the street. The proposed library

building will be set back 12 feet south of the school storage sheds, 5 feet west of an existing landscape planter along the eastern property line adjacent to existing residences, 10 feet north of a playground canopy, and 50 feet east of the existing classroom, library, and cafeteria building.

Landscaping

Landscaping is neither required nor a part of this request. Mature landscaping (trees and shrubs) is located along the east property line.

Elevations

The elevation plans depict a modular building with exterior finishes which include the following: paint colors to match the existing school, LP Smart-Panel vertical siding, and vinyl wall trim.

Floor Plan

The floor plan depicts an overall area of 1,440 square feet for the proposed school library.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the primary school campus for St. Viator was previously located adjacent to Channel 10 Drive and Rochelle Avenue. Since the primary school building is now closed, the students have been relocated back to the main campus along Eastern Avenue which formerly included the school library area. The applicant is proposing to construct a new library building for the students within the same site of the existing main school building. The proposed library building meets the R-1 zoning setbacks, and the applicant proposes to paint the building the same color as the existing school buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0717	Established a day care facility, waivers for reduced setbacks, increased block wall height, and alternative landscaping, and a design review for the school expansion and minor site design changes - project was cancelled	Approved by PC	November 2018
WS-0589-10	Eliminated landscaping along portions of a street, less intense use, and parking areas	Approved by PC	May 2011
DR-0474-10	Addition to an existing multi-purpose building	Approved by PC	December 2010
AC-082-81	Established a modular classroom building within the school	Approved by PC	June 1981
UC-002-77	Established a place of worship	Approved by BCC	February 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship that is part of this overall campus development
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development
South	Commercial Neighborhood	C-1	Office complex
West	Commercial General	C-1 & C-2	Undeveloped & shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff has no objection to the design of the proposed library building. The proposed building is visually buffered from the right-of-way by the existing school buildings and the existing playground. Furthermore, the proposed building meets all appropriate setbacks for R-1 zoning. Although there are existing residences to the east, existing mature landscaping is located along the east property line which helps visually buffer the residences from the proposed library building. The proposed design should not pose any negative impacts to the surrounding uses; therefore, staff is in support of 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

- Door and window trim to match existing trim color on existing buildings.
- 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: ST. VIATOR CATHOLIC SCHOOL

CONTACT: ROY BURSON, JVC ARCHITECTS, 5385 S. CAMERON STREET, SUITE 15,
LAS VEGAS, NV 89118

DRAFT

01/07/20 PC AGENDA SHEET

OFFICE/REDUCED PARKING
(TITLE 30)

PARADISE RD/WHITE DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400152 (UC-0507-17) -LV PROPERTIES & INVESTMENTS LLC WHITE SERIES:

USE PERMIT FIRST EXTENSION OF TIME to allow offices as a principal use within an existing office/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing office/warehouse complex on 1.9 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the west side of Paradise Road and the south side of White Drive within Paradise. MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:

177-03-817-002; 177-03-817-003; 177-03-817-005 through 177-03-817-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 79 spaces where a minimum of 85 spaces are required per Table 30.60-1 (a 7.1% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 955, 965, 975, and 985 White Drive
- Site Acreage: 1.9
- Project Type: Offices as a principal use
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 6,418 (entire building)
- Parking Required/Provided: 85/79 (overall office/warehouse complex)

Site Plans

The approved plans depict an existing 4 building office/warehouse complex. This application was intended for the northeast building of the complex. The existing second floor mezzanine is to be expanded by an additional 1,723 square feet, and the entire building will be used for office

purposes. Access to the site is from Paradise Road and White Drive. All on-site and off-site improvements exist and no site design changes are proposed with this request. A total of 79 parking spaces are provided (including 3 parking space credits for a bike rack and shower) where a minimum of 85 spaces are required for the overall complex.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

No changes are proposed to the exterior of the building. The existing building is constructed of concrete tilt-up panels with architectural reveals and aluminum storefront window and door systems.

Floor Plans

The approved plans depict an existing 4,695 square foot building that was approved for, and is operated as, an office building per UC-0503-15. The second floor mezzanine was expanded by an additional 1,723 square feet to create an overall 6,418 square foot building for office purposes.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0507-17:

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

- Vacate excess right-of way at existing driveway and re-dedicate a pedestrian access easement per new driveway requirements.

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.

Applicant's Justification

The applicant is requesting this extension because of the condition of vacating the excess right of way from Public Works. The adjacent property owners did not see a benefit of consenting and/or participating in the vacation and abandonment and subsequent pedestrian access easement. Public works has indicated that the subject condition of approval is no longer being enforced.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0761-17	Vacated and abandoned a portion of right of way	Approved by PC	October 2017
UC-0507-17	Office as a principal use within the same building of the office/warehouse complex, waiver of development standards for reduced parking in conjunction with an existing office/warehouse complex	Approved by PC	August 2017
UC-0503-15	Office as a principal use within the same building of the office/warehouse complex	Approved by PC	October 2015
UC-1885-04	Office as a principal use within the same building of the office/warehouse complex	Withdrawn	December 2004
ZC-0197-03	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-D & M-1	Office & industrial development
East	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-2 & R-3	Single family residential development & multiple family residential development
West & South	Business and Design/Research Park	M-D	Undeveloped & 215 Beltway

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the applicant submitted an application to Public Works (PW17-990165) for the pedestrian access easement, but could not move forward due to the adjacent property owners not willing to sign. Public Works decided during this time that the vacation and abandonment was no longer necessary or needed and the applicant no longer needs to comply with the conditions of the original approval; therefore, this request meets all required provisions and staff can support this request for an additional 2 years.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 1, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

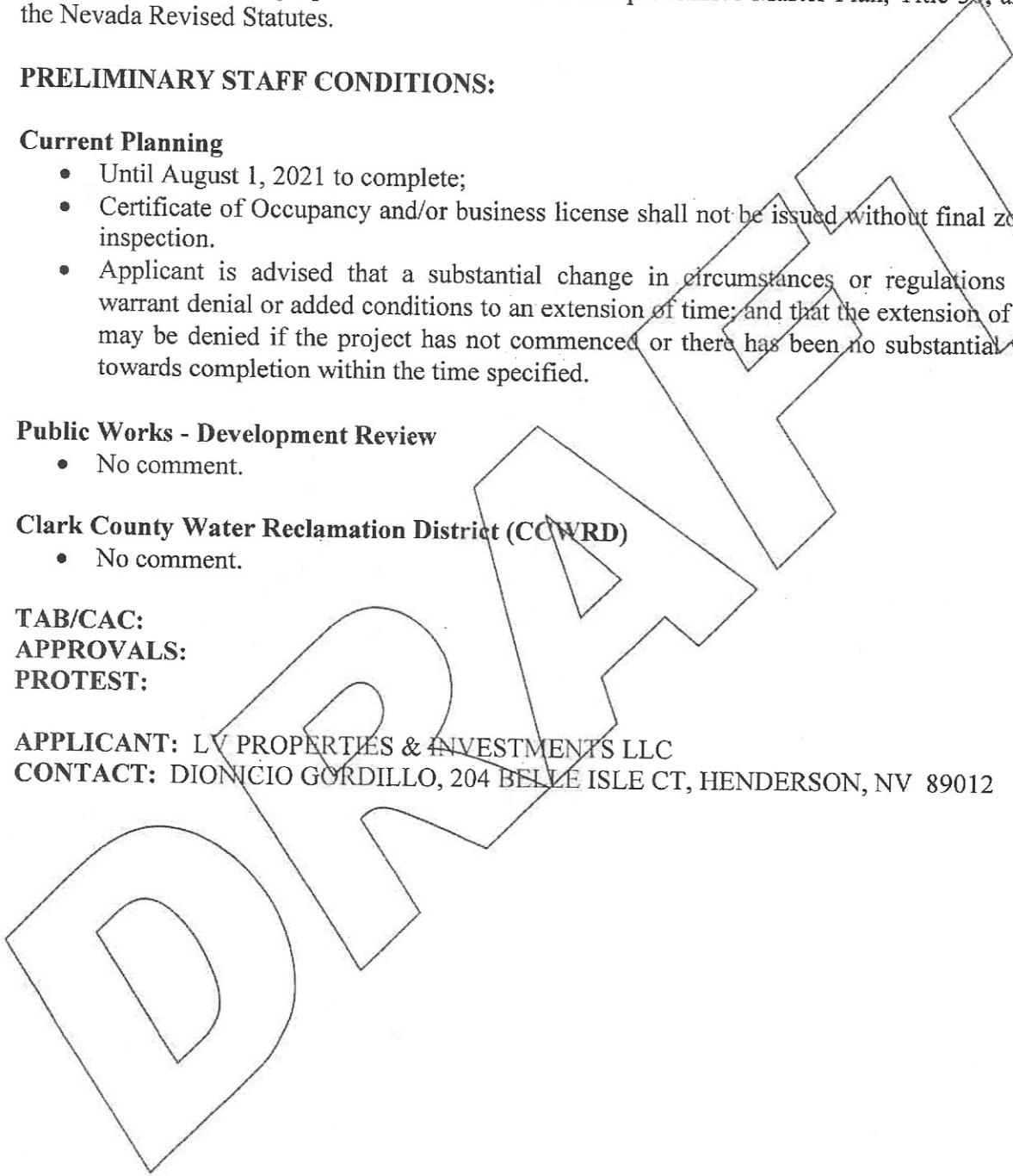
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LV PROPERTIES & INVESTMENTS LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012



01/07/20 PC AGENDA SHEET

TRAINING FACILITY
(TITLE 30)

PAMALYN AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0899-JENNIFER PARK LLC:

USE PERMIT for an existing major training facility (volleyball training and practice).

WAIVER OF DEVELOPMENT STANDARDS for reduced parking within an existing office/warehouse complex on 4.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

177-03-201-004; 177-03-201-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 138 spaces where 230 spaces are required (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 530 E. Pamalyn Avenue, Suite B
- Site Acreage: 4.4
- Project Type: Major training facility (volleyball training and practice)
- Number of Stories: 1
- Square Feet: 25,400 (lease area)/137,800 (total building area)
- Parking Required/Provided: 230/138

History & Site Plans

This location was previously approved for a major training facility that has since expired. The user has continually used the location, and will need to complete a building permit to change the occupancy category for Suite B (BD19-48499 is in process).

The plans show an existing office/warehouse complex from which the applicant is requesting to operate their business. The 25,400 square foot lease space is located near the west half of the office/warehouse building. Access to the site is from Pamalyn Avenue and Caballo Street. A

total of 138 parking spaces are provided, with 123 parking spaces on-site and 15 on-street, where a minimum of 230 spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story, office/warehouse building constructed of masonry block walls with a flat parapet roofline. Overhead roll-up doors are shown on the south elevation.

Floor Plans

The plans show a 25,400 square foot lease area consisting of reception area, office spaces, and 5 volleyball courts. The courts are separated by divider nets and there are 5 bleacher areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the facility operates Monday through Friday 4:00 p.m. to 10:00 p.m., Saturdays 8:00 a.m. to 6:00 p.m., and Sundays 9:00 a.m. to 4:00 p.m. during non-business hours of the warehouse facility. The applicant indicates that the parking has been sufficient for the use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0469-17	Major training facility (volleyball training and practice) and waiver to reduce parking - expired	Approved by PC	July 2017
UC-0308-14	Medical marijuana establishment (cultivation) within another lease area	Approved by BCC	June 2014
UC-0306-14	Medical marijuana establishment (production) within another lease area	Approved by BCC	June 2014
WS-1180-03	Reduced parking for an existing warehouse building	Approved by PC	September 2003
UC-0234-02	Private recreational facility (indoor skate park) in conjunction with an existing office/warehouse complex, with a waiver to reduce parking - expired	Approved by PC	April 2002
ZC-308-88	Reclassified the site to M-D zoning	Approved by BCC	December 1988
VC-747-88	Variance to reduce setback, reduce parking and increase lot coverage	Approved by PC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Office/warehouse building
South	Industrial	M-D & M-1	Office/warehouse building & office complex
West	Industrial	M-1	Outside storage

Clark County Public Response Office (CCPRO)

BFC19-02082. Occupancy for suite has not been revised from Office Warehouse to Group A-4 with spectator seating.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The proposed use will not be more intense than the current industrial uses on the property, and is compatible with the surrounding area. The request complies with Land Use Goal 1 of the Comprehensive Master Plan which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities that are compatible with adjacent land uses. However, staff is concerned about the occupancy of the use in the building space and is concerned that the proper building permits were not obtained for the safety of the public; therefore, staff can support this request with a time limit to review the application for the completion of the proper building permits to change the occupancy of the space.

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.

Typically staff does not support reduction in parking by the amount requested; however, the site was previously approved with a reduction to the parking (UC-0469-17) with no known complaints for on-site parking issues to date. Additionally, the parking calculation has been modified to address the changes to Code for parking calculations which reduces the required

parking based off of the existing users of the office/warehouse complex and availability of on-site and off-site parking of local streets; 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

- 1 year to review to confirm that the Certificate of Occupancy has been issued for the change in occupancy;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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: ANGELA NOVAK

CONTACT: ANGELA NOVAK, IT'S ALL VOLLEYBALL, 530 E. PAMALYN AVE., LAS VEGAS, NV 89119

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

UPDATE
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-0611-16	Vacation of easements and portions of rights-of-way - expired	Approved by BCC	November 2016
UC-0466-05	Tavern with live entertainment on the eastern parcel - expired	Approved by BCC	September 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	H-1	Undeveloped (portion of future Allegiant 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: 4 cards

PROTESTS: 1 card

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

PLANNING COMMISSION ACTION: November 5, 2019 – HELD – To 01/07/20 – per the applicant.

APPLICANT: ITAI INVESTMENTS LLC

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

DRAFT

TEMPORARY PARKING LOT
(TITLE 30)

FASHION SHOW DR/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400154 (UC-18-0784)-WESTWYNN, LLC;

USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary lot.

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

DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-403-004; 162-16-101-009; 162-16-101-011 (ptn)

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive landscaping along Fashion Show Drive where landscaping per Figure 30.64-13 is required.
b. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
c. Waive landscaping along Sammy Davis Jr Drive and Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
2. Waive requirements for pedestrian walkways in conjunction with parking lots where required per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 7.3 acre portion of 34.6 acres
- Project Type: Temporary parking lot
- Parking Provided: 772

Site Plans

The plans depict an existing parking lot that was partially approved as an off-site parking lot for the Venetian Resort Hotel and has existed for many years. The existing parking lot was also

used by the now demolished Frontier Hotel. The parking lot has 1 access driveway along Fashion Show Drive. The existing 772 parking spaces function as excess/overflow parking for the holidays and special events at the Fashion Show Mall and the abutting hotels. The plan indicates that a portion of the site is used as a ride share queuing area.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0784:

Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that the existing parking lot was previously used by the Frontier Hotel. The parking lot is used on a temporary basis for excess/overflow parking for the Fashion Show Mall and abutting hotels until such time as it is no longer needed, or the land owner decides to develop the land or cease the use.

Since, the use of this temporary parking lot is on "as is" basis they are requesting to continue the current use, along with the associated waivers to landscaping and alternative parking lot design and design review. The applicant states these waivers are justified due to the temporary use of an existing parking lot and these waivers will not set any long term precedent for the area. The use of the parking lot will continue to be on an "as is" basis until the land owners commence redevelopment. During its use the site will maintain site fencing, traffic control, lighting, clean-up, and removal of materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0784	Temporary parking lot; waived development standards for landscaping & alternative parking lot design	Approved by BCC	November 2018
UC-18-0592	Similar request for a temporary parking lot on an adjacent parcel to the west	Approved by BCC	September 2018
AG-0744-16	Performance agreement and decommissioning plan	Accepted by BCC	October 2016
UC-0045-15	Expanded the Gaming Enterprise District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High impact project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	A resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	A modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	A temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004
WS-1084-04	Application for a temporary off-site parking lot for the Venetian Resort Hotel - expired	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel (under development)
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Commercial General & Commercial Tourist	M-1 & H-1	Commercial developments, Trump Hotel & a parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The existing parking lot has existed at this location for many years and has functioned without any adverse effects on contiguous properties. A similar request was approved for an adjacent parcel to the west (UC-18-0592). No violations have been reported from Clark County Public Response Office (CCPRO) in the last year nor has there been any reports of issues associated with this temporary use. The applicant has commenced operations and is in compliance with the previous conditions of approval.

Staff can support the continued use of the temporary parking lot at the location subject to further review for the following: 1) additional improvements are not necessary in the future; and 2) it is appropriate to continue the use.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 20, 2020 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FASHION SHOW-ANDREA BLUE

CONTACT: FASHION SHOW-MICAELA WARGO, 3200 LAS VEGAS BOULEVARD S., SUITE 600, LAS VEGAS, NV 89109

EASEMENTS
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400155 (VS-0634-17)-AMERICA FIRST FEDERAL CREDIT UNION:

VACATION AND ABANDONMENT FIRST EXTENSION OF TIME for easements of interests to Clark County located between Maryland Parkway and Gray Cap Street and between Gary Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-23-401-003

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

This original request was to vacate and abandon 33 foot wide patent easements on the north and east sides of the subject property. This vacation is requested because there is no receiving road to either the north or south of the subject property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0634-17:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance with future development;
- Right-of-way dedication to include 24 feet to 30 feet for Gary Avenue, or as otherwise needed to match new improvements with existing improvements on the east and west sides of the project;
- 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)

- Applicant is advised that the Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0634-17; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us along the Gary Avenue alignment be reserved; that it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

Applicant's Justification

The applicant states that they are requesting an extension of time for a vacation application approved in November 2017. The applicant states that they are currently working on submitting new landscape and site plans to move forward with development. In order to keep this vacation application current an extension of time is requested. The plans call for construction to begin in 2020.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0634-17	Vacated and abandoned patent easements	Approved by BCC	November 2017
ZC-0633-17	Reclassified from R-E to C-1 zoning	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	R-1	Single family residential
South & West	Commercial General	C-2	Commercial center
East	Commercial Neighborhood	RUD & C-1	Single family residential & commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANDERSON WAHLEN & ASSOCIATES

CONTACT: ANDERSON WAHLEN & ASSOCIATES, 2010 NORTH REDWOOD ROAD,
SALT LAKE CITY, UT 84116



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 (NOC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 (AR) <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>10-10-19</u> APP. NUMBER: <u>WS-19-0808</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>11-12 ZONE 7P</u> FEE: <u>\$1150</u> PC MEETING DATE: <u>12-3 7P</u> CHECK #: <u>175637</u> BCC MEETING DATE: <u>---</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>C-1/C2 N,DF</u> OVERLAY(S): <u>NA</u> PLANNED LAND USE: <u>CG/ICN</u> PUBLIC HEARING? <input checked="" type="checkbox"/> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> TRAILS? <input checked="" type="checkbox"/> PFMA? <input checked="" type="checkbox"/> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Great Buns, Inc.</u> ADDRESS: <u>3270 E. Tropicana</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-898-0311</u> FAX: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th St. #1400</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> FAX: <u>RCI 172242</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 162-24-802-016

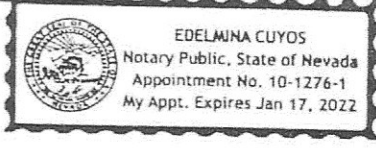
PROPERTY ADDRESS and/or CROSS STREETS: 3270 E. Tropicana

PROJECT DESCRIPTION: Accessory structure relocations.

(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.

ANTHONY A. MADONIA
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 09/28/2019 (DATE)
 By ANTHONY A. MADONIA
 NOTARY PUBLIC: Edelmina Cuyos



*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.

October 9, 2019

Clark Co. Planning
Hand delivered

WS - 19-0808

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a waiver of development stands and/or design review for additional and relocated accessory structures on APN 162-24-802-016:

1. WS-0546-11 approved a number of accessory structures behind the "Great Buns" bakery with waivers of setbacks and buffering requirements (attached).
2. The requested accessory structures were established with approved plans, but not at the approved setback in some cases.
3. Additional accessory structures have subsequently been added behind the main building.
4. The applicant now proposes to relocate all accessory structures to the previously approved 5' setback from neighboring residential property.
5. A new waiver of standards may be required due to the increased number of accessory structures.
6. Design review is presumed to be needed for the additional and relocated accessory structures.

Justification: Although a complaint about the structures has been filed, the proposed relocation to honor the previously-approved 5' setback should resolve any visibility concern for the residential property to the north, and in any event complies with the prior approval.

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



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 checked="" 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 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: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ 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: <u>New Dewey Strip Holdings, LLC</u> ADDRESS: <u>9440 W. Sahara Ave. Suite 240</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-430-5800</u> CELL: <u>702-275-2322</u> E-MAIL: <u>JamesG@TripleFive.com</u>	
	APPLICANT	NAME: <u>Informa (MAGIC) INFORMA MARKETS</u> ADDRESS: <u>2901 28th Street</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90405</u> TELEPHONE: <u>818.720.5693</u> CELL: <u>818.720.5693</u> E-MAIL: <u>Nora.ellingwood@informa.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Fire Marshal Consulting</u> ADDRESS: <u>3325 McLeod Dr. suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>725.500.3473</u> CELL: <u>702.768.8504</u> E-MAIL: <u>Chris@firemarshalconsulting.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16228401019, 16228401004, 16228401001, 16229401002

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd / Dawey

PROJECT DESCRIPTION: Tent structure for tradeshow and associated uses

(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 this proposed application.

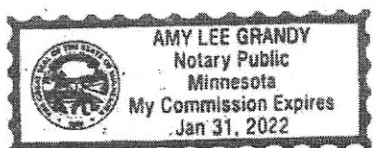

 Property Owner (Signature)*

Jeffrey Dragovich, Vice President
 Property Owner (Print)

STATE OF Minnesota
 COUNTY OF Hennepin

SUBSCRIBED AND SWORN BEFORE ME ON August 23, 2019 (DATE)
 By Jeffrey Dragovich

NOTARY PUBLIC: Amy Lee Grandy



*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.

②

JUSTIFICATION LETTER

This is a request for a use permit for temporary outdoor commercial events within an H-1 designated zoning district (AE-60 and AE-65) in the MUD-1 and MUD-2 overlay districts for the properties with parcel numbers: 162-28-401-001, 162-28-401-002, 162-28-401-003, and 162-28-401-004, 162-28-401-019 which are approximately located on the East side of Las Vegas Blvd between Dewey Drive and Four Seasons Drive. This request is intended to address the use of the properties in conjunction with the industry tradeshow known as MAGIC that is taking place in February 2020 and which plans to erect an approximately 200,000 square foot temporary membrane structure to hold exhibition space. Although the specifics for this event have been provided for review and approval, the applicants are requesting a 3-year title 30 permit for this property for any future similar events.

In November of 2013 a use permit (UC-0718-13) was granted on these properties for a temporary commercial event, with specific restrictions. It was noted in the approval that the requested use for that specific special event was in compliance with the zoning regulations and that having the event would allow the public, staff, and the board of County Commissioners an opportunity to assess the impacts from the specific event. The owners of these properties are not aware of any negative impacts that occurred as a result of the use permit and as such are requesting a similar approval for the use of these properties. Although this request is for a specific event to be held in conjunction with the tradeshow MAGIC and with Mandalay Bay Hotel and Casino, the applicants are requesting a 3-year title 30 approval for similar events that conform to the same restrictions and standards as is contained in the specifics of this temporary use approval for the convention.

Under permit UC-0718-13 the use permits for the following were approved and are being requested again in this application:

1. Permit a outdoor commercial event.
2. Increase the timeframe for a temporary outdoor commercial event where a maximum one, 10-day event in a calendar month is the standard.
3. Increase the timeframe for setup and operation removal where 1 week set up and 1 week for operation removal is standard.
4. Permit the use of the property for a parking lot that is not an accessory use to another permitted event.

This is a request for the use of an already paved lot for the purposes of providing overflow parking for other events in close proximity to the site. This is not a request to construct any permanent parking structures or accessory parking buildings, except that a temporary shack style structure could be added to serve as location for a parking attendant and controlling access to parking area. All required coordination with Clark County Public Works and the Las Vegas Metropolitan Police Department would be provided by the event organizers requesting the use of the lot for parking.

2

The preceding requests are meant to be general in nature, with the understanding that more coordination with Clark County Comprehensive Planning or other regulatory agencies may be necessary to satisfy all code requirements for each specific land use.

In order to provide more details for the specifics involved with the convention group MAGIC, the following analysis of the event as it relates to regulatory compliance has been provided for your review:

Pursuant to the conditions for use as outlined in Table 30.44-1 – Temporary Outdoor Commercial Event, the following is an analysis of the conditions as they are listed in the table to be considered for this use permit application for the 2020 MAGIC Convention:

1. There is no existing licensed business (or structures) on any of these properties that could be responsible for holding this event. However this event will be run through other licensed businesses including Informa Markets (the producer of the tradeshow MAGIC) and the Mandalay Bay Hotel and Casino, GES, and other smaller vendors. The applicants are requesting a similar waiver that was approved previously to allow the use permit despite not having an existing license to be used with whichever other normally licensed company is using the properties.
2. Not applicable
3. All outside activities, temporary structures, and signs shall meet the minimum set back requirements.
4. Pedestrian and vehicular controls shall be instituted by event organizers to ensure that sidewalks and rights of way are not obstructed.
5. Time limits and maximum number of events will not be exceeded.
6. Not applicable
7. No proposed adult uses for events
- 8 – 12. No proposed temporary amusement rides.

More specifically to address the concerns of the MAGIC tradeshow event, Informa Markets intends to work with all local regulatory agencies on behalf of the property owners to ensure that all applicable code requirements are met and all required permits required. This includes coordination with Clark County Department of Building and Fire Prevention, Clark County Department of Air Quality, Clark County Department of Comprehensive Planning, Clark County Public Works, Clark County Department of Business License, Southern Nevada Health District, and the Las Vegas Metropolitan Police Department.

This coordination includes extensive plans for the execution of traffic controls, metro police, and emergency medical services on property for the event. Informa Markets has already begun the process of acquiring the required building and fire permits for the temporary structure and event. Plans have been made to provide a bus and traffic staging area to ease congestion from the vehicles dropping off to the event, as most attendees are expected to be tourists without vehicles. Measures are being planned to address dust control with suitable ground covering for any exposed areas.

Informa Markets has extensive past experience in operating these types of large scale convention spaces and managing the various aspects of the their execution. This includes addressing the issues of traffic control, parking, and public safety. This event is similar to previously approved title 30 temporary use permits that have been used by MAGIC in the past at both the Mandalay Bay Hotel and the Las Vegas Convention Center without detriment to the community.



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 (UIC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$675 <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>11/4/19</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: <u>26479</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>DR-19-0880</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>12/10</u> TIME: <u>7pm</u> PC MEETING DATE: <u>Jan-7, 2020</u> 7pm BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>IL</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>The Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole</u> ADDRESS: <u>336 Cathedral Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-735-7865</u> CELL: _____ E-MAIL: <u>silva@dolv.org</u>
	CORRESPONDENT	NAME: <u>St. Viator Catholic School</u> ADDRESS: <u>2426 S. Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-732-4477</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
		NAME: <u>JVC Architects</u> ADDRESS: <u>5383 S. Cameron St., Suite 15</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-871-3416</u> CELL: _____ E-MAIL: <u>rburson@jvcarchitects.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): ~~162-241-010-03~~ 162-24-101-003

PROPERTY ADDRESS and/or CROSS STREETS: 2426 S. Eastern Ave., Las Vegas, NV 89119

PROJECT DESCRIPTION: Modulars for Catholic School

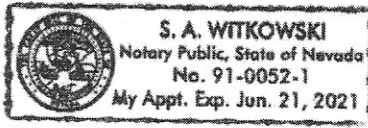
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*
 Bishop George Leo Thomas, by Deacon Aruna Silva, Attorney-In-Fact
 STATE OF Nevada
 COUNTY OF Clark

The Roman Catholic Bishop of Las Vegas,
 and His Successors, a Corporation Sole

 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON August 01, 2019 (DATE)
 By (Deacon) Aruna Silva
 NOTARY PUBLIC: S. A. Witkowski



*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.



St. Viator Catholic Community

A Ministry of the Viatorians

DP-19-0880
JL

November 4, 2019

Clark County Planning

St. Viator School is applying for a design review for a new portable building for the library.

The primary campus across the street (off channel 10 drive) is now closed and the primary students have been relocated to the old library location at the main campus.

The new portable will have modern style design and will be accented with the same colors as the existing school.

The location of the portable meets all setbacks per R-1 zoning.

St. Viator Parish School is considered the "gold standard" of Catholic schools in the Diocese of Las Vegas. This library is a needed resource to the school.

We truly thank you for your assistance with our St. Viator Catholic Community over the years and would appreciate your approval of this land use permit.



Fr. Richard Rinn, CSV

2461 E. Flamingo Road, Las Vegas, NV 89121
702.733.8323 Fax: 702.733.8154 www.StViator.org

3



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: <u>11/15/201</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 11.50</u> CHECK #: <u>1108</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u> </u>	APP. NUMBER: <u>UC/WS-19-0899</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>12/6/19</u> TIME: <u>7pm</u> PC MEETING DATE: <u>1/7/2020</u> BCC MEETING DATE: <u> </u> ZONE / AE / RNP: <u>MD A E-60</u> PLANNED LAND USE: <u>PAPA-IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u> </u> COMMENCE/COMPLETE: <u> </u>
PROPERTY OWNER	NAME: <u>Jennifer Park LLC</u> ADDRESS: <u>6050 S. Ft Apache Rd # 200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-383-6767</u> CELL: <u>N/A</u> E-MAIL: <u>Susan@schwartztrust.com</u>	
APPLICANT	NAME: <u>Angela M. Novak</u> ADDRESS: <u>1690 Silver Rain Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-695-6769</u> CELL: <u>702-595-0622</u> E-MAIL: <u>itsallvolleyball@outlook.com</u> REF CONTACT ID #: <u> </u>	
CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: <u>1690 Silver Rain Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-595-0622</u> CELL: <u>702-695-6769</u> E-MAIL: <u>itsallvolleyball@outlook.com</u> REF CONTACT ID #: <u> </u>	

ASSESSOR'S PARCEL NUMBER(S): 177-03-201-004, 177-03-201-005

PROPERTY ADDRESS and/or CROSS STREETS: Sunset E. Bermuda

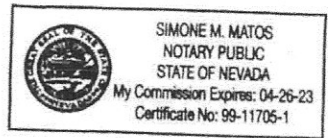
PROJECT DESCRIPTION: Volleyball Training and practice

(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.

A. Jonathan Schwartz
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11-15-19 (DATE)
 By A. Jonathan Schwartz
 NOTARY PUBLIC: Simone M. Matos



*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.

IT'S ALL VOLLEYBALL

530 E. Pamalyn Avenue, Las Vegas, NV 89119 * 702-695-6769

November 14, 2019

To whom it may concern;

I am writing this justification letter for approval for approval for a Special Use Permit located at 530 E. Pamalyn Avenue Suite B, Las Vegas, NV 89119.

My name is Angela Novak and I am the owner of It's All Volleyball LLC. I have been in business for three years at this location and I provide a secure and safe place for all ages to practice and play volleyball games. We rent out court space per hour.

We are primarily a practice facility and we are open to the public. We have 5 official courts, a meeting room and small office area.

Our main reason for starting the business was to give the public youth a place to practice volleyball and to help National Youth Sports have a place to have games for their youth league for girls and boys under the age of seventeen. By having a safe place for anyone to come and play the sport we are helping the youth and adults to become more active and healthier.

We also provide times for adults to play and practice during specific times. We have open gym times so anyone who wants to play can come in.

Our hours of operation are Monday through Friday, 4:00pm to 10:00pm, Saturdays 8:00am - 6:00pm and Sundays 9:00am - 4:00pm.

I feel that having a facility of this kind is beneficial to the public, no matter what age, and give them a safe and friendly place to play.

I am also requesting a waiver of standards to reduce parking to 138 spaces where 230 spaces are required.
Please see attached parking analysis.

Sincerely,


Angela Novak, Owner

PLANNER
COPY

5



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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-17-0634</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>11-15-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>TLK</u> FEE: <u>300.00</u> CHECK #: <u>1327</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? Y/ <input checked="" type="radio"/> N TRAILS? Y/ <input checked="" type="radio"/> N PFNA? Y/ <input checked="" type="radio"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>ET 19-400155</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>12/10</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/8/20 9AM</u> ZONE / AE / RNP: <u>C1</u> PLANNED LAND USE: <u>PDE CW</u> NOTIFICATION RADIUS: _____ SIGN? Y/ <input checked="" type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>America First Credit Union</u> ADDRESS: <u>4646 South 1500 West, Suite 110</u> CITY: <u>Riverdale</u> STATE: <u>Utah</u> ZIP: <u>84405</u> TELEPHONE: <u>801-827-7161</u> CELL: _____ E-MAIL: <u>cshaw@americafirst.com</u>
	CORRESPONDENT	NAME: <u>Anderson Wahlen & Associates - Natalie Nichols</u> ADDRESS: <u>2010 North Redwood Road</u> CITY: <u>Salt Lake City</u> STATE: <u>Utah</u> ZIP: <u>84116</u> TELEPHONE: <u>801-410-8511</u> CELL: <u>801-864-9328</u> E-MAIL: <u>natalien@awaeng.com</u> REF CONTACT ID #: <u>197562</u>

ASSESSOR'S PARCEL NUMBER(S): 177-23-401-003

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. & Maryland Parkway

PROJECT DESCRIPTION: AFCU is proposing to construct a new branch and a residential buffer 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.

 Property Owner (Signature)*

Casey Shaw

 Property Owner (Print)

STATE OF Utah
 COUNTY OF Weber

SUBSCRIBED AND SWORN BEFORE ME ON 11/13/2019 (DATE)
 By Casey Shaw
 NOTARY PUBLIC: Kristine Sprengle



*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.



ANDERSON WAHLEN & ASSOCIATES

November 13, 2019

Clark County
Planning Department
495 S. Main Street
Las Vegas, NV 89101

Re: Extension of Time Application (VS-17-0634)

To Whom It May Concern:

The purpose of this justification letter is provide a written description of the proposed project located at the northeast corner of Silverado Boulevard and Maryland Parkway. A Patent Easement Vacation and Abandonment application was approved for this property back in November 2017. The conditions of the application were that a substantial amount of work towards the project needed to be completed within a 2 year period and the order of vacation recorded. America First Credit Union (AFCU) is currently working with the planning department on submitting new site and landscape plans to move forward with site development but is requesting more time to complete this work. To keep this order of vacation application current an Extension of Time application is being submitted for your review. AFCU's intention is the permit and construct the project in 2020.

We appreciate you working through this Extension of Time application with us. Should you require additional information or have any questions please contact me at (801) 410-8511.

Sincerely,
ANDERSON WAHLEN & ASSOCIATES

Natalie Nichols

Natalie Nichols
Project Manager