



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 14, 2020

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
Bart Donovan

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 December 10, 2019 (For possible action)
- IV. Approval of Agenda for January 14, 2020 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. **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
2. **AR-19-400162 (UC-18-0706) -5 STAR DEVELOPMENT 3, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. (description on file). MN/tk/jd (For possible action)
PC 1/21/20
3. **DR-19-0942-FLAMINGO PALMS VILLAS:**
DESIGN REVIEW for a guard house with landscaping on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/nr/ja (For possible action)
PC 1/21/20
4. **SC-19-0902-COUNTY OF CLARK (PUBLIC WORKS):**
STREET NAME CHANGE to name a new public street Harmon Cove Court. Generally located on the north side of Harmon Avenue and the west side of Valley View Boulevard (alignment) within Paradise. MN/dm/jd (For possible action)
PC 1/21/20
5. **UC-19-0900-CHURCH BAPTIST MOUNT SINAI INC:**
USE PERMIT to allow a recreational facility (soccer field).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; and 2) reduced parking lot landscaping.
DESIGN REVIEWS for a recreational facility (soccer field) on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tamarus Street, 500 feet north of Rawhide Street within Paradise. JG/bb/jd (For possible action)
PC 1/21/20
6. **UC-19-0910-NASDAQ 5, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduced separation from a supper club to a residential use in conjunction with a commercial center on a portion of 1.2 acres on a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 310 feet west of Arville Street within Paradise. JJ/nr/jd (For possible action)
PC 1/21/20

7. **UC-19-0948-WOMACK ROBERT:**
USE PERMIT to allow accessory structures (storage buildings) that are not architecturally compatible with the principal building
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-decorative metal siding where not permitted; 3) permit vertical metal siding where not permitted; and 4) reduce parking.
DESIGN REVIEW for proposed accessory structures (storage buildings) in conjunction with and existing office building on 0.5 acres in a C-P (Office and Professional) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road, 150 feet west of Birchwood Circle within Paradise. JG/al/jd (For possible action) **PC 1/21/20**
8. **VS-19-0925-NEVADA BEVERAGE COMPANY:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Wynn Road and between Tompkins Avenue (alignment) and Tropicana Avenue within Paradise (description on file). MN/nr/jd (For possible action) **PC 1/21/20**
9. **WS-19-0840-NEVADA BEVERAGE COMPANY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following; 1) reduced setbacks for a wall; 2) elimination of street landscaping; and 3) attached sidewalk.
DESIGN REVIEW for alternative screening along a street frontage on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard, 340 feet north of Tropicana Avenue within Paradise. MN/nr/jd (For possible action) **PC 1/21/20**
10. **WS-19-0939-RUSSELL III, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate trash enclosure.
DESIGN REVIEWS for the following: 1) existing modular office buildings in conjunction with an outside storage yard; and 2) alternative parking lot landscaping on 0.6 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the West side of Wynn Road, 190 feet north of Russell Road within Paradise. MN/al/jd (For possible action) **PC 1/21/20**
11. **AR-19-400159 (DR-18-0619)-LOVITZ, JON:**
DESIGN REVIEWS FIRST APPLICATION FOR REVIEW for the following: 1) modifications to an approved comprehensive sign package; 2) increased wall sign area; and 3) increased animated sign area in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the west side of Hugh Hefner Drive within Paradise. MN/tk/jd (For possible action) **BCC 1/22/20**
12. **DR-19-0934-TECO, LLC:**
DESIGN REVIEW for a vehicle maintenance garage on 1.3 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Teco Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/nr/jd (For possible action) **BCC 1/22/20**
13. **DR-19-0937-VENETIAN CASINO RESORT, LLC:**
DESIGN REVIEWS for the following: 1) exterior modifications to an existing resort hotel (Venetian/Palazzo); and 2) modifications to a previously approved comprehensive sign plan on 43.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. TS/pb/jd (For possible action) **BCC 1/22/20**

14. **ZC-19-0897-DI PIONEER, LLC ETAL & MENDOZA, VALERIE:**
ZONE CHANGE to reclassify 2.1 acres from H-1 (Limited Resort and Apartment) Zone to U-V (Urban Village Mixed-Use) Zone.
USE PERMITS for the following: **1)** mixed-use development; **2)** establish density; and **3)** establish height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Asian Design Overlay District standards; **2)** reduce parking; **3)** reduce height/setback ratio; **4)** allow modified street standards; **5)** allow modified driveway design standards; **6)** allow modified bus stop placement standards; and **7)** allow non-standard improvements (brick pavers) within the right-of-way.
DESIGN REVIEW for a mixed use development in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise (description on file). JJ/md/ja (For possible action) **BCC 1/22/20**
15. **ZC-19-0945-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 6.0 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and C-2 (General Commercial) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a warehouse complex; and **2)** alternative parking lot landscaping on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/al/ja (For possible action) **BCC 1/22/20**
16. **UC-19-0973-GUERO & GUERA HOLDINGS, LLC:**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Desert Inn Road, 200 feet east of Wynn Road within Paradise. JJ/sd/jd (For possible action) **PC 2/4/20**
17. **WS-19-0965-MASS E Q-SPENCER & SERENE L, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a commercial center consisting of retail building and restaurant uses on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Serene Avenue and the west side of Spencer Street within Paradise. MN/sd/jd **PC 2/4/20**
18. **AR-19-400166 (UC-18-0800)-STATE OF ZERO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: **1)** banquet facility; and **2)** outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/nr/jd (For possible action) **BCC 2/5/20**
19. **UC-19-0979-TYEB, LLC:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (hot dog cart) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone within the Adult Use Overlay District. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sd/jd (For possible action) **BCC 2/5/20**

20. **WS-19-0963-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on 5.5 acres in H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue, west of Kelch Drive within Paradise. JG/jt/jd (For possible action)
BCC 2/5/20

VII. General Business

1. Select a Paradise TAB member to serve on the Maryland Parkway Transit Oriented Development Study Stakeholder Advisory Workgroup
2. Board to approve the 2020 TAB meeting calendar

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 28, 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

December 10, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams –Vice Chair- PRESENT Raymond Berg – ABSENT	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

Jared Tasko; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of November 26, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 3-0

Approval of Agenda for December 10, 2019

Moved by: Philipp
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items
None

V. 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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

- Applicant to address nuisance lighting & make change to not negatively impact neighbors
- 24 hour control
- Rollup doors to be kept closed during loading and unloading
- No exterior HVAC
- Adjust ventilation to reduce noise

VOTE: 3-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

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**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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)

Held per applicant, No return date

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**

No show. Return to the January 14, 2020 Paradise TAB meeting

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**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 14, 2020
- IX. Adjournment
The meeting was adjourned at 7:55 p.m.

DRAFT

01/08/20 BCC AGENDA SHEET

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	M-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

BANQUET FACILITY/REDUCED PARKING
(TITLE 30)

CAVARETTA CT/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400162 (UC-18-0706) -5 STAR DEVELOPMENT 3, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. (description on file). MN/tk/jd. (For possible action)

RELATED INFORMATION:

APN:

162-20-202-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 19 spaces where 36 spaces are required per Table 30.60-1 (a 47.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3460 Cavaretta Court
- Site Acreage: 0.5
- Project Type: Banquet facility/reduced parking
- Building Height (feet): 20
- Square Feet: 8,909
- Parking Required/Provided: 36/19

Site Plans

The approved plans depict a banquet facility, nightclub, recreational facility, and live entertainment within an existing office/warehouse building. Access to the subject property is granted from an existing driveway along Cavaretta Court, a private street. The banquet facility is occupying the entire floor area of the building, consisting of 8,909 square feet. Nineteen parking

spaces are provided for the banquet facility where 36 spaces are required. The applicant has provided copies of three off-site parking agreements to staff. No changes are proposed to the site design.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The approved plans depict an existing 20 foot high building with a flat roof behind a parapet wall. The exterior of the building consists of concrete paneling painted in contrasting gray colors. No changes are proposed to the exterior of the building with this request.

Floor Plans

The approved plans depict an overall area measuring 8,909 square feet consisting of a main hall, back stage area, dressing rooms, restroom facilities, offices, box office, lobby area, and miscellaneous rooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0706:

Current Planning

- 1 year to complete 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.

Building Department - Fire Prevention

- Applicant is advised to provide minimum 24 foot drive aisles; and to submit for approval prior to installing any gates in fire access lanes.

Applicant's Justification

The applicant states, they have been in full compliance of the conditions placed by the Planning Commission. They have had an extremely successful year and have had no issues with the Las Vegas Metropolitan Police Department, Clark County Fire Department or with the Clark County Code Enforcement Department. They have also completed their neighborhood beautification upgrades with new landscaping and would like to make this application permanent.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0706	Banquet facility, nightclub, recreational facility, and live entertainment within an existing office/warehouse building; and waiver of development standards to reduce parking	Approved by PC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0673-16	Banquet facility, nightclub, recreational facility, and live entertainment within an existing office/warehouse building; and waiver of development standards to reduce parking – expired	Approved by PC	December 2016
DR-1276-96	3 office/warehouse buildings	Approved by PC	September 1996
ZC-106-81	Reclassified from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	July 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	M-1	Office/warehouse building
East	Commercial Tourist	M-1	Industrial buildings
West	Commercial Tourist	M-1	Pet boarding facility/kennel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the applicant has completed the landscape beautification upgrades to the property, and they have been in full compliance with the conditions of approval outlined by the Planning Commission. Staff is not aware of any issues with the Clark County Fire Department, Las Vegas Metropolitan Police Department or the Clark County Code Enforcement Department; therefore, staff can support this request and remove the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MONDAYS DARK

CONTACT: MONDAYS DARK, 5130 S. FORT APACHE ROAD, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-18-0706</u> (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>11-26-19</u> PLANNER ASSIGNED: <u>TRK</u> ACCEPTED BY: <u>TRK</u> FEE: <u>950.00</u> CHECK #: COMMISSIONER: <u>MN</u> OVERLAY(S)? PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>AR 19-400162</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>7PM</u> PC MEETING DATE: <u>1/21</u> <u>7PM</u> BCC MEETING DATE: ZONE / AE / RNP: <u>M1</u> PLANNED LAND USE: <u>PDE</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:	
	PROPERTY OWNER NAME: <u>J-STAR Dev. & LLC</u> ADDRESS: <u>4530 S. Decatur #200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-304-8457</u> CELL: <u>702-591-0230</u> E-MAIL: <u>david@jstar-dev.com</u>	APPLICANT NAME: <u>MARK SHUNOCK - MONDAYS DARK</u> ADDRESS: <u>5130 S. Fort Apache</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>917.771.9922</u> CELL: <u>917.771.9922</u> E-MAIL: <u>mark@mondaysdark.com</u> REF CONTACT ID #: <u>197774</u>	CORRESPONDENT NAME: <u>SAME AS ABOVE</u> ADDRESS: CITY: STATE: ZIP: TELEPHONE: CELL: E-MAIL: REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 162-20-202-014

PROPERTY ADDRESS and/or CROSS STREETS: 3460 CAVARETTA CT

PROJECT DESCRIPTION: BANQUET FACILITY REVIEW

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

Property Owner (Signature)* [Signature] Property Owner (Print) DANIEL O'REILLY FOR FINAL SIGNATURE

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/25/19 (DATE)
 By DANIEL O'REILLY
 NOTARY PUBLIC: Sherree R. Turner

SHERREE R. TURNER
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 01-67778-1
 MY APPT. EXPIRES FEBRUARY 19, 2023

*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.



November 26, 2019

AR-19-400162

Department of Comprehensive Planning
500 S Grand Central Pkwy
Box 551741
Las Vegas, NV 89155-1741

Reference: UC-18-0706

To Whom It May Concern;

APPLICATION FOR REVIEW

Thank you for allowing me to submit this letter for an ~~extension of time~~ in regards to our Land Use Permit. Mondays Dark has had a very successful year of giving and we unfortunately missed the expiration date.

Per the conditions set forth, there have been no changes. Mondays Dark received full pass from the Fire Department and we completed our neighborhood beautification upgrades with new landscaping.

I ask that we be granted permanent approval to avoid having to return next year.

In 2019, Mondays Dark partnered with 21 local charities and raised over \$200,000. Mondays Dark also provided a home for so many deserving groups. 2020 will bring even more for the community through the hard work of this all volunteer team.

Thank you again.

Sincerely,

Mark Shunock

GUARD HOUSE
(TITLE 30)

VALLEY VIEW BLVD/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0942-FLAMINGO PALMS VILLAS:

DESIGN REVIEW for a guard house with landscaping on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:
162-20-111-000 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: none
- Site Acreage: 9.4 (portion)
- Project Type: Guard House
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 133
- Parking Required/Provided: 1/3

Site Plans

The plans show the entrance of a condominium complex with a proposed guard house with landscape island. The proposed guard house will be set back 95 feet from the front property line and located in the middle of the traffic lanes for access to and from the development. There are 3 new parking spaces provided to the northwest of the proposed guard house in an area previously landscaped with turf. The site is accessed from a commercial driveway on Valley View Boulevard.

Landscaping

The plans depict the removal of the turf area in the northwest corner of the site to accommodate 3 parking spaces along with the addition of new trees and shrubs. The entire landscape area will

have rock mulch as the turf will be completely removed. The island in which the guard house will be located will have new landscaping consisting of additional trees and shrubs.

Elevations

The plans show a 14 foot high structure with varied roof line consisting of 2 tone gray stucco exterior and tinted glass windows.

Floor Plans

The plans show an open floor plan within the guard house with fixed counters.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the widening of Valley View Boulevard it has been determined that an increased area for queuing is necessary on the site. The reconstruction of the traffic lanes and the construction of the guard house will alleviate the queuing concerns. The applicant indicates that the proposed guard house will be staffed 24 hours per day and will improve the general appearance of the site and enhance entrance amenities for the complex. As a part of the request additional parking spaces will be added to an area where there is currently a turf area. The landscaping will be increased along the northwest portion of the site and will be added around the guard house.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0224-12	Short/long term lodging	withdrawn	September 2012
UC-0103-10	Resort condominiums (expired)	Approved by BCC	May 2010
ZC-0199-09	Reclassified from R-4 and R-5 to H-1 zoning for a condominium project	Approved by BCC	May 2010
UC-0326-07	Conversion of a condominium complex to timeshares	Approved by PC	Jun 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	M-1	Flood Control channel
South	Commercial Tourist	M-1	Extended stay motel
East	Commercial Tourist	M-1	Union Pacific Railroad

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the reduction of existing turf, the additional landscaping, and addition of parking spaces with the construction of a new guard house to be compatible with the existing site. The proposed structure is also an appropriate use for the existing property and will not have any detrimental effects to the surrounding neighborhood. 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant/owner shall coordinate with Public Works - Traffic Management Division regarding the vacation of excess right-of-way.

Building Department - Fire Prevention

- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAMIN SHOAR

CONTACT: DAVID STRAIT, 1223 HEATHER OAKS WAY, N. LAS VEGAS, NV 89031

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12/6/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>675</u> CHECK #: <u>5939,940</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>Adult Use, MUD-1</u> PUBLIC HEARING? <u>Y</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0942</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>1/14/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>1/24/20</u> @ <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Las Vegas Cay Homeowners' Association</u> ADDRESS: <u>P.O. Box 750266</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u> TELEPHONE: <u>702</u> CELL: _____ E-MAIL: <u>raminshoar@gmail.com</u>	
	APPLICANT	NAME: <u>Ramin Shoar</u> ADDRESS: <u>6551 Las Vegas Blvd s. #C148</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>(702) 588-9153</u> E-MAIL: <u>raminshoar@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>David Strait, D.W. Strait Architecture</u> ADDRESS: <u>1223 Heather Oaks Way</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>702 239-1838</u> CELL: <u>702 239-1838</u> E-MAIL: <u>dave.dwstrait@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-20-111-000
 PROPERTY ADDRESS and/or CROSS STREETS: 4200 S. Valley View
 PROJECT DESCRIPTION: Replace Existing Entrance Gate and Guard House

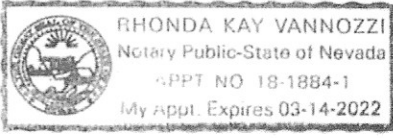
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)

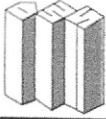
Ramin Shoar
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/06/2019 (DATE)
 By Rhonda Kay VannoZZi
 NOTARY PUBLIC: Rhonda Kay VannoZZi



*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.



D. W. STRAIT Architecture & Planning

1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: November 21, 2019
To: Clark County Planning Commission and Staff
Subject: **Justification Letter**
Design Review,
Replace Existing Entrance Guard House and Entrance Gateway
APN 16220-111-000

**PLANNER
COPY**
DR-19-0942

Request

We request a design review of a new guard house at the entrance to the Flamingo Palms Gated Community. We further request a waiver of landscaping standards to allow minor modifications to existing landscaping.

Property

This property is the common area of the condominium community. It is commonly owned by the condominium owners according to the Clark County Recorder, and the Home Owners Association covenants, and by reference in each deed for each of the condominiums. There is no tax paying owner according to the Clark County Assessor. This common area is defined in the condominium recorded plat.

Background

The present guard house is very basic, built in the 1980s. It is manned 24 hours per day. It has been in use for many years, and the homeowners of Flamingo Palms want to replace it with a newer and more functional guard house, adjusting the traffic lanes to allow two lanes for entrance and two lanes for exit. They also want to upgrade the gate operator/security system to allow residents to enter while visitors are being processed. This is precipitated by Clark County's plans to widen Valley View and reconfigure the main entrance to our site. We hope to complete our upgrades concurrent with the timing of county road construction.

Proposed Development

We are planning to remove the existing guard house and rebuild the traffic lanes, the front fence, and the entrance and exit gates that make up this gateway. The materials proposed for the guard house, the fence, and the gates will match the colors and textures of the existing buildings and fences. The new Guard House will be manned at all times, however there will be a call station near the guard house for guests to make a key pad entry or to call residences for access if the guard station is not manned. Residents will be able to gain entrance by means of individual remote controls, without guard assistance. The key pad and the guard service window (door) will be more than 100 feet from the entrance radii.

Considerations

Parking - Parking spaces around the entrance area will be rearranged in order to provide the new traffic lanes.

Landscape - We ask that existing landscaping be accepted as sufficient where we do not have to alter it for roadways, walks, and fences. We ask that our proposal for new planting around the guard house be accepted. Our increase in traffic lane size and the wider street for Valley View Blvd. have reduced the lawn area on the north side of the exit lane. Also we are adding three parking spaces for visitors and guard staff north of the exit lane where there was previously turf and shrubs. at least two trees will be removed for this. There will be little impact on landscape planting elsewhere in this complex.

Drive Entrance

We are relying on public works to provide the entrance traffic way, sidewalks, accessible pathways, radius curbs, and paving that they have planned for their improvement work on Valley View.

Summary Justification

The old configuration of our entrance gate and exit traffic lanes is inadequate and will be made worse by the widening of Valley View. The existing gates are not conducive to automatic opening for residents while visitors are checking in. The traffic lanes need to be widened and updated to increase queuing for both incoming and outgoing traffic. The proposed improvement will not only solve functional issues, but it will also improve and modernize the general appearance of the entrance amenities.

Submitted on behalf of Las Vegas Cay H.O.A.

Sincerely,



David W. Strait,
Architect Lic. 2841

01/21/20 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

HARMON AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-19-0902-COUNTY OF CLARK (PUBLIC WORKS):

STREET NAME CHANGE to name a new public street Harmon Cove Court.

Generally located on the north side of Harmon Avenue and the west side of Valley View Boulevard (alignment) within Paradise. MN/dm/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-601-009; 162-19-601-022; 162-20-201-007; 162-20-201-008; 162-20-201-010 through 162-20-201-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4445 S. Valley View Boulevard
- Project Type: Street name change

Applicant's Justification

Clark County Public Works is constructing a new street per the Harmon/Valley View/UPRR Grade Separation Project. This application is to name a proposed cul-de-sac Harmon Cove Court. Once the project is completed, this new street will provide the primary ingress and egress to parcel 162-19-601-022.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Commercial development & vacant land
South	Industrial and Commercial Tourist	M-1	Commercial development & Union Pacific Railroad
East	Commercial Tourist	M-1	Vacant land & Union Pacific Railroad
West	Commercial Tourist	M-1	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed street, Harmon Cove Court, is a new cul-de-sac being constructed because of the Clark County Public Works project Harmon/Valley View/UPRR Grade Separation Project. According to the project overview, the purpose is to improve access to and from the resort corridor by connecting Harmon Avenue west of Valley View Boulevard with the segment of Harmon Avenue east of the railroad tracks. It will also establish a continuous traffic flow on Valley View Boulevard from Blue Diamond Road to Washington Avenue. Valley View Boulevard will become the first north/south arterial roadway to provide an alternate route to Interstate 15 on the west side of the valley.

In order to connect the existing segments of roadway, Valley View Boulevard will leave its original alignment, continue through a flyover, and then connect to its existing alignment south of the railroad tracks. The new cul-de-sac is being constructed in order to provide access to parcel 162-19-601-022. The identifiable front of the building located on parcel 162-19-601-022 will face the proposed Harmon Cove Court. Although this new cul-de-sac will be constructed on the original Valley View Boulevard alignment, the new street does not, and cannot, connect to Valley View Boulevard after the project is completed. Therefore, according to the Las Vegas Valley Street Naming & Address Assignment Policy, the new street shall have a separate name.

Addressing Services has communicated with the property owner of parcel 162-19-601-022 regarding the Harmon/Valley View/UPRR Grade Separation Project and the proposed street name. They have been notified that upon completion of the project, the address will be changing in accordance with Title 30, Appendix A. No other addresses will be affected. The structures on the east side of Valley View Boulevard have been demolished and the addresses have been disabled. The address for the building on parcel 162-19-601-009 will maintain access to and from Valley View Boulevard; therefore, the address will not change.

The Combined Fire Communication Center has approved the street name of Harmon Cove Court.

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

- Subject to the street name Harmon Cove Court

- Please be advised the applicant shall be responsible for installation of street signs per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DANNA MARGUERITES

CONTACT: DANNA MARGUERITES, CLARK COUNTY COMP PLANNING, 500 S GRAND CENTRAL PKWY, LAS VEGAS, NV 89155

DRAFT

01/21/20 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

TAMARUS ST/RAWHIDE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0900-CHURCH BAPTIST MOUNT SINAI INC:

USE PERMIT to allow a recreational facility (soccer field).

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

DESIGN REVIEWS for a recreational facility (soccer field) on 2.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Tamarus Street, 500 feet north of Rawhide Street within Paradise. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-26-312-010

USE PERMIT:

Allow a recreational facility (soccer field).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscaping along Tamarus Street per Figure 30.64-10.
2. Reduce parking lot landscaping per Figure 30.64-14 after new striping is completed.

DESIGN REVIEWS:

Recreational facility (soccer field).

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5424 Tamarus Street
- Site Acreage: 2.4
- Project Type: Recreational facility

Site Plan

ICMS Youth and Adult Soccer League is requesting a special use permit for a recreational facility for students from Gene Ward Elementary School who are enrolled in their program to share an existing soccer field located on the site of an existing place of worship. The site plan depicts a 5,858 square foot place of worship, a 51 space parking lot which will be restriped, and a 125 foot by 90 foot recreational soccer field. The soccer field is located between the place of worship and the street. The plan shows a 70 foot by 12 foot area for future bleachers on the west side of the soccer field that is not a part of this application.

Landscaping

The place of worship was approved in 1979 and existing landscaping is shown on the site plan. The soccer field was installed at the current location in 2018. The place of worship was approved under previous Code, and as such, landscaping along the street or parking lot was not required.

Elevations

The soccer field is located on the west side of the place of worship and goal posts are located at the north and south ends of the field. The field is constructed of a grass surface.

Floor Plans

No new construction is proposed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant intends to create a coalition and joint venture to help community families and youth to access athletic facilities. The shared facility will allow students to practice soccer and play games between the hours of 8:00 a.m. and 8:00 p.m. The goal of the shared facility is to keep children away from gang activity, drugs, and build healthy habits through sporting activity. The applicant also provides existing individual tutoring services for students and assistance for parents when needed. The applicant indicates students will be able to conveniently walk to the field from the adjacent school removing the need for expensive off-site transportation to more distant fields.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0432-08	Communications tower	Approved by PC	June 2008
UC-0416-06	Place of worship expansion - expired	Approved by PC	June 2006
DR-1018-97	Addition to existing church	Approved by PC	July 1997
UC-041-79	Place of worship	Approved by BCC	August 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Elementary school
South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Public Facilities & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

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 recreational facility is compatible with the institutional planned land use classification of this property and will be harmonious with the adjacent elementary school. Sporting fields are often associated with service organizations that provide services for youth. The property is adequately served by public improvements, facilities, and services and will not impose an undue burden. Children using this recreational field will be elementary students from the adjacent elementary school and after school programs. Recreational use of the soccer field will not take place during prayer services, reducing potential parking conflicts.

Waivers of Development Standards

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

Waivers of Development Standards #1 and #2

Allowing the applicant to keep existing landscape conditions is appropriate considering the use of this property is an existing soccer field which will be used by students attending the adjacent school. The applicant is working with Public Works regarding changes to existing walls and fences which may create a significant expense for the applicant with regard to moving forward with a soccer field. It is for this reason staff is willing to wait for a more impactful use proposal before requiring full on-site landscape improvements. Allowing the property to continue with existing landscape will not adversely impact the neighborhood, considering the soccer field has been in place for private use since 2018, and the additional student use will create a negligible impact when considering the proximity of the existing elementary school in the neighborhood.

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

- Any gates that are wide enough for vehicles that are not adjacent to a curb cut must be removed.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; that compliance with the sight-visibility zones will require the relocation of portions of the walls, fences, and gates; and that access gates must be 50 feet from the property line or 18 feet if the gates are to remain open during business hours.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: OZZIE BARLETTA

**CONTACT: OZZIE BARLETTA, MOUNT SINAI BAPTIST CHURCH, 5424 TAMARUS
STREET, LAS VEGAS, NV 89119**

DRAFT

01/21/20 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

ARVILLE ST/SPRING MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0910-NASDAQ 5, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduced separation from a supper club to a residential use in conjunction with a commercial center on a portion of 1.2 acres on a C-2 (General Commercial) Zone in the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road, 310 feet west of Arville Street within Paradise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-18-105-001 ptn

- USE PERMITS:**
1. On-premises consumption of alcohol (supper club).
 2. Reduce the separation from a residential use to a supper club to 74 feet where 200 feet is required per Table 50.44-1 (a 63% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4880 Spring Mountain Road, Suite 500-600
- Site Acreage: 1.2 (portion)
- Project Type: Supper Club
- Number of Stories: 1
- Building Height (feet): 12 feet 3 inches
- Square Feet: 3,120
- Parking Required/Provided: 266/288

Site Plans

The plans show an existing commercial center with 4 tenant spaces. The proposed restaurant (supper club) is located on the northern half of the building. Parking is located on the east side of

the building and is shared with the commercial businesses to the northeast and the east. There is cross access with the properties to the north and the east. The property is accessed from Spring Mountain Road by one commercial driveway and one alley entrance. The property is adjacent to single family residential to the west and the separation between the uses is approximately 74 feet.

Landscaping

Existing landscaping is located along Spring Mountain Road, within the parking lot, and in front of the building. Landscaping is not a part of this request.

Elevations

The photos show an existing 1 story building constructed of brick façade, aluminum storefront doors and windows, and an integrated covered walkway over the east customer entry. No changes are proposed to the existing elevations.

Floor Plans

The plans depict a 3,120 square foot tenant suite consisting of an entry waiting area, dining area, bar seating/dining counter, kitchen, storage, restrooms, and office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed restaurant is taking over the leased space of a previous restaurant and would like to have a supper club with on-premises consumption of alcohol with reduced separation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0122-17	Reduced separation for a supper club to residential	Approved by PC	March 2017
WS-0147-17	Increased wall height	Approved by PC	March 2017
WS-0486-08	Reduced separation between freestanding signs and additional freestanding sign	Approved by BCC	June 2008
VS-1227-01	Vacated and abandoned a public right-of-way	Approved by PC	November 2001
UC-1717-99	Television station – expired	Approved by PC	December 1999
UC-1789-94	Health care school – expired	Approved by PC	December 1994
VC-289-91 (ET-193-92)	First extension of time to review a reduction of parking to 420 spaces where 443 spaces are required	Approved by BCC	July 1992
VC-289-91	Reduced parking to 420 spaces where 443 spaces are required	Approved by BCC	June 1991

Prior Land Use Requests

Application Number	Request	Action	Date
AC-187-87	Architectural supervision to construct an office building with 2 commercial stores in conjunction with a furniture store and a restaurant	Approved by PC	December 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Commercial General	C-2	Commercial uses
West	Residential Suburban (8 du/ac)	C-1, R-1	Restaurant & single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the commercial center. Restaurants with on-premises consumption of alcohol (supper club) already exist in the center without any known issues. The proposed use is consistent and compatible with the area and other uses along Spring Mountain Road. Staff finds that the on-premises consumption of alcohol and a reduction in the setback from residential will have no impact to the neighboring single family residential development; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval.

- 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: JOON YI

CONTACT: JEMMA YUN, 2383 CROCODILE AVE., HENDERSON, NV 89052

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 11/22/19 APP. NUMBER: UC-19-0910
 PLANNER ASSIGNED: NR TAB/CAC: Paradise
 ACCEPTED BY: NR TAB/CAC MTG DATE: 1/14 TIME: 7pm
 FEE: 675 PC MEETING DATE: 1/21 @ 7pm
 CHECK #: 886 BCC MEETING DATE: —
 COMMISSIONER: JJ ZONE / AE / RNP: C-2
 OVERLAY(S)? Asian Design PLANNED LAND USE: CG
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y (N)
 TRAILS? Y (N) PFNA? Y (N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: NASDAQ5 LLC
 ADDRESS: C/O Ohana Realty Group 2620 Regatta Dr. #211
 CITY: Las Vegas STATE: NV ZIP: 89128
 TELEPHONE: 702-604-8095 CELL: 702-604-8095
 E-MAIL: michaelsumiyoshi@yahoo.com

APPLICANT

NAME: Joon Yi
 ADDRESS: 2383 Crocodile Ave.
 CITY: Henderson STATE: NV ZIP: 89052
 TELEPHONE: 213-344-7651 CELL: 213-344-7651
 E-MAIL: joonyi7396@gmail.com REF CONTACT ID #: _____

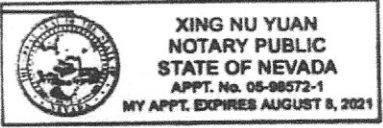
CORRESPONDENT

NAME: Jemma Yun
 ADDRESS: 2383 Crocodile Ave.
 CITY: Henderson STATE: NV ZIP: 89052
 TELEPHONE: 213-393-2000 CELL: 213-344-2000
 E-MAIL: 4jemmajemma@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-105-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4480 Spring Mountain Rd. #500-600 Las Vegas, NV. 89102
 PROJECT DESCRIPTION: Super Clubs Liquor License

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

[Signature] Property Owner (Signature)*
Leon Chen Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 18th, 2019 (DATE)
 By Chun-Leon Chen
 NOTARY PUBLIC: Jemma Yun



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

PLANNER
COPY

WC-19-0910

Project Address: 4480 Spring Mountain ~~Rd~~ # 400
Las Vegas, NV. 89052.

I am requesting to have Supper Clubs
liquor license.

I am requesting for Use Permit to
reduce seperation for an on-premises
consumption of alcohol establishment (Supper Club)
in conjunction with a proposed restaurant
to a residential use to 74 feet where
200 feet is required per Table 30.44-1
(a 63% reduction)

Total square footage of the restaurant is 3120 sqft.

Creative Kitchen, Inc.

DBA: Robata En

4480 Spring Mountain Road:

Las Vegas, NV. 89052.

01/21/20 PC AGENDA SHEET

ACCESSORY BUILDING
(TITLE 30)

RUSSELL RD/BIRCHWOOD CIR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0948-WOMACK ROBERT:

USE PERMIT to allow accessory structures (storage buildings) that are not architecturally compatible with the principal building

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow non-decorative metal siding where not permitted; **3)** permit vertical metal siding where not permitted; and **4)** reduce parking.

DESIGN REVIEW for proposed accessory structures (storage buildings) in conjunction with and existing office building on 0.5 acres in a C-P (Office and Professional) Zone within the Russell Road Transition Corridor Overlay District.

Generally located on the north side of Russell Road, 150 feet west of Birchwood Circle within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-25-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback for accessory structures (storage buildings) to a residential use to 5 feet were a minimum of 10 feet is required per Table 30.40-4 (a 50% reduction).
2. Permit non-decorative metal siding for accessory structures in a C-P zone where not permitted per Table 30.56-2.
3. Permit metal siding for accessory structures in a vertical pattern where not permitted and where a horizontal pattern is allowed per Table 30.56-2.
4. Reduce parking to 6 spaces where a minimum of 12 spaces is required per Table 30.60-1 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3288 E. Russell Road
- Site Acreage: 0.5

- Project Type: Accessory building
- Number of Stories: 1
- Building Height (feet): 8.5
- Square Feet: 320 (accessory buildings)
- Parking Required/Provided: 12/6

Site Plans

The plans depict an existing office building that is located in the central portion of the site. Parking for the office building is located to the west and north of the building with access to the site by a single driveway located on the southwest corner of the property. The applicant is requesting to install 2 shipping containers to be used as storage for his business. The plans show the structures will be located on the northeast corner of the site, set back 5 feet from the rear (north) property line and 15 feet from the side (east) property line. The proposed structures will be set back approximately 34 feet from the office building.

Landscaping

No changes are proposed or required in conjunction with this request. Existing landscaping includes trees located along the rear and side property lines and within the front yard.

Elevations

The existing office building is one story with a flat roof behind a parapet wall. The exterior of the office building has a stucco finish painted in earth tone colors. The proposed storage buildings are metal shipping containers that the applicant indicates will be painted to match the office. These structures are 8.5 feet in height, which is over the height limit of Title 30 to be considered as sheds.

Floor Plans

The storage buildings will each have an area of approximately 160 square feet for a total of 320 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that he is an artist and needs the accessory structures to store supplies. The existing office building is not large enough to provide both storage space and work space. The business is not open to the public and appointments will be necessary for customers to come to the site. The applicant states the business will typically have 3 customers a week come to the facility so the 6 spaces being provided will be more than adequate for the business.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South	Commercial General	C-2	Shopping center
East & West	Office Professional	R-E	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 structures have a height of 8.5 feet. If the structures were 8 feet or less in height the use permit for architectural compatibility to the office building would not be required. The applicant has indicated that the accessory structures will be painted to match the office building. Since the proposed structures are only a few inches over the maximum height allowed to not require the accessory structures to be architecturally compatible with the office building, staff can support the use permit if mitigation is provided to reduce the impacts of the structures on the adjacent properties. The mitigation would include painting the structures to match the office building, increasing the setback to the rear property line, and/or providing additional trees adjacent to the structures to provide a screen for the neighbors.

Waivers of Development Standards

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

Waiver of Development Standards #1

The plans depict the proposed accessory structures being set back 5 feet from the rear (north) property line. Staff finds that the applicant has not provided a sufficient justification to warrant approval of this request. The plans show the proposed structures will be approximately 34 feet from the rear of the office building and there is no indication of unique circumstances or hardship that would not allow the structures to be placed closer to the office building. Additionally, staff has indicated that the use permit needed to allow the accessory structures can be supported if an additional setback is provided to mitigate the impacts of the structures on the adjacent properties. Therefore, staff does not support this waiver.

Waivers of Development Standards #2 & #3

If these structures were 8 feet or less in height the requirements for the metal siding and use of decorative metal would not apply. Since the proposed structures are only a few inches above the structure height where the requirements of the design standards apply (Table 30.56-2), staff finds that the proposed structures will not have an adverse effect on the adjacent properties if

mitigation similar to what was stated for the use permit are provided to reduce the impacts of the structures on the adjacent properties. Therefore, staff can support these waivers.

Waiver of Development Standards #4

Based on the nature of the proposed business and the applicant's statements about limited access to the site by the general public, staff does not have a practical problem with the proposed parking reduction for this business. However, staff is concerned with the impacts of the proposed business discontinuing the use of this site and another business taking over the building. The reduction in parking could have negative impacts to this area should another business take over the site in the future. Additionally, staff finds that there is space available on the site to provide the parking. Based on these concerns staff finds the proposed parking reduction to be excessive and does not support his request.

Design Review

Based on the size of the proposed structures staff could support the design review for the accessory structures if additional mitigation consisting of an increased setback to the north property line, painting the structures to match the office building and planting additional evergreen trees are provided. However, staff does not support the waiver to reduce parking for the site and without additional parking, staff cannot support the design review.

Staff Recommendation

Approval of the use permit, and waivers of development standards #2 & #3; denial of waivers of development standards #1 & #4 and the design review.

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:

- Paint the accessory structures to match the existing office building;
- Plant a minimum of 3 large evergreen trees along the north side of the accessory structures and at least 1 large evergreen tree to the east of the easternmost accessory structure;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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: ROBERT WOMACK

CONTACT: ROBERT WOMACK, 3288 E. RUSSELL RD., LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>675.00</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475.00</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <u>675.00</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>12-6-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>1025.00</u> CHECK #: <u>3452</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>Russell Road</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y <u>N</u> PFNA? Y <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0948</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>1-14</u> TIME: <u>7P</u> PC MEETING DATE: <u>1-21</u> <u>7P</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-P</u> PLANNED LAND USE: <u>OP</u> NOTIFICATION RADIUS <u>50</u> SIGN? Y <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>ROBERT WOMACK</u> ADDRESS: <u>3288 E. RUSSELL RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 790 4691</u> CELL: _____ E-MAIL: <u>BobWomack@gmail.com</u>	
APPLICANT	NAME: <u>ROBERT WOMACK</u> ADDRESS: <u>3288 E. RUSSELL RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 790 4691</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>16225801035</u>	
CORRESPONDENT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-28-801-035

PROPERTY ADDRESS and/or CROSS STREETS: 3288 East Russell Rd

PROJECT DESCRIPTION: Accessory Structures

(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.

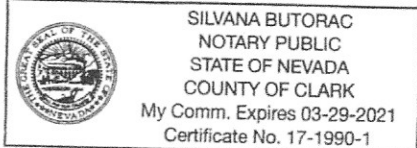
Robert T. WOMACK

 Property Owner (Signature) * Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOV. 08TH, 2019 (DATE)
 By ROBERT ALEXANDER WOMACK

NOTARY PUBLIC:



*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.

7

UC-19-0948

JUSTIFICATION LETTER

NOV. 8th 2019
ASSESSOR # 16225801035

Robert Womack
3288 E. Russell Rd
Las Vegas, NV. 89120
Office: 702 790 4691

I Robert "Bob" Womack owner of request location at 3288 E. Russell Rd. LV, NV. 89120 for a use permit for the placement of a cargo shipping container to be converted into a work space that is a less permanent structure setting closer to property wall.

This business is not open to the public and requires a phone call to make appointment to visit also reduces parking space from a 12 car parking to a 6 car parking lot, estimating 2-3 cars a week if that.

Sincerely
Bob Womack

EASEMENTS
(TITLE 30)

VALLEY VIEW BLVD/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0925-NEVADA BEVERAGE COMPANY:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Wynn Road and between Tompkins Avenue (alignment) and Tropicana Avenue within Paradise (description on file). MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-19-802-013

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

The plans show the vacation of a 10 foot wide, 334 foot long portion of Valley View Boulevard, located approximately 278 feet north of Tropicana Avenue and 635 feet south of Tompkins Avenue (alignment). The applicant indicates that the vacation of this easement would allow the adjacent parcel to adjust the lot line for proposed reduction of landscaping for a companion application (WS-19-0840).

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-09	Unscreened outside storage	Approved by PC	July 2009
UC-0041-06	Minor school (motorcycle driving training facility) - Expired	Approved by PC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Distribution center
South	Commercial Tourist	M-1	Adult use
East	Commercial Tourist	M-1	Mini-warehouse
West	Commercial Tourist	M-1	Union Pacific Railroad

Related Applications

Application Number	Request
WS-19-0840	A waiver for reduced landscaping is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA BEVERAGE CO

CONTACT: RYAN LOWER, 411 E. BONNEVILLE AVENUE, SUITE 360, LAS VEGAS, NV 89101



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>12/03/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>875</u> CHECK #: <u>1407</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>Adult use, MUD-1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0925</u> TAB/CAC <u>Paradise</u> TAB/CAC DATE: <u>1/14/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>1/21/20 @ 7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>ROW</u> PLANNED LAND USE: <u>ROW</u>
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PROPERTY OWNER	NAME: <u>Nevada Beverage Company</u> ADDRESS: <u>3940 W. Tropicana Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-942-4200</u> CELL: _____ E-MAIL: <u>pc@patclarklv.com</u>
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APPLICANT	NAME: <u>Nevada Beverage Company</u> ADDRESS: <u>3940 W. Tropicana Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-942-4200</u> CELL: _____ E-MAIL: <u>pc@patclarklv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Ryan Lower, Morris Law Group</u> ADDRESS: <u>411 E. Bonneville Ave., Suite 360</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-759-8307</u> CELL: _____ E-MAIL: <u>rml@morrislawgroup.com</u> REF CONTACT ID #: _____
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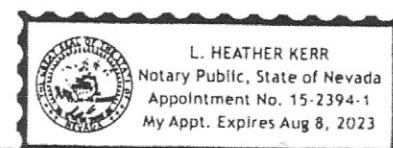
ASSESSOR'S PARCEL NUMBER(S): 162-19-802-013

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd and W Tropicana Ave

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.

<u><i>Pat Clark - President of NBC</i></u> Property Owner (Signature)* <small>STATE OF NEVADA COUNTY OF <u>CLARK</u></small>	<u><i>Pat Clark</i></u> Property Owner (Print)
--	---

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 14, 2019 (DATE)
 By PAT CLARK
 NOTARY PUBLIC: L. Heather Kerr



*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.

8

MORRIS LAW GROUP

ATTORNEYS AT LAW

411 E. BONNEVILLE AVE., STE. 360
LAS VEGAS, NV 89101
TELEPHONE: 702/474-9400
FACSIMILE: 702/474-9422
WEBSITE: www.morrislawgroup.com

December 2, 2019

Clark County Comprehensive
Planning Department
500 S. Grand Central Parkway
P.O. Box 551741
Las Vegas, Nevada 89155-1741

**PLANNER
COPY**

VS19-0925

*Re: Request for Vacation and Abandonment of Dedication of Right-of-Way
Easement for Pedestrian Access and Utility Purposes for APN 162-19-
802-013*

Nevada Beverage Company (the "Owner") respectfully requests that Clark County vacate and abandon the right-of-way easement for pedestrian access and utility purposes for Assessor Parcel Number 162-19-802-013 (the "Property"), which the Owner previously dedicated to Clark County, but is no longer necessary or planned to be used by Clark County.

Background

Nevada Beverage Company is a family owned business that has been operating in Las Vegas since 1948. With sales volume over 10 million cases, Nevada Beverage consistently ranks in the top ten percent of all U.S. distributors. It currently has approximately 350 employees (sales staff, drivers, merchandisers and support staff). Nevada Beverage Company calls on approximately 3,000 accounts and maintains a fleet of 71 delivery trucks, 139 sales vans, and 8 draught pouring special event vehicles. Nevada Beverage's main operations are located at 3940 West Tropicana Ave., Las Vegas, Nevada 89103. Nevada Beverage receives approximately 60-65 trucks delivering products per week. Nevada Beverage's delivery trucks, as well as the trucks from which it receives shipments enter and exit the Property from South Valley View Boulevard, which is currently a small street that end at the Union Pacific Railroad tracks north of West Tompkins Avenue.

Harmon/Valley View/UPRR Grade Separation Project

Presently, Clark County is improving access to and through the resort corridor by connecting Harmon Avenue and Valley View Boulevard with a grade separation over the Union Pacific Railroad ("UPRR") tracks (the "Project"). Maps showing the location of the Project are attached hereto as Exhibit A. A complete description of the Project is available at: <http://pwgate.co.clark.nv.us/harmonvalleyview/projectoverview.htm>

This improvement will make Valley View Boulevard, a north/south arterial roadway, which will be continuous from Blue Diamond Road (SR 160) to Washington Avenue. Valley View Boulevard will become the first north/south continuous roadway west of the I-15 providing an alternative to I-15 for approximately 10 miles. The project will widen Valley View Boulevard to provide three southbound through lanes from Flamingo Road to Tropicana Avenue. In the northbound direction, two through lanes will be provided from Tropicana Avenue to Harmon Avenue.

As part of the Project, Clark County is widening Valley View Boulevard to the west next to the Property. Clark County's proposed plans include moving the curb, gutter, and sidewalk 9 feet to the west, which will place them closer to the existing wall at the Property.

In preparation for this work, Clark County asked the Owner to grant it a right-of-way easement for pedestrian access and utility purposes. A copy of Clark County's most recent plans and the easement are attached as Exhibit B.

Request for Vacation and Abandonment of Easement

The Owner and the adjacent property owners (the GST Trust, the Issue Trust, and the Voting Stock Trust) recently submitted a land use application requesting a waiver of the development standards (setbacks and landscaping) and for a design to be approved for Assessor Parcel Numbers 162-19-802-013 and 162-19-802-035 (Land Use Application WS/DR-19-0840) because their property will be significantly affected by Clark County's Project.

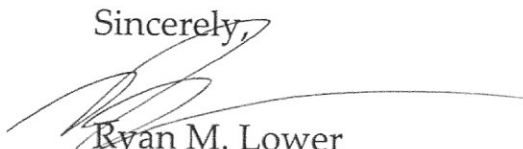
During that process, the Owner learned that the easement, which was on a portion of the property for which the waiver was requested, was no longer needed for Clark County's Project. Exhibit C, Email Exchange with Clark County. Clark County explained that although it originally planned to widen Valley View to 120 feet, it now plans to widen it only 100 feet. *Id.* Therefore, because the right-of-way on Valley View now runs 50 feet on either side of the centerline, instead of 60 feet, the easement that the Owner previously granted to Clark County for the Project is no longer necessary. In order to move forward with Land Use Application WS/DR-19-0840, the Owner agreed to submit this Request for Vacation and Abandonment of Dedication of Right-of-Way Easement for Pedestrian Access and Utility Purposes for APN 162-19-802-013.

Conclusion

Based on the foregoing, the Owner respectfully requests the Clark County Comprehensive Planning Department abandon and vacate the above-referenced easement.

Thank you for your attention in this matter.

Sincerely,



Ryan M. Lower

RML/gm

01/21/20 PC AGENDA SHEET

REDUCED SETBACKS/LANDSCAPING
(TITLE 30)

TROPICANA AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0840-NEVADA BEVERAGE COMPANY:

WAIVERS OF DEVELOPMENT STANDARDS for the following; 1) reduced setbacks for a wall; 2) elimination of street landscaping; and 3) attached sidewalk.

DESIGN REVIEW for alternative screening along a street frontage on 2.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Valley View Boulevard, 340 feet north of Tropicana Avenue within Paradise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-802-013; 162-19-802-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front street setback for a wall to zero feet where 15 feet is required per 30.64.020 (a 100% reduction).
2. Reduce street landscaping to zero feet where 15 feet is required per Table 30.64-2 (a 100% reduction).
3. Allow an attached sidewalk where a detached sidewalk is required per Table 30.64-2.

DESIGN REVIEW:

Alternative screening along a street frontage.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4847 S. Valley View Boulevard
- Site Acreage: 2.3
- Project Type: Reduced setbacks/landscaping
- Wall Height (feet): 8

Site Plan

The plan depicts existing conditions which include a 10 foot wide sidewalk, a 10 foot wide landscape area (to be removed), and an existing 5 foot high decorative block wall (2.5 foot high block base with 2.5 foot high wrought iron) along Valley View Boulevard.

Landscaping

The photos show the existing landscape area to be removed along the decorative fence.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the 10 foot wide easement along the eastern property line is no longer required as part of the right-of-way for the widening of Valley View Boulevard. The applicant is requesting the removal of the required landscaping due to transient individuals camping on the property and leaving garbage and feces in the landscaping area. The intent of the application is to have a newly constructed 8 foot high wall on the property line with an attached sidewalk to eliminate any camping area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-09	Unscreened outside storage with waivers for landscaping and street improvements	Approved by PC	July 2009
UC-0041-06	Minor school (motorcycle driving training facility) (Expired)	Approved by PC	March 2006
DR-1093-00 (ET-0302-01)	First extension of time for an office and truck bay facility	Approved by PC	September 2001
DR-1093-00	Office and truck facility	Approved by PC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial tourist	M-1	Distribution center
South	Commercial tourist	M-1	Adult use
East	Commercial tourist	M-1	Mini-warehouse
West	Commercial tourist	M-1	Union Pacific Railroad

Related Applications

Application Number	Request
VS-19-0925	A request to Vacate and abandon a right-of-way on Valley View Boulevard is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff reviews waivers and design review requests to ensure compatibility with existing and planned development in the surrounding area. The previous approval of UC-0346-09 included non-standard improvements to the right-of-way and reduced landscaping width predicated on the widening of Valley View Boulevard to a 120 foot wide right-of-way. Now that Public Works has determined that Valley View Boulevard will only be a 100 foot right-of-way, the additional 10 foot easement is no longer required by Public Works. This being said, the applicant would like to eliminate the required street landscaping and construct a solid non-decorative wall on the property line, which would create an attached sidewalk where a detached sidewalk is required. Although the subject site and surrounding areas are planned for Commercial Tourist uses, the existing surrounding development is industrial with commercial development to the southeast along Tropicana Avenue. The current condition on the site is a 5 foot high decorative fence/wall combination which is typical along Valley View Boulevard to the north and the south of the site. An 8 foot high block wall with an attached sidewalk is not in keeping with the surrounding area. However, landscaping in this area appears to be minimal and predominantly hardscape. Staff could support the waivers of landscaping if an alternative was proposed such as a hardscape to match the surrounding properties. However, staff cannot support the elimination of the landscaping and a wall with attached sidewalk that is not consistent with the surrounding area. Staff finds that the applicant's request to eliminate required landscaping, reduce the setback for a wall in the front yard, and an attached sidewalk is a self-imposed hardship. Staff acknowledges the concerns of the applicant in regard to the existing landscaping situation; however, since no alternative was proposed, staff cannot support the waivers or the design review.

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:

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

Public Works - Development Review

- Applicant to coordinate with Public Works Traffic Management Division for the improvements on Valley View Boulevard.

Clark County Water Reclamation District (CCWRD)

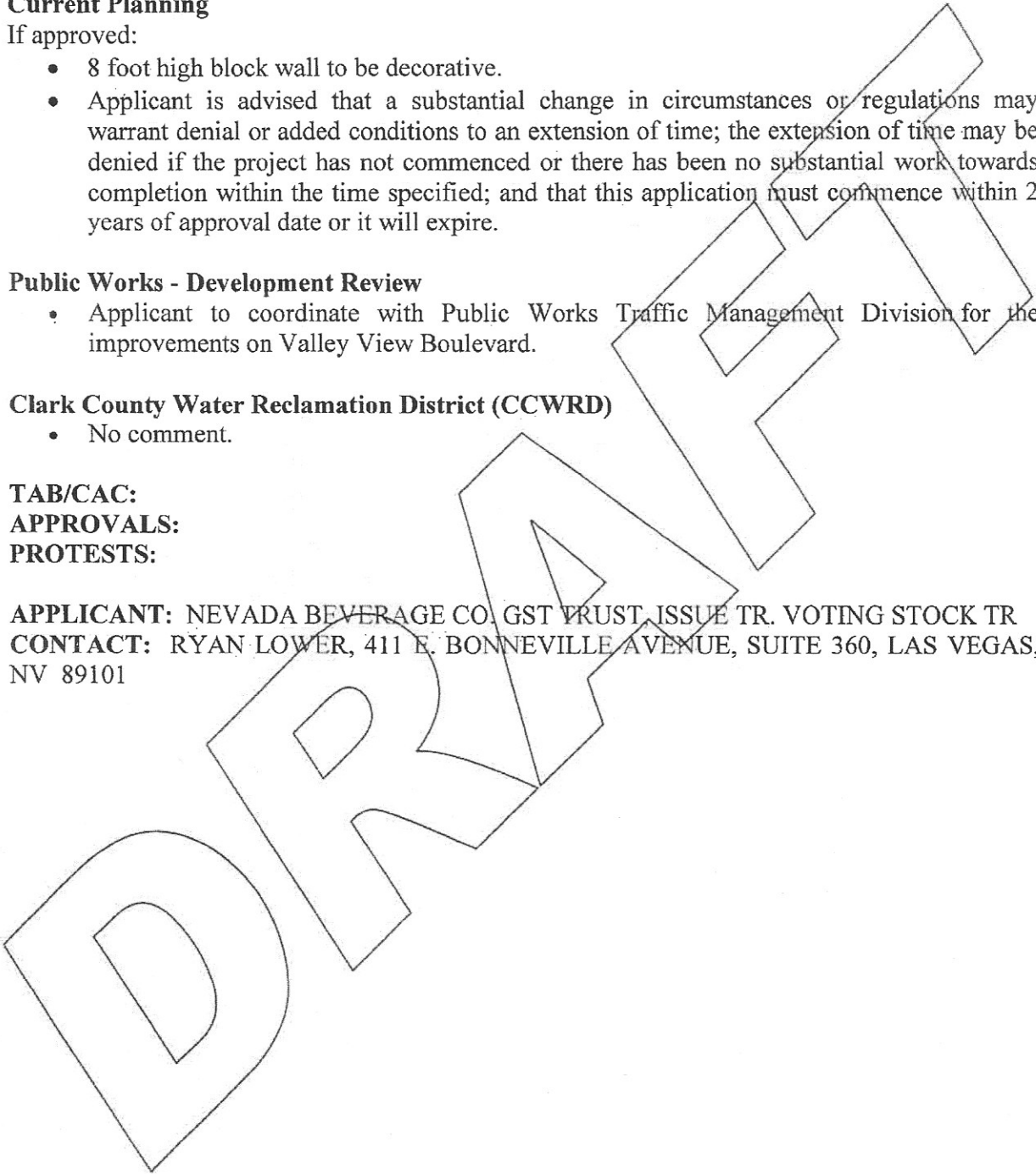
- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA BEVERAGE CO. GST TRUST, ISSUE TR. VOTING STOCK TR
CONTACT: RYAN LOWER, 411 E. BONNEVILLE AVENUE, SUITE 360, LAS VEGAS, NV 89101



01/21/20 PC AGENDA SHEET

MODULAR BUILDINGS
(TITLE 30)

WYNN RD/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0939-RUSSELL III, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate trash enclosure.

DESIGN REVIEWS for the following: 1) existing modular office buildings in conjunction with an outside storage yard; and 2) alternative parking lot landscaping on 0.6 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the West side of Wynn Road, 190 feet north of Russell Road within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-801-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for a modular office building to 14 feet where a minimum of 20 feet is required per Table 30.40/5 (a 30% reduction).
2. Waive trash enclosure requirements where a trash enclosure per Section 30.56.120 is required.

DESIGN REVIEWS:

1. Permit 2 existing modular office buildings to remain in conjunction with an outside storage yard.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5675 Wynn Road
- Site Acreage: 0.6
- Project Type: Modular office buildings in conjunction with an outside storage yard

- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 960 modular offices/12,845 storage yard
- Parking Required/Provided: 6/6

Site Plan

The site is part of an existing commercial/industrial development consisting of 3 lots with shared access from Wynn Road and Russell Road. The site of the subject application is located on the northern portion of the commercial/industrial development. There is a vehicle repair facility on the southwestern portion of the existing development and the southeastern portion of the development is undeveloped. The site of the storage yard has an area of 0.6 acres with the western 12,845 square feet of the parcel being the storage yard. The modular office buildings were originally approved by WS-1137-02, which has expired. The modular office buildings are located on the eastern portion of the site adjacent to Wynn Road and the southern boundary of the site. The plans depict a dumpster for trash located within the storage yard, however, an enclosure is not being provided for the dumpster.

Landscaping

The plans depict a 10 foot wide landscape area adjacent to Wynn Road consisting of trees, shrubs and groundcover. Additional trees are provided adjacent to the buildings and the parking spaces to provide the required number of trees for the parking area.

Elevations

Both of the modular office buildings are approximately 14 feet in height. The exterior of the buildings consist of a wood siding painted in earth tone colors.

Floor Plans

Each of the modular office buildings has an area of 480 square feet for a total area of 960 square feet. Each of the modular buildings consists of private offices, reception area, restrooms, and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the modular office buildings are existing on the site and were approved by a prior land use application (WS-1137-02). WS-1137-02 was approved with a time limit for review, which was not filed and the application expired. Other than a complaint with the Public Response Office for the expired land use application for the modular office buildings, there are no additional complaints for the property. The approval of this request will allow the property to continue to be used as a storage yard.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1137-02	Waived landscaping and architectural consistency for modular offices in conjunction with an existing industrial development - expired	Approved by PC	September 2002
ZC-1068-94	Reclassified 2 acres, including this site, to M-1 zoning for an office/warehouse complex	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Industrial	M-1	Office/warehouse complex
South	Industrial	M-1	Vehicle repair facility & undeveloped
East	Industrial	M-1	Outside storage yard

Clark County Public Response Office (CCPRO)

CE19-14136 is a complaint on file for an expired land use application for the modular buildings, which is pending 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

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

Waiver of Development Standards #1

Aerial photographs indicate that a modular office building was located on the property from the fall of 2001 to the fall of 2003, which coincides with the approval of WS-1137-02. This modular office building was removed from the property prior to the spring of 2004 based on the aerial photographs. Aerial photographs indicate that the first of the 2 existing modular office buildings was added to the site in the fall of 2009 and the second was added by the spring of 2010. Records do not show any building permits being applied for to install the modular office buildings. Indications are that the modular office buildings were installed without proper land use approval and without building permits; therefore, the waiver to reduce the setback from Wynn Road is a self-imposed hardship that staff does not support.

Waiver of Development Standards #2

The applicant proposes to place a dumpster for trash within the fenced area of an outside storage yard and is requesting to waive the requirement to provide an enclosure for the dumpster. Trash enclosures provide a screen for dumpsters to help limit the visual impact of the dumpster on the property and surrounding area. However, the required enclosure also helps to keep trash in a limited area and prevent trash from spreading to other areas on and off the site where it becomes unsightly and a nuisance. In order to help prevent nuisance trash from impacting the area, staff does not support waiving the requirement for a trash enclosure.

Design Reviews

Since staff does not support the waivers of development standards for this application, staff cannot support the design reviews.

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, #12-A, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>6000</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>10000</u> <input checked="" type="checkbox"/> PUBLIC HEARING <u>3500</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12-5-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$1950.00</u> CHECK #: <u>3163</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0939</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>1-14</u> TIME: <u>7:00P</u> PC MEETING DATE: <u>1-21</u> <u>7:00P</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1 REGO</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>RUSSELL III LLC CAROL A. HARMON</u> ADDRESS: <u>1624 HIDDEN SPRING DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-255-4288</u> CELL: <u>702-501-0099</u> E-MAIL: <u>harmontnc@aol.com</u>	
	APPLICANT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg-design</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg-design</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-30-801-028

PROPERTY ADDRESS and/or CROSS STREETS: 5675 WYNN ROAD LAS VEGAS, NV 89118

PROJECT DESCRIPTION: Two permanent modular office buildings - 480 SF each.

(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.

Carol A. Harmon CAROL A. HARMON
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 12th, 2019 (DATE)
 By Carol Harmon
 NOTARY PUBLIC: Hailey Shinn



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



December 5, 2019

Clark County Public Works – Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV. 89155

RE: Design Review/Waiver of Development Standards
5675 Wynn Rd
APN# 162-30-801-028

To Whom It May Concern,

Please find attached our Design Review application for the above referenced project. We are requesting for the approval of two permanent modular buildings (480 SF each). 10' of landscape is being provided along Wynn Rd where 6' is required. We have met the required parking counts, as well as the required landscape. The mechanical equipment on the buildings will be screened by the 10'-0" fence as well as the additional trees.

Additionally, we are asking for a waiver for building B to allow a 14' setback where 20' is required along Wynn Rd, and a 16'-6" setback where 20' is required along the North property line. Building A meets all required setbacks.

Lastly, we are wishing to provide a trash receptacle located behind the screen fence in leu of providing a trash enclosure.

If you have any questions or concerns, please feel free to contact me.

Sincerely,


Kerry Shahan
Principal Architect
Architectural Civil Group, LLC.
kshahan@acg.design
702.355.9638



10

ANIMATED WALL SIGN
(TITLE 30)

FLAMINGO RD/HUGH HEFNER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400159 (DR-18-0619)-LOVITZ, JON:

DESIGN REVIEWS FIRST APPLICATION FOR REVIEW for the following: 1) modifications to an approved comprehensive sign package; 2) increased wall sign area; and 3) increased animated sign area in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-19-501-004; 162-19-511-000 through 162-19-511-600

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign package for the Palms Resort Hotel and Palms Place.
2. Increase overall wall sign area to 36,141 square feet where a maximum of 32,880 square feet is permitted per Table 30.72-1 (a 10% increase).
3. Increase sign area for animated signage (electronic message/video units) to 28,079 square feet where 5,529 square feet was previously approved and a maximum of 600 square feet is permitted per Table 30.72-1 (a 4,580% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4321 & 4381 W. Flamingo Road
- Site Acreage: 27.1
- Project Type: Animated (video) wall sign

Site Plans

The plans show an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on a 27.1 acre property. Access to the site is from Flamingo Road, Arville Street, Hugh Hefner Drive, and Nevso Drive.

Signage

The plans show a proposed 22,550 square foot (275 feet tall by 82 feet wide), curved, animated (video) wall sign located on the entire east façade of the Ivory Tower at the Palms Resort Hotel. The existing 1,055 square foot, animated wall sign with the word "PALMS" on the east façade of the tower will be removed.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	8,388	0	8,388	18,650	n/a	4	0	4
Wall*	14,646 (minus 1,055)	22,550	36,141	32,880	10	43 (removed 1)	1	43
Directional	462	0	462	384	20	22	0	22
Monument	365	0	365	2,380	n/a	11	0	11
Overall Total	23,861 (minus 1,055)	22,550	45,356	54,294	n/a	80 (removed 1)	1	80

*The freestanding and wall signs also contain animation

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Video & EMU	5,529	22,550	28,079	600	4,580	3	1	4
Animated^	32,798 (minus 1,055)	0	31,743	n/a	n/a	12 (removed 1)	0	11
Overall Total	38,327	22,550	59,822	n/a	n/a	15 (removed 1)	1	15

^12,509 square feet of the 32,798 square feet is linear feet of neon.

Previous Conditions of Approval

Listed below are the approved conditions for DR-18-0619:

Current Planning

- 1 year to commence and review as a public hearing;
- Use of white light for background and graphics shall be minimal;
- No flashing video from 30 minutes after sunset until 30 minutes prior to sunrise;
- Maximum brightness of 1.3 foot candles at 200 feet from 30 minutes after sunset to 30 minutes prior to sunrise.

- 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 is submitting this application as a requirement of the conditions outlined in the original approval, the applicant states they have been compliant in regards to maintaining and keeping the white light to a minimum and have made all efforts to adjust the content to eliminate flashing video from 30 minutes after sunset to 30 minutes prior to sunrise.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900496	Administrative design review for a temporary tent structure	Approved by ZA	July 2019
DR-18-0619	Design review for an animated wall sign	Approved by BCC	November 2018
UC-18-0461	Allowed direct access to an accessory use (mobile food vendors) where access is required from the interior of the resort hotel (Palms)	Approved by BCC	August 2018
ADR-18-900353	Modified an approved addition for an existing resort hotel (Palms)	Approved by ZA	June 2018
DR-18-0189	Addition to an existing resort hotel (Palms)	Approved by BCC	April 2018
ADR-18-900122	Converted existing bingo area to a restaurant with outside dining	Approved by ZA	March 2018
DR-18-0038	Addition to the parking garage	Approved by BCC	March 2018
UC-1021-17	Comprehensive sign package	Approved by BCC	January 2018
ADR-0876-17	Exterior remodeled and façade changes to an existing resort hotel (Palms)	Approved by ZA	August 2017
UC-0339-17	Addition and remodeled an existing resort hotel (Palms) including day/night club and pool areas	Approved by BCC	June 2017
ADR-0430-17	Vestibule modified in conjunction with a resort hotel (Palms)	Approved by ZA	May 2017
DR-0310-12	Modified and exterior remodeled of an existing resort hotel (Palms)	Approved by PC	August 2012
UC-1500-07	Freestanding signs in conjunction with an existing resort hotel (Palms)	Approved by BCC	February 2008
UC-1414-05	Expansion of the pool area including outdoor live gaming	Approved by PC	October 2005
UC-0645-05	Modified an approved resort condominium (Palms Place)	Approved by PC	June 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2135-04	Reclassified a previously approved condominium hotel as a resort condominium (Palms Place), and for the relocation of a previously approved temporary sales center	Approved by BCC	January 2005
UC-1797-04	Increased the height of a condominium hotel tower (Palms Place)	Approved by BCC	December 2004
DR-1273-00	2 story garage addition on the west side of the resort building	Approved by BCC	September 2000
DR-1556-99	Additions and changed plans and allowed for the commencement and construction of the project	Approved by BCC	December 1999
UC-1577-98	Resort hotel (Palms)	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 & C-2	Gold Coast Resort Hotel, offices, restaurant, vehicle maintenance facility, marijuana establishment (dispensary & retail store), & convenience store with gas pumps
South	Commercial Tourist	R-4 & M-1	Multiple family residential, offices, mini-warehouse facility, & industrial uses
East	Commercial Tourist	H-1	Undeveloped (approved for shopping center, hotel, & multiple family residential development per UC-0703-16)
West	Commercial Tourist	C-2 & M-1	Retail center, office/warehouse building, & recreational facility (indoor go-kart track)

Clark County Public Response Office (CCPRO)

There is an active complaint regarding the animated sign (CE19-16461), however CCPRO is monitoring this situation to ensure it remains in compliance.

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 sign has been established and is in operation, however there is an active Code Enforcement complaint (CE19-16461) regarding the bright light coming from the approved animated sign, which code enforcement indicates is under review at this time. Based on the active complaint, staff cannot support the review at this time.

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:

- 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; 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: PALMS CASINO RESORT

CONTACT: MICHAEL LEBLUE, 5119 S. CAMERON ST, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

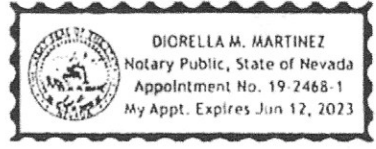
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>DR-18-0619</u> (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>11-21-19</u> APP. NUMBER: <u>AR-19-400159</u> PLANNER ASSIGNED: <u>Tabitha</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: _____ TAB/CAC MTG DAT <u>1-14-20</u> TIME: <u>7:00</u> AM FEE: <u>\$475.00</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>1/22/20</u> 9:00 AM COMMISSIONER: <u>MN</u> ZONE/AE/RNP: <u>H-1</u> OVERLAY(S)? <u>MUD-1</u> PLANNED LAND USE: <u>WP CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> /N NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>F P Holdings L P</u> ADDRESS: <u>1505 S. Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-495-3000</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Palms Casino Resort</u> ADDRESS: <u>4321 W. Flamingo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Michael Leblue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-19-501-004 & 162-19-511-000 thru 600
 PROPERTY ADDRESS and/or CROSS STREETS: 4321 W. Flamingo Road
 PROJECT DESCRIPTION: Application review for DR-18-0619.

(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)* Jeffrey T. Welch
 Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11/18/19 (DATE)
 By Jeffrey Welch
 NOTARY PUBLIC: Diorella M. Martinez



*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.



Custom Electric Signs

November 20, 2019

Clark County Comprehensive Planning
500 S. Grand Central Parkway #1
Las Vegas, NV 89155

AR - 19 - 400159

**Re: Palms Resort Casino – Application Review for DR-18-0619
Justification Letter**

To Whom It May Concern,

YESCO is submitting this request on behalf of the Property Owner FP Holdings, L.P. for parcel # APN 162-19-501-004 regarding the application review for DR-18-0619.

The Owner is requesting the commencement of the one (1) year review as a public hearing required as a condition of the Notice of Final Action for DR-18-0619.

As conditioned, the property has made a concerted effort to minimize the use of white light for background and graphics as much as possible. Further, we have made all efforts to adjust our content to eliminate flashing video from 30 minutes after sunset until 30 minutes prior to sunrise. Finally, we have regularly sent technicians to the property to conduct foot candle measurements and made the necessary adjustments to stay compliant.

We thank you in advance for your review and consideration of this waiver. Please don't hesitate to contact me at (702) 876-8080 with any questions.

Respectfully,

Mike LeBlue
YESCO

c. Scott Zucker – SCI
Terry Murphy – Strategic Solutions
Ryan Arnold – ARC Consulting
Bill Buttrum – YESCO
Travis Mitchell - YESCO

YESCO Las Vegas

702-876-8080 » Phone

702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

//

yesco.com

VEHICLE MAINTENANCE
(TITLE 30)

TECO AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0934-TECO, LLC:

DESIGN REVIEW for a vehicle maintenance garage on 1.3 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the north side of Teco Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-402-003

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3162 W. Teco Avenue
- Site Acreage: 1.3
- Project Type: Vehicle maintenance
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,803
- Parking Required/Provided: 17/51 (21 standard/30 bus)

Site Plans

The plans show a developed site with an existing 2,653 square foot office building which houses a tour operations business with associated parking on the west, north, and east sides of the building. Parking for the tour vehicles is on the interior edges of the parcel with the trash enclosure located on the northern most portion of the lot. The proposed 2,803 square foot maintenance garage will be located in the northeast corner of the site.

Landscaping

Landscaping is not a part of this request.

Elevations

The plan depicts a 25 foot tall maintenance building with a mixture of decorative metal and stucco exterior with colors to complement the existing building on the site. The drawings show that roll-up doors are proposed on each side of the building which would accommodate the length of the tour buses.

Floor Plans

The plans show an open floor plan in order to accommodate vehicles for maintenance.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed vehicle maintenance garage is for minor maintenance of fleet tour vehicles which are housed on-site. Major repairs would be completed off-site. The proposed maintenance garage has been designed to compliment the existing site conditions and improve operation of the business.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0022-16	Reclassified from M-D to M-1 zoning for tour bus parking and operations	Approved by BCC	May 2016
ZC-1816-04	Reclassified from R-E to M-D, reduced parking and landscaping for office/warehouse	Approved by BCC	November 2004
VS-0701-02	Vacated and abandoned easements on a portion of Crystal Street between Post Road and Teco Street (identical request as below, but not recorded)	Approved by PC	July 2002
VS-0317-02	Vacated and abandoned easements on a portion of Crystal Street between Post Road and Teco Street	Approved by PC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Business and Design/Research Park	M-1	Undeveloped
East	Industrial	M-D	Office/warehouse
West	Industrial	M-1	Warehouses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The project design complies with the Winchester/Paradise Land Use Plan which allows low intensity professional services and similar activities that promote industry and support a diversified economic base. The previous request (NZA-0022-16) included a 3,717 square foot maintenance garage proposed to be located in the north central portion of the site. The new design proposes the vehicle maintenance garage is to be located in the northeastern portion of the site with a reduced footprint from the previous request. The new design of the building is consistent and compatible with similar development in the area and throughout the County. Staff finds that the proposed vehicle maintenance garage will not have a negative impact on the surrounding area; therefore, staff can support the request.

Department of Aviation

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

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: KC CAMIS, 652 MIDDLEGATE SUITE B, HENDERSON, NV 89011



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 #)
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 12/4/19 APP. NUMBER: DR-19-0934
 PLANNER ASSIGNED: NR TAB/CAC: Paradise
 ACCEPTED BY: NR TAB/CAC MTG DATE: 1/14 TIME: 7pm
 FEE: 675 PC MEETING DATE: —
 CHECK #: 8530 BCC MEETING DATE: 1/22@9am
 COMMISSIONER: MN ZONE / AE / RNP: M-1/AE-70, AE 605
 OVERLAY(S)? Adult Use PLANNED LAND USE: BDRP
 PUBLIC HEARING? (Y) N NOTIFICATION RADIUS: 500 SIGN? (Y) N
 TRAILS? (Y) N PFNA? (Y) N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: XIAO N. YUAN (TECO LLC)
 ADDRESS: 3162 W. TECO AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89118
 TELEPHONE: 702 456-9200 FAX: 702 434-7163
 CELL: 702 204-8931 E-MAIL: NAN@SWEETOURS.COM

APPLICANT

NAME: TECO, LLC
 ADDRESS: 3162 W. TECO AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89118
 TELEPHONE: 702 204-8931 FAX: 702 434-7163
 CELL: 702 204-8931 E-MAIL: NAN@SWEETOURS.COM

CORRESPONDENT

NAME: KC CAMIS ARCHITECT
 ADDRESS: 652 MIDDLEGATE suite B
 CITY: HENDERSON STATE: NV ZIP: 89011
 TELEPHONE: 702 262 7473 FAX: 702 253 1182
 CELL: _____ E-MAIL: kccamis@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 162 32 402 003
 PROPERTY ADDRESS and/or CROSS STREETS: 3162 W TECO
 PROJECT DESCRIPTION: MAINTENANCE CANALS

(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.

Xiao N. Yuan XIAO N. YUAN
 Property Owner (Signature)* Property Owner (Print)

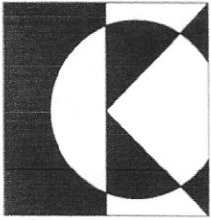
STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 19, 2019 (DATE)
 By Xiao N. Yuan

NOTARY PUBLIC: Jazlyn M. Avila

JAZLYN M. AVILA
 Notary Public - State of Nevada
 County of Clark
 APPT. NO. 17-1312-1
 My App. Expires Feb. 2, 2021

*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.



**KC CAMIS
ARCHITECT**

652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

**PLANNER
COPY**

DR-19-0934

To: CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANING
Attn: to whom it may concern
Re: Sweetours (APN 162 32 402 003)

We are submitting this justification letter to request consideration for an accessory building for minor maintenance of tour vehicles.

The project will consist of a building of 2803 s.f. for the purpose of minor maintenance of the fleet of tour vehicles. The building is not intended to be used for major repairs, just the routine maintenance needs.

The building will be just under 25' maximum height and will be located in the back corner of the property. It will have a mix of decorative metal and furred stucco plant-ons. And will have a standing seam profile metal roof. Colors are intended to complement the existing operations building. The existing landscaping will remain undisturbed and no waivers are being sought.

It is the opinion of this office that the addition of the maintenance garage would be an improvement for the operation of the business and the area.

Sincerely

KC Camis, Architect

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/SANDS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0937-VENETIAN CASINO RESORT, LLC:

DESIGN REVIEWS for the following: 1) exterior modifications to an existing resort hotel (Venetian/Palazzo); and 2) modifications to a previously approved comprehensive sign plan on 43.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:
162-16-311-009

DESIGN REVIEWS:

1. Increasing the height of a wall on an existing building from 69 feet to 100 feet.
2. Increase the area of an existing animated wall sign to 904 square feet where 686 square feet was previously approved and where 50 feet is permitted.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3255/3355 Las Vegas Boulevard South
- Site Acreage: 43.6
- Project Type: Increased wall height and comprehensive sign plan (revisions/additions to an existing wall sign)
- Wall Height (feet): 100
- Square Feet: 686 existing/904 proposed/1,590 total sign #2

Site Plan/Request

This is a request for exterior modifications to an existing resort hotel (the northwestern entrance to the Venetian/Palazzo) and revisions/additions to a previously approved comprehensive sign plan. The application is to address revisions/additions to signs for the entire site. There will be no changes to the location of the existing buildings, landscaping, or uses on the site. The request is to modify an existing wall signs including an increase for the height and area of an existing

wall sign (Sign #2) on the northwestern portion of the site at the southeast corner of Las Vegas Boulevard South and Sands Avenue.

Elevations

The portion of the building façade being modified is a separate decorative feature at the entrance located on the northwest side of the Venetian/Grand Canal Shoppes building. The total height of the building will be increased from 69 feet to 100 feet to allow an increase in the area of an existing wall sign. The façade will match the existing façade of the building.

Signage

The plans depict an existing 686 square foot animated wall sign with the addition of 904 square feet of animated signage on the northwestern face (#2 on site plan) located on the northwest side of the Venetian/Grand Canal Shoppes building which is proposed to be increased to 100 feet in height. The height of the sign will increase from 22 feet to 52 feet 10 inches. The sign will advertise shows and activities in the Venetian. Some wall signs will increase in area while other wall signs will decrease in area with the total area for wall signs decreasing by 665 square feet. The total area for animated signs will remain the same. The table below describes the existing and proposed signs. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	% Increase	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	27,345	0	27,345	n/a	22,015	9	n/a	9
Wall/Awning	252,711	-665	252,046	n/a	44,030	188	-1	187
Hanging	10	n/a	10	n/a	32	2	n/a	2
Projecting	2,282	n/a	2,282	n/a	32	12	n/a	12
Overall total	282,348	-665	281,683	n/a	66,109	211	-1	210

The details for the animated signs included in the signs above are listed below.

Type of sign	Existing (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	% Increase	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	11,424	0	11,424	n/a	450	14	0	14

Applicant's Justification

The applicant indicates that the requests are for existing signs and the modifications will further support the successful operation of the Venetian Casino Resort.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0760-13	Revisions/additions to a previously approved comprehensive sign plan including additional wall signs	Approved by BCC	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0307-13	Revisions/additions to a previously approved comprehensive sign plan to include wall and freestanding signs	Approved by BCC	July 2013
DR-0165-13	Revisions/additions to a previously approved comprehensive sign plan to include wall and animated signs	Approved by BCC	May 2013
DR-0231-12	Revisions/additions to a previously approved comprehensive sign plan to include wall and animated signs	Approved by BCC	July 2012
UC-0052-12	Revisions/additions to a previously approved comprehensive sign plan including deviations to allow a sign to emit sound	Approved by BCC	March 2012
DR-0140-11	Redesign and modifications to the exterior and interior of an existing resort hotel	Approved by BCC	May 2011
UC-1721-06 (ET-0004-11)	Second extension of time for the resort condominium tower	Approved by BCC	March 2011
DR-0562-10	Revisions/additions to a previously approved comprehensive sign package	Approved by BCC	January 2010
WS-0017-09	Reduced setback along Las Vegas Boulevard South and a design review for revisions/additions to a previously approved comprehensive sign package	Approved by BCC	February 2009
UC-0794-08	Comprehensive sign package	Approved by BCC	October 2008
UC-0347-08	Resort condominiums, deviations to development standards (reduced on-site parking), and a design review for additional resort condominiums with kitchens in the units, modified public and back-of-house areas and additional outside dining/drinking areas	Approved by BCC	May 2008
UC-1721-06	280 resort condominiums with kitchens	Approved by BCC	January 2007
UC-1191-06	Modified the Palazzo retail components and 400 resort condominiums which are within the airspace above the Palazzo retail components, at a building height of 632 feet with a parking reduction of 12% for the project	Approved by BCC	November 2006
ADR-0320-06	Modified exterior elevations to the Palazzo (Walgreens and the retail component above the pharmacy)	Approved by ZA	May 2006
UC-2002-04	6 story shopping center including a Walgreen's Pharmacy	Approved by BCC	February 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0072-04	Architectural details of Phase II (Palazzo) of the Venetian Resort Hotel and deviations of up to 30% for parking and setback reductions from arterial streets	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Wynn and Encore Resort Hotels
South	Commercial Tourist	H-1	Casino Royale & Harrah's Resort Hotel
East	Commercial Tourist	H-1	Parking garage
West	Commercial Tourist	H-1	Mirage & Treasure Island Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The building addition is compatible with the existing resort and conforms to Urban Specific Policy 93 of the Comprehensive Master Plan that states all structures on a development site should be of compatible architectural design, style, and color. Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. This proposal complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Similar requests have been approved for other locations within the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 6 months to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

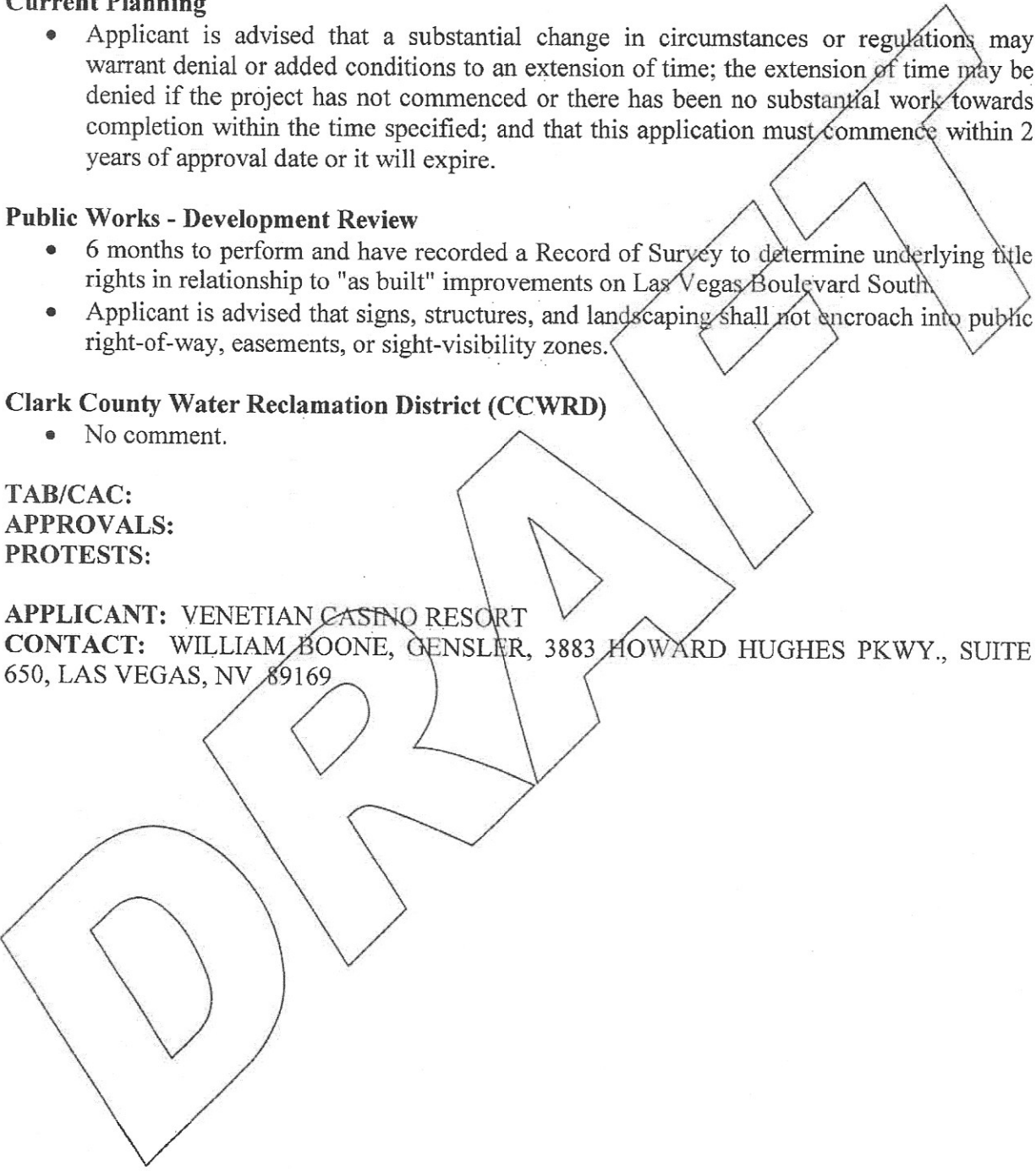
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VENETIAN CASINO RESORT

CONTACT: WILLIAM BOONE, GENSLER, 3883 HOWARD HUGHES PKWY., SUITE 650, LAS VEGAS, NV 89169





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>12/15/19</u> APP. NUMBER: <u>DR-19-0937</u> PLANNER ASSIGNED: <u>AW</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>7:00</u> FEE: <u>\$675.00</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>1/22/20</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H1/NO</u> OVERLAY(S)? <u>MUD1</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>VENETIAN CASINO RESORT, LLC</u> ADDRESS: <u>3325 S. Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 607-7777</u> FAX: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Protesto Martinez</u> ADDRESS: <u>3355 Las Vegas Blvd. South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 414-3533</u> FAX: _____ CELL: <u>(702) 239-8810</u> E-MAIL: <u>protesto.martinez@sands</u>
	CORRESPONDENT	NAME: <u>WILLIAM BOONE</u> ADDRESS: <u>3883 HOWARD HUGHES PKWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NY</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 893-2857</u> FAX: _____ CELL: _____ E-MAIL: <u>william-boone@genstar.com</u>

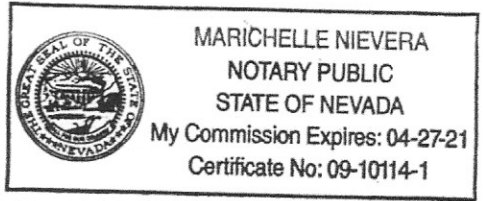
ASSESSOR'S PARCEL NUMBER(S): 102-10-311-009
 PROPERTY ADDRESS and/or CROSS STREETS: 3255/3355 S. Las Vegas Blvd. Las Vegas, NV. 89109
 PROJECT DESCRIPTION: Venetian and Palazzo Marquee Sign Remodels

(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)* George Markantonis

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 18th Day of NOV. 2019 (DATE)
 By GEORGE MARKANTONIS
 NOTARY PUBLIC: _____



*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.

3883 Howard Hughes Parkway Tel 702.893.2800
Suite 650 Fax 702.893.2805
Las Vegas NV 89169
USA

Gensler

November 21, 2019

DR-19-0937

Mr. Phil Blount, Principal Planner
Department of Comprehensive Planning
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89106

Subject: Las Vegas Sands Resort
Signs 2 & 60 Rev 9 Animation & Wall Mounted Changes
Project Number: 56.7363.000

Dear Mr. Blount:

On Behalf of the Venetian Casino Resort, LLC we are submitting modifications to the Venetian / Palazzo Zoning Drawings. As part of the modification:

- (1) Animated Sign (Sign #2 @ 686 sf) is being increased by 904 sf/new total 1590 sf.
- (1) Animated Sign (Sign 17 C @ 3656 sf) is being decreased by 904 sf/ new total 2751 sf.
There will be no change in quantity or square footage approved to date for animated signage. The New Sign #2 will however increase in height from 22'0" to 52'10" – the overall height of the structure increases from 69'2" to 100'0".

- (1) Wall Mounted (Sign #2 @ 686 sf) will be removed as a duplicate entry in Animated Signs
- (1) Wall Mounted (Sign #60 @ 165 sf) will be increased by 21 sf/new total 186 sf.
This will decrease Wall Mounted signs by a total of (1) and decrease the previously approved square footage by 665 sf.

Currently, Clark County Department of Comprehensive Planning recognizes 293,772 sf of signage (including Animated). Following this revision, Wall Mounted + Awning Totals will be (187) @ 252,046 sf (44,030 sf Allowed per Title 30) for a Grand Campus Total of 224 signs @ 293,107 sf (67,009 sf Total Allowed per Title 30).

The signage matrix has been revised to reflect these changes.

Sincerely,

Janie Horas

cc: William Boone
Protesto Martinez

\\gensler.ad\Projects\56\56.7363.000\CAD\Plot\Fullsize\20191121 Rev 9 Sign 60 Size Increase\20191121_Cover Letter.docx

13

MIXED-USE DEVELOPMENT
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0897-DI PIONEER, LLC ETAL & MENDOZA, VALERIE:

ZONE CHANGE to reclassify 2.1 acres from H-1 (Limited Resort and Apartment) Zone to U-V (Urban Village Mixed-Use) Zone.

USE PERMITS for the following: 1) mixed-use development; 2) establish density; and 3) establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Asian Design Overlay District standards; 2) reduce parking; 3) reduce height/setback ratio; 4) allow modified street standards; 5) allow modified driveway design standards; 6) allow modified bus stop placement standards; and 7) allow non-standard improvements (brick pavers) within the right-of-way.

DESIGN REVIEW for a mixed use development in the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-18-506-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the Asian Design Overlay District standards where required per Section 30.48.800.
2. Reduce parking to 301 spaces where a minimum of 340 spaces are required per Chapter 30.60 and Table 30.60-3 (an 11.5% reduction).
3. Reduce height/setback ratio for a mixed-use development to 25 feet where 29 feet is required per Figure 30.56-4 (a 13.8% reduction).
4.
 - a. Reduce the approach distance for a driveway along Valley View Boulevard to 79 feet where a distance of 150 feet is required to Spring Mountain Road per Uniform Standard Drawing 222.1 (a 47.3% reduction).
 - b. Reduce the driveway departure distance (driveway off-set) from Valley View Boulevard for a driveway along Spring Mountain Road to 180 feet where a departure distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 5.3% reduction).
5.
 - a. Reduce the throat depth for a proposed driveway along Spring Mountain Road to 49 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 34.7% reduction).

- b. Reduce the width of a proposed commercial driveway along Valley View Boulevard to 28 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 12.5% reduction).
 - c. Reduce the width of a proposed commercial driveway along Spring Mountain Road to 28 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 12.5% reduction).
6. Allow alternative bus stop placement geometrics and length where standard geometrics are required per Uniform Standard Drawing 234.4.
 7. Allow non-standard improvements (brick pavers) within the right-of-way where not permitted per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3810 Spring Mountain Road
- Site Acreage: 2.1
- Number of Units: 170
- Density (du/ac): 79
- Project Type: Mixed-use development
- Number of Stories: 7
- Building Height (feet): 92
- Square Feet: 153,720(multiple family)/125,737(garage)/11,236 (retail)
- Parking Required/Provided: 340/301

Site Plan

This is a request for a conforming zone change to reclassify the project site from an H-1 zone to a U-V zone for a mixed-use development project. The project consists of 170 multiple family residential (apartment) units on 2.1 acres with an overall density of 79 dwelling units per acre. The ground floor of the project consists of 11,236 square feet of retail space that is anticipated for future restaurant uses, a 7,746 square foot leasing/lobby area, and a controlled parking garage. The building is centrally located within the project site and is set back 40 feet from the west and north property lines. The building is set back 27 feet from the south property line along Spring Mountain Road and 30 feet from the east property line adjacent to Valley View Boulevard. A pedestrian realm ranging between 27 feet to 30 feet in width is located adjacent to Valley View Boulevard while a 32 foot wide pedestrian realm is located along Spring Mountain Road. A 28 foot wide drive aisle circulates around the north and west sides of the building. Access to the site is granted via 2 proposed commercial driveways along Valley View Boulevard and Spring Mountain Road. The mixed-use development requires 340 parking spaces where 301 parking spaces are provided.

Landscaping

A total of 54,843 square feet of open space is provided throughout the mixed-use development including ground floor green space, a pool courtyard, a clubhouse, fitness room, balcony areas,

sky lounge and a leasing/lobby area. A pedestrian realm ranging between 27 feet to 30 feet in width is located adjacent to Valley View Boulevard while a 32 foot wide pedestrian realm is located along Spring Mountain Road. The pedestrian realm consists of brick pavers, 15 gallon trees planted 30 feet on center, seating areas, trash receptacles, pedestrian scale lighting, and bicycle racks. Five foot wide landscape areas separate the pedestrian realm from Valley View Boulevard and Spring Mountain Road. Perimeter landscaping is proposed along the west and north property lines of the site consisting of a 6 foot high split-face CMU block wall, trees, shrubs, and groundcover. Landscaping consisting of trees and shrubs is provided along the north and west sides of the building.

Elevations

The plans depict a 92 foot high, 7 story building with retail sales/service and a parking garage on the first floor. The parking garage also extends to the second and third floor of the development. Multiple family units (apartments) are located on floors 4 through floors 7 of the building. The design of the building incorporates the use of bilateral symmetry, proportion, and the use of vary accent colors including brown, orange red, and bronze. The primary building materials and colors are a combination of wood (bronze and maple), stucco (white and brown), and brick (red, white, and medium grey). White and wood tone colors will primarily be utilized on all elevations with the use of red highlighted features. The building is a symmetrical design that is divided into 3 vertical proportions with a roofline featuring extended flat slabs in lieu of an exaggerated sloping roof. The first 3 floors of the building utilize a brick and stucco exterior while floors 4 through floors 7 feature a wood and stucco exterior with balconies on all elevations.

Floor Plans

The plans depict a parking garage on the first floor in addition to 11,236 square feet of retail space that is anticipated for future restaurant uses with a 7,746 square foot leasing/lobby area. A bicycle room, loading docks, mechanical and pump rooms, elevator lobbies, and a trash termination (enclosure) area are also depicted on the first floor plans. The second and third floors feature a parking garage and elevator lobby areas. A total of 170 multiple family units are depicted on the plans for floors 4 through floors 7. The area of the units range from 690 square feet to 1,382 square feet. The mixed-use development contains 136, 1 bedroom/studio units, 26, two bedroom units, and 8, three bedroom units. The plans depict 39 units on the fourth floor while the fifth and sixth floors each contain 44 units. Also depicted on the fourth floor plans are the plaza deck consisting of an 11,273 square foot pool courtyard, a 1,200 square foot clubhouse, a 1,082 square foot fitness room, and restroom facilities. The plans depict 43 multiple family units on the seventh floor. The seventh floor also includes the 1,242 square foot sky lounge.

Signage

Signage is not a part of this request.

Applicant's Justification

The project's parking will be fulfilled by the 3 story garage. Assuming the 11,236 square feet of the retail component of the project is entirely occupied by restaurant uses, the mixed-use development will require an 11.5 percent reduction in parking. Data for the Lotus multiple family and commercial development, to the east of the project site across Valley View

Boulevard, indicates 80 percent of the units reporting having only 1 vehicle, 16 percent of the units having 2 vehicles, 2 percent of the units having 3 vehicles, and 2 percent of the units having no vehicle at all. Based on the 170 units proposed for the mixed-use development project, and the vehicle data from the Lotus development, the applicant indicates there should not be a shortage of parking spaces with the proposed waiver of development standards. The Lotus apartments were approved for a parking reduction of 11 percent while the Twain apartments were previously approved for a parking reduction of 19.7 percent.

The applicant has incorporated many architectural elements into the design of the building to achieve an Asian "sense" with modern design techniques to convey tranquility and stability. With the development in both technology and ways of living, people no longer build the convention Asian themed architecture. The applicant has incorporated the key value of eastern aesthetics and abstraction of design elements from traditional Asian architecture. High contrast colors with low level of saturation are used to attain tranquility. The exterior of the building will consist of white and wood tone in most areas with the use of red on highlighted features. The overall massing of the building will be symmetric and divided into 3 vertical proportions to enhance the sense of stability. The entry of the leasing office will show the character of the project with windows and storefronts arranged symmetrically at the entrance. Asian design techniques will be incorporated into the pedestrian realm and the landscape courtyards. The applicant states that although not every design element required by the Asian Design Overlay District is met, the building is designed with modern techniques that will be a great focal point accepted by the community.

The applicant indicates a waiver for the height/setback along the east property line, adjacent to Valley View Boulevard, is required to adjust for any balconies or rooflines that may enter into the space.

The applicant requests a reduction to the approach distance to the intersection of Valley View Boulevard and Spring Mountain Road. A commercial driveway is proposed at the southeast corner of the project site and is necessary to serve as a break in the building and to get retail and future tenants into the parking area without compromising a larger waiver on parking. The exit point of the driveway will serve cars who desire to travel southbound on Valley View Boulevard. If motorists need to travel eastbound on Spring Mountain Road from Valley View Boulevard, they will be able to use the drive aisle located on the north side of the building. According to the applicant, due to the limited size of the site this is the best option to allow vehicular flow around the project site.

A waiver to reduce the departure distance from the corner of Valley View Boulevard moving west on Spring Mountain Road is necessary due to the required bus stop and length of the south property line the bus would have to utilize to re-enter the right-of-way. The existing power poles and proposed commercial driveway also limit the length of the departure distance from the intersection.

The total street frontage along Spring Mountain Road is approximately 256 feet which would include the drive aisle that exits onto the right-of-way and serves as a fire and emergency access route. Without having the bus stop merging out of the egress/ingress the applicant is seeking a

waiver for alternative bus stop placement geometrics and length. The 194 feet allocated for a bus turnout along Spring Mountain Road will allow a bus to pull in and out safely onto the street.

The applicant requests to reduce the required throat depth from the commercial driveway off of Spring Mountain Road to the loading area. The loading area will be minimally used as this will be utilized for tenants moving into the apartment complex and deliveries to the retail space. The other entries provided for the development exceed the 75 foot throat depth standard. The applicant states the reduction to the driveway width is justified as the driveways along Valley View Boulevard and Spring Mountain Road will have only 1 lane in and 1 lane out since there is no left turn out of either of these areas; therefore, making the 2 proposed lanes wider than each of the 3 standard lanes.

The project site is located less than a mile from the Strip and is central to all of Las Vegas communities and employment centers. The proposed mixed-use development complies with the following goals of the Comprehensive Master Plan: 1) providing a mixed-use development within close proximity to commercial, office, entertainment, and other activities; 2) provides transit oriented development to reduce automobile dependence and air pollution; 3) encouraging public walkways and visual continuity in the pedestrian realm; 4) including appropriate indoor and outdoor amenity space for residents within the building, while also supporting commercial uses on the ground floor; and 5) encouraging in-fill and redevelopment of sites that are underutilized.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1439-06 (ET-0258-08)	First extension of time for the expansion of the Gaming Enterprise Overlay District for a future resort hotel/casino - expired	Approved by BCC	November 2008
UC-1439-06	Expanded Gaming Enterprise Overlay District for a future resort hotel/casino - expired	Approved by BCC	December 2006
ZC-1276-06	Reclassified the project site from M-1 to an H-1 zoning for a future resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Outside storage
South	Commercial Tourist	M-1	Office/warehouse, restaurants, private recreational facility, & major training facility
East	Commercial Tourist and Public Facilities	H-1 and P-F	Multiple family development with retail sales & service, restaurants with on-premises consumption of alcohol
West	Commercial Tourist	M-1	Liquor store & building materials/supply store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment to U-V zoning is within the range of residential densities and non-residential intensities anticipated for the site by the Comprehensive Master Plan and the Development Code. The Winchester/Paradise land use plan designates the subject property with a planned land use of Commercial Tourist that designates areas for commercial establishments that primarily cater to tourists. The U-V zoning is compatible with the level of intensity of development that is anticipated for the Commercial Tourist planned land use designation. The intent of mixed-use development projects is to encourage a diversity of compatible land uses, including a mixture of residential with at least 1 or more of the following: commercial, office, educational, institutional, and other appropriate uses. Staff finds the U-V zoning complies with both the Comprehensive Master Plan and the Development Code; therefore, staff can support this request.

Use Permits

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

Mixed-Use Policy 13 from the Comprehensive Master Plan encourages mixed-use development that locates complementary land uses such as housing, retail, offices, services, and public facilities within walking distance of each other. Staff finds the proposed development complies with this policy as an existing shopping center, that includes a grocery store, is within 1 quarter mile of the project site. Mixed-use policy 15 promotes mixed-use development that encourages the integration of new housing and retail that is less auto dependent. Commercial Tourist Policy 82 encourages mixed-use projects to be developed near and integrated with routes served by transit. The project site is located within close proximity to multiple transit stops, including a transit stop that will be provided with this development. Mixed-use policy 16 encourages mixed-use development that provides the ability to revitalize older commercial corridors with in-fill residential development. The mixed-use project will replace an older vehicle maintenance and repair facility that was constructed 40 years ago with a CMU block exterior and metal roof. Staff finds the proposed mixed-use development complies with multiple policies from the Comprehensive Master Plan; therefore, recommends approval.

Commercial Tourist Policy 81 encourages a diversity of land uses within multi-storied structures. Single story freestanding projects should be avoided as much as possible. The proposed development consists of 4 stories of multiple family residential development, with 11,000 square feet of retail space located on the first floor of the building. Staff finds the density and height proposed for the mixed-use development is compatible with the surrounding area, and the

existing multiple family development with commercial uses located to the east, across Valley View Boulevard.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of the Asian Design Overlay District is to protect and maintain the Asian character and cultural heritage of existing and proposed developments within the designated overlay area by implementing additional design standards that unify appropriate physical and architectural elements. The Asian Design Overlay District was established to ensure architectural unity through a comprehensive design review process for the following criteria: 1) creation of aesthetic and functional continuity through physical integration of eclectic architectural components; and 2) creation of an appealing pedestrian oriented environment and implementation of the Cultural Heritage Program. The applicant is proposing alternative design standards in the form of contemporary Asian architecture in lieu of the established Overlay District criteria. The proposed building features symmetrical rooflines while incorporating a variety of colors and materials into the exterior design of the structure, in contrast to more traditional Asian architecture featuring pagodas and the use of geometric design. Architectural details, including the incorporation of delicate frames and Eastern decorations into the design of windows and doors are proposed with the development. A 25 foot pedestrian realm is provided along both Valley View Boulevard and Spring Mountain Road where a minimum of 20 feet is required. A diverse garden palate will be integrated into the pedestrian realm, utilizing desert plant material. Pedestrian activity is a focal point of development within the Asian Design Overlay District. Staff finds the proposed pedestrian realm meets the intent of the Overlay District standards. The alternative design standards proposed by the applicant are reasonable; therefore, staff can support this request.

Waiver of Development Standards #2

The request to reduce parking is based on the total parking required for the multiple family residential use and commercial use (restaurant) components of the mixed-use development providing 100 percent of the required parking at all times of the day. Code allows parking spaces to be shared by specific land uses that operate at different times throughout the day. The applicant anticipates the entirety of the proposed retail space, 11,000 square feet, will be occupied by restaurants. Therefore, staff finds that this request to reduce parking by 11.5 percent is minimal. Furthermore, by sharing parking spaces, the need for additional asphalt paving is reduced. The reduction to the required number of parking spaces should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

Waiver of Development Standards #3

Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building height, breaking-up the mass of the building, and shifting building placement can provide appropriate transitions between building scales and intensities. The proposed height of the building is compatible with the surrounding area and development. Staff finds the height setback ratio reduction along Valley View Boulevard is minimal and should not impact the surrounding land uses and properties; therefore, recommends approval.

Design Review

The proposed mixed-use development project is being developed to meet the needs of the multiple family housing market. The building elevations contain substantial amounts of articulation through the use of symmetry, variations in color, texture, and material. Furthermore, the mass of the building is minimized through the use of variations in the horizontal plane of the structure. Commercial Tourist Policy 80 encourages the development of multi-storied residential uses with appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, access to trails and parks) and local supporting commercial use (e.g. restaurants and entertainment facilities). Open space in the form of ground floor green space, a pool court yard, a clubhouse, fitness room, balcony areas, sky lounge and a leasing lobby area will be provided within the mixed-use development. Commercial Tourist Policy 83 states service areas, trash collection areas, and truck loading areas should be screened and located away from public view. The trash collection and service areas will be located within the interior of the development, screened from public view and the right-of-way. Staff finds the mixed-use development complies with numerous goals and policies of the Comprehensive Master Plan and the Development Code by accomplishing the following: 1) the project provides and fosters a positive physical image and identity for non-residential developments within the surrounding area along Spring Mountain Road; 2) the project promotes a high quality mixed-use development; and 3) the proposed pedestrian realm ensures a cohesive and unified streetscape is provided enhancing the aesthetics and visual environment along the public right-of-way. Furthermore, staff finds the mixed-use development will further stimulate investment and strengthen the economic vitality of the surrounding area and properties. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waivers of Development Standards #4a & #5b

Staff has no objection to the reduced distance from the southern driveway on Valley View Boulevard to the intersection due to the median that the applicant will be required to install. Additionally, with the median, staff is not concerned with the 28 foot wide driveway for the southern driveway.

Waivers of Development Standards #4b, #5a, & #5c

Staff has no objection to the location of the driveway, reduced throat depth, and the reduced driveway width on Spring Mountain Road since the driveway is as far west as possible and the applicant will be required to install a median to restrict movements at this driveway to right-in and right-out only.

Waiver of Development Standards #6

With the location of the high tension power pole on Spring Mountain Road near the intersection with Valley View Boulevard, the transition for the right turn lane/bus turnout is required to be moved farther west than would normally be required. As such, the bus stop will be non-standard with a shorter bus stop length. The applicant will need to work with the Regional Transportation Commission on the final design of the right turn lane/bus turnout to ensure that the safest design is provided for buses and passengers.

Waiver of Development Standards #7

Staff has no objection to landscaping and non-standard paving within the right-of-way and easements provided that the application enters into a License and Maintenance Agreement.

Department of Aviation

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

Staff Recommendation

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

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- A median shall be required on Spring Mountain Road from the intersection with Valley View Boulevard west to a point a minimum of 50 feet west of the westernmost point of curvature on the Spring Mountain Road driveway;

- The Spring Mountain Road driveway shall be designed to be perpendicular to Spring Mountain Road per the Uniform Standard Drawings for a combined right turn lane/bus turnout;
- A median shall be required on Valley View Boulevard from Spring Mountain Road north to the point of curvature on the south side of the northernmost driveway or at an alternate location as required by the traffic study;
- The existing off-site improvements on the west side of Valley View Boulevard shall be removed and placed 5 feet farther west;
- Applicant shall coordinate with Fire Prevention and the Fire Department on the design of the median on Valley View Boulevard to ensure operations at the fire station on the east side of Valley View Boulevard are not negatively impacted;
- If required by the Regional Transportation Commission, provide a combination right turn lane/bus turnout on the north side of Spring Mountain Road, just west of Valley View Boulevard and include provisions for a 5 foot by 50 foot bus shelter pad easement;
- Coordinate with the Regional Transportation Commission on the final design of the right turn lane/bus turnout due to the shortened length provided;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way or easements to Clark County.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0596-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORE GREEN DEVELOPMENT, LLC

CONTACT: FORE GREEN DEVELOPMENT, LLC, 1741 VILLAGE CENTER CIRCLE,
LAS VEGAS, NV 89134

DRAFT

WAREHOUSE COMPLEX
(TITLE 30)

SUNSET RD/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0945-HARSCH INVESTMENT PROPERTIES, LLC:

ZONE CHANGE to reclassify 6.0 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and C-2 (General Commercial) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** a warehouse complex; and **2)** alternative parking lot landscaping on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-36-802-009; 162-36-802-012; 162-36-802-014; 162-36-802-016; 162-36-802-017; 162-36-802-020; 162-36-802-021; 162-36-802-025; 162-36-802-039

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduced driveway throat depth to a minimum of 15 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
- b. Reduce the radius curve for a driveway to a minimum of 20 feet where 25 feet is required for the R-2 radius curve per Uniform Standard Drawing 222.1 (a 20% reduction).

DESIGN REVIEWS:

1. A warehouse complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3240 & 3310 E. Sunset Road; 6320, 6420, 6438 & 6492 Pine Street
- Site Acreage: 6 zone change/14.7 complex

- Project Type: Warehouse complex
- Number of Stories: 1
- Building Height (feet): Up to 41
- Square Feet: 217,560
- Parking Required/Provided: 327/499

Site Plans

The plans depict an office warehouse complex consisting of 3 buildings with a pad site for a future building. The site has split zoning with the northern portion of the site in an M-D zone (8.7 acres) and the southern and western portions of the site in R-E and C-2 zones (6 acres). The zone change portion of the request is to reclassify the R-E and C-2 zoned portions of the site to an M-D zone. Access to the site will be provided from Pecos Road, Sunset Road and Pine Street. The pad site for the future building is located on the northeastern corner of the site adjacent to Pecos Road. One office warehouse building is located in the northwestern portion of the site, oriented north to south and parallel to Pine Street. The 2 other office warehouse buildings are south of the first building, oriented east to west and parallel to Sunset Road. All loading spaces and roll-up doors face the interior of the development. Two driveways along Sunset Road and 2 driveways along Pine Street do not meet the minimum throat depth standards. In addition, 1 driveway along Sunset Road does not meet the radius curve standard. There is an existing building on the southern portion of the site which will be demolished to allow for the construction of the proposed complex.

Landscaping

There are existing attached sidewalks adjacent to Pecos Road and Sunset Road. The plans depict minimum 23 foot wide landscape areas consisting of trees, shrubs and groundcover adjacent to these streets. The plans depict a minimum 18 foot wide landscape area consisting of trees, shrubs and groundcover adjacent to Pine Street with an attached sidewalk. Additional landscaping is located within the parking areas and adjacent to the buildings. The alternative parking lot landscaping is for a parking area on the northeastern portion of the site. Landscape islands are not being provided within portions of the parking lot; however, required landscape material is being distributed throughout the site.

Elevations

The plans depict 1 story buildings with flat roofs behind parapet walls. The buildings are between 19 feet and 41 feet in height. The buildings are constructed of concrete tilt-up panels painted in earth tone colors. Architectural enhancements include cornices, awnings, and decorative metal panels.

Floor Plans

The plans depict a total building area of 217,560 square feet to be divided between the 3 office/warehouse buildings and the future pad site building. The future pad site building has an area of 3,360 square feet. The office/warehouse buildings will be between 29,400 square feet and 106,600 square feet. The buildings are being constructed as shells to be completed by the future tenants to meet their needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed zone change is in conformance to the land use plan. The proposed use of the property is consistent and compatible with existing development in this area. Based on the existing street network, the number of proposed driveways, and low levels of traffic volume from this site, the proposed alternatives for the driveway design are adequate to provide access to the site.

Prior Land Use Requests (north side of Sunset Road)

Application Number	Request	Action	Date
ZC-18-0537	Reclassified 1.2 acres to M-D zoning for a parking lot in conjunction with an existing office/warehouse facility	Approved by BCC	September 2018
VS-0778-14	Vacated and abandoned a portion of Sunset Road for a previously dedicated bus turnout - recorded	Approved by BCC	November 2014
UC-0199-14	Use permits for a recreational facility (private convention and reception facility), live entertainment with waivers of conditions for conditions related to Wayne Newton museum	Withdrawn by applicant	August 2014
VS-0306-12	Vacationed and abandoned a portion of Sunset Road (bus turn out) - expired	Approved by PC	August 2012
DR-0435-11	Expansion and revision to the visitors center, car/truck wash, and revised parking calculations for museum/recreational facility	Approved by BCC	November 2011
ZC-0469-10	Reclassified 1 acre from C-2 to M-D zoning, use permits for a museum, recreational facility and wedding chapel, truck/car wash, commercial boarding stables, employee housing, and exotic animals with waived development standards to modify parking standards, reduce landscape buffer along arterial streets, waived off-site improvements (excluding paving), reduce setback to access gate, access on a residential street, employee housing, along with design reviews for a museum/visitor's center/theater, site layout and design for parcels north of Sunset Road, airplane structure, wedding pavilion, site layout and design for parcel south of Sunset Road - use permits expired	Approved by BCC	November 2010
ZC-0446-07	Reclassified 1 acre to M-D zoning for a manufacturing and warehouse building	Approved by BCC	July 2007
ZC-0893-06	Reclassified 0.8 acres from R-E to C-2 zoning	Approved by BCC	August 2006

Prior Land Use Requests (north side of Sunset Road)

Application Number	Request	Action	Date
DR-1199-05	Shopping center	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Warehouse complexes & commercial development
South	Rural neighborhood Preservation (up to 2 du/ac)	R-E	Residential development
East	Business and Design/Research Park	C-2 & M-D	Warehouse complexes & commercial development
West	Business and Design/Research Park	R-E & M-D	Warehouse complexes & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed zone change is in conformance to the Paradise Land Use Plan and the proposed use of the site is consistent and compatible with the abutting developments. The zone change complies with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses. Therefore, staff supports the zone change.

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.

Design Review #1

There are existing office/warehouse facilities to the north, east, and west of this site. The design of the buildings is consistent and compatible with the existing facilities in this area. However, the proposed layout of the complex is dependent upon approval of the waiver of development standards for the driveway design. The applicant is providing alternatives to the driveway design that are acceptable to Public Works; therefore, staff can support this design review.

Design Review #2

The request to allow alternative parking lot landscaping is only for a portion of the site that is a parking area located on the northeastern corner of the site. The plans depict the required number of trees for the parking areas dispersed throughout the site and staff can support the proposed alternative for parking lot landscaping for this limited parking area.

Public Works - Development Review

Waiver of Development Standards #1a

Staff worked with the applicant on the throat depths on the Sunset Road driveways to provide an increased distance between the driveways and parking spaces to reduce conflicts. In order to accommodate this, the applicant will remove parking spaces on each side of the Sunset Road driveways. The driveway on Pine Street that is closest to Sunset Road will have 75 feet of throat depth and that driveway will likely see the most traffic, so the reduced throat depth on the other driveways on Pine Street should not pose a problem.

Waiver of Development Standards #1b

Staff has no objection to allowing the existing curb return driveways with reduced ingress radii to remain on Sunset Road, provided the Nevada Department of Transportation is able to approve the request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Parking spaces adjacent to the Sunset Road driveways shall be removed as approved by Development Review;
- Right-of-way dedication to include 5 feet for Pine Street and the associated spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0695-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: VLMK ENGINEERING

CONTACT: DOUG RANKIN, G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
 - ZONE CHANGE 1050⁰⁰
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
 - USE PERMIT (UC)
 - VARIANCE (VC)
 - WAIVER OF DEVELOPMENT STANDARDS (WS) 475
 - DESIGN REVIEW (DR) 675
 - 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: 12-6-19 APP. NUMBER: ZC-19-0945
 PLANNER ASSIGNED: AI TAB/CAC: Paradise
 ACCEPTED BY: AI TAB/CAC MTG DATE: 1-14 TIME: 7 P
 FEE: \$2200⁰⁰ PC MEETING DATE:
 CHECK #: 17080/26565 BCC MEETING DATE: 1-22 9A
 COMMISSIONER: JG ZONE / AE / RNP: RF C2 MD 05
 OVERLAY(S)? NA PLANNED LAND USE: BORP
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 100 SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE:
 APPROVAL/DENIAL BY: COMMENCE/COMPLETE:

PROPERTY OWNER

NAME: Harsch Investment Properties, LLC
 ADDRESS: 1121 SW Salmon Suite 500
 CITY: Portland STATE: OR ZIP: 97205
 TELEPHONE: 503.242.2900 CELL:
 E-MAIL: johng@harsch.com

APPLICANT

NAME: VLMK Engineering + Design - Jennifer Kimura
 ADDRESS: 3933 SW Kelly
 CITY: Portland STATE: OR ZIP: 97239
 TELEPHONE: 503.222.4453 CELL: 503.709.0722
 E-MAIL: jenniferk@vlmk.com REF CONTACT ID #:

CORRESPONDENT

NAME: GC Garcia, FPC c/o Doug Rankin
 ADDRESS: 1055 Whitney Ranch Dr Suite 210
 CITY: Henderson STATE: NV ZIP: 89014
 TELEPHONE: (702) 435-9909 CELL:
 E-MAIL: acole@gcgarciafpc.com REF CONTACT ID #: 174661

ASSESSOR'S PARCEL NUMBER(S): APN 162-36-802-009, 012, 014, 016, 017, 020, 021, 025 and 039

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road at Pine Street

PROJECT DESCRIPTION: Proposed construction of (3) buildings totaling 214,200 sf, associated site work and the re-zone of the current R-E, M-D and C-2 zones to MD. Please see attached Justification Letter.

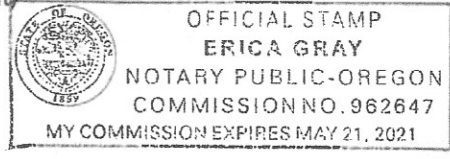
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] John Gordon, SVP-Development
 Property Owner (Signature)* Property Owner (Print)

STATE OF OREGON
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON December 3, 2019 (DATE)
 By John Gordon

NOTARY PUBLIC: [Signature]



*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.



December 5, 2019

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Compelling Justification: Warm Springs & Windy
Request: Conforming Zone Change (ZC) & Design Review (DR)
APNs#: 162-36-802, 009, 012, 014, 016, 017, 020, 021, 025 and 039

Dear Nancy:

On behalf of our client, Harsh Investment Properties, LLC, please accept this letter and attached as support and justification for a Conforming Zone Change (ZC). We are seeking to amend the Zoning from Rural Estates Residential (R-E) and General Commercial (C-2) to Design Manufacturing (M-D) bringing the sight into conformance with the Comprehensive Plan and to match the properties to the north and east on approximately 14.7 ± acres of land located on the northeast corner of Sunset Road and Pine Street.

The subject property and the abutting properties north, east and west are planned for Office Professional and Business and Design/Research Park (BDRP). The zoning to the south and west are Rural Estates Residential (R-E).

Effectively, this area is in the AE Overlay District (AE-65) that restricts residential development over 2 du/ac but does allow for office/industrial uses.

Description of The Project

The applicant is proposing a 214,200 square foot Office/Warehouse development in addition to the zone change to M-D. The proposed site will provide 507 parking spaces where 322 are required. Landscaping will exceed Title 30 requirements along Sunset Road, Pine Street and Pecos Road.

PURPOSE OF MANUFACTURING ZONING DISTRICTS

The Design Manufacturing (M-D) District is established to accommodate to provide area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses.

30.16.060 - Zone Boundary Amendment R-E & C-2 to M-D

Parcels 162-36-802-016; -017; & -021 from R-E to M-D
Parcels 162-36-802-020; -039; -023 & -031 from C-2 to M-D



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A Planning & Development Services Corporation

1055 Whitney Ranch, Suite 210, Henderson, Nevada 89014-3205

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Subsection j. Standards For Approval

"Compelling Justification" means the satisfaction of the following criteria for proposed amendments:

1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed amendment appropriate; and

The changing circumstances surrounding the property provide in part a compelling justification for the Conforming Zone Change. This area has begun to develop as an industrial area and the amendment would allow for continued industrial development.

2. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and

Approval of this zone change will bring this site into conformance with the planned land uses in the area.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed; and

The parcels that are included in this conforming zone change request are adequately served and no adverse impact to public improvements, facilities and services is anticipated.

4. The proposed amendment conforms to other applicable adopted plans, goals, and policies.

Approval of this conforming zone change request conforms to the applicable adopted plans, goals, and policies of the County. Specifically, Land Use Goal number 11 "Reserve areas for large scale office park and industrial activities such as distribution, logistics, manufacturing, disaster recovery, corporations, destinations, lifestyle amenities, employment, and power centers to bolster the economic viability of Southern Nevada" and number 103 "Encourage industrial developments to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality. More intensive land uses should be internalized within the development".

Design Review

The proposed project will develop approximately 14.7 ± acres of land with 214,200 square feet of Warehouse/Office. Building setbacks exceed minimum Title 30 setback requirements. The building elevations depict 35-foot-tall warehouse/office buildings with docking bays. The bays face internal to the site. The facades that face public right of way are highly articulated with multiple fenestrations typical of these types of projects. Materials for the elevations include metal siding accents around the doors with three complimentary colors provided for the exterior walls. Windows are provided for the office fronts of the buildings with canopies over entrances.

The proposed landscape plan provides for more landscaping than required by Title 30. However, an alternative landscape plan as part of the design review is needed along the public rights of ways and for the parking lot. Title 30 requires a detached side walk with landscape amenity zones. A 5-foot sidewalk exists along Sunset and Pecos road. The plan provides for a landscape buffer of 27 feet along Sunset Road, 18 feet along Pine Street and

27 feet along Pecos.

Justification: An existing attached 5-foot sidewalk is located along the southern property line. In order to preserve the sidewalk continuity in the area, an alternative landscape design is being proposed for an attached 5-foot sidewalk for 27 feet along Sunset Road, 18 feet along Pine Street and 27 feet along Pecos with trees planted 20 feet on center. Although this does not meet the strict application of Title 30.64-17 or 30.64-18 it will meet the intent of the zoning code to provide for street landscaping along major corridors. This waiver is justified as the alternative plan will provide for continuity for the street designs in this area. This request is mitigated by providing additional buffer width for the majority of the site at 27 feet, which exceeds code requirements.

The proposed plan provides for 79 parking lot landscape fingers where 84 fingers are required. However, the proposed landscape plan provides for 85 parking lot trees within the fingers and along the building foundations. As such per Title 30.64.050 an alternative standard for parking lot landscaping is hereby requested to allow for 79 fingers with a total of 85 trees where 84 fingers and 84 trees are required. Additional trees are also provided within the perimeter buffer landscaping.

Justification: The site is proposed as a warehouse office park where strict application of the parking lot landscaping requirements would result in conflicts with loading docks and the particular use of the site. The proposed alternative landscape plan provides excess trees in order to mitigate the impact of the parking lot.

Design Review Approval Criteria 30.16-9

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with adjacent development and development in the area.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is an infill project located within a industrial corridor and access and circulation do not negatively impact the adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the County;

The building and landscape material are appropriate for the area and for the County. Additional Landscaping is being provided along all public rights of ways in order to greater buffer this project.

5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance;

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and

Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

7. FAA and other additional requirements and standards as established in Sections 30.16.210-30.16.240.

FAA and other additional requirements and standards that have been established will be met with the approval of the project. The site is not affected by noise contours.

Waiver of Development Standards

- 1. To allow throat depth of less than 75 feet for 4 driveway entrances.*

Justification Per Lochsa Engineering:

Justification for the Waiver of Standards for driveway throat depth for two driveways on Sunset Road and two driveways on Pine Street for the above reference project.

The proposed project is a manufacturing/warehouse facility that generally experiences low trip generation characteristics. For a facility of this size per the Institute of Transportation Engineers Trip Generation Manual, 10th Edition the anticipated trip generation would be 90 AM peak hour trips (78 enter/12 exit) and 88 PM peak hour trips (18 enter/70 exit).

Access from Sunset Road to the local roadway network is provided from two driveways. These two driveways are proposed to provide less than the minimum throat depth. Assuming a worst-case scenario where all the anticipated traffic is accessing the site from Sunset Road, the project volumes split among the two driveways would equate to 45 vehicles during the peak hour. Also due to the layout of the site it would not be anticipated that large trucks common to this type of facility would utilize these driveways instead accessing the site from southern driveway from Pine Street instead. Based on the low volume even in the worst-case scenario and the lack of on-site conflicting traffic volume, uneven distribution between entering/exiting volumes, due to the operational nature of these type of facilities it is not anticipated that the shorter throat depth would have a significant impact on the driveway operations.

Access from Pine Street to the local roadway network is provided from three driveways. The southern driveway is proposed to provide the minimum throat depth required. The northern two driveways are proposed to provide less than the minimum throat depth. Based on the layout of the site, these driveways are anticipated to be secondary accesses to the site and not be primary access points for large vehicles. Pine Street is a local roadway, 60-foot right of way, whose primary purpose is to provide local access to the roadway's adjacent land owners. Based on the function of the Pine Street and the subsequent low traffic volume and the secondary nature of access for these driveways it is anticipated that the shorter throat depths would not have a significant impact on the driveway operations.

Based on the following rational, we request a waiver of standards for the throat depth for the two northern driveways on Pine Street and the two driveways on Sunset Road.

Summary

The proposed Conforming Zone Change and Design Review will bring the site into conformance with the Comprehensive Plan and is compatible with the surrounding land use pattern and uses and will not be detrimental to the neighborhood; overwhelm infrastructure, and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information. It will add much needed industrial uses to this area which in turn will provide for additional jobs and economic growth in this area.

Sincerely,



Doug Rankin, AICP
Planning Manager

02/04/20 PC AGENDA SHEET

COMMUNICATION FACILITY
(TITLE 30)

DESERT INN RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0973-GUERO & GUERA HOLDINGS, LLC:

USE PERMIT for a proposed communication tower.

DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Desert Inn Road, 200 feet east of Wynn Road within Paradise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-503-018 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4047 W. Desert Inn Road
- Site Acreage: 0.7 (portion)
- Project Type: Communication tower
- Tower Height (feet): 70
- Square Feet: 625

Site Plans

The plans depict a proposed communication tower with associated ground mounted equipment located on the southwest corner of the property. The communication tower will be located within a 625 square foot lease area that will be surrounded by a 6 foot high wrought iron fence. The lease area along with the property as a whole is surrounded by an existing 20 foot high block wall on the west and a 26 foot high block wall along the south property line. The ground mounted equipment for the communication tower will be installed on a concrete pad platform at the base of the communication tower and will utilize a wrought iron fence around the base of the cell tower for partial screening and security. The lease space will be located to the rear portion of the parcel that will help lessen any visual impacts.

Landscaping

Landscaping is not required nor a part of this request.

Elevations

The communication tower is a monopole that is 70 feet in height and is designed to accommodate several sets of antenna arrays. The ground equipment will be installed on a concrete pad at the base of the tower and will be screened by a 10 foot high wrought iron fence on 2 sides and is buffered by an existing concrete block wall on the south and west with 8 foot wide access gates facing east.

Applicant's Justification

The applicant indicates that the proposed communication facility is necessary at this location in order to fill a gap in cellular service for the area for their client AT&T. The abutting properties consist of commercial, manufacturing, and warehouse uses and the proposed facility will not have negative impacts on the surrounding businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0680-04	Security wall height	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Commercial Tourist	M-1	Offices/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff does not anticipate any negative impacts from the proposed communication tower with the surrounding area. The proposed communication tower will serve an imperative purpose of wireless communication. Staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region. The ground equipment area is proposed to be partially screened from the right-of-way by a wrought iron fence and existing block wall. Staff finds that visually screening measures that surround the ground equipment area reduces the visual impact of the tower's proposed ground equipment along with its placement in

the rear portion of the parcel away from the right-of-way; therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

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 bond (or other guarantee per Table 30.44-1) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: CROWN CASTLE

**CONTACT: ROSINA FELIPE, JACOBS, 2600 MICHELSON DRIVE, SUITE 500, IRVINE,
CA 92612**

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

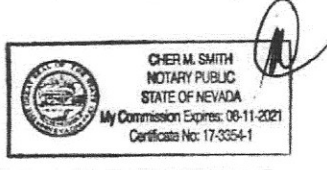
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT 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: <u>12/18/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,350</u> CHECK #: <u>Credit card</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0973</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>6:30</u> PC MEETING DATE: <u>2/4/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Guero and Guera Holdings LLC - Michael Dahl, Manager</u> ADDRESS: <u>2690 MIRABELLA STREET</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-498-8018</u> CELL: <u>702-498-8018</u> E-MAIL: <u>mike@dahldevelopments.com</u>	
	APPLICANT	NAME: <u>CROWN CASTLE</u> ADDRESS: <u>2055 S. STEARMAN DRIVE</u> CITY: <u>CHANDLER</u> STATE: <u>AZ</u> ZIP: <u>85286</u> TELEPHONE: <u>480-734-2414</u> CELL: <u>703-867-5334</u> E-MAIL: <u>Joel.Taubman@crowncastle.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>RACHAEL DAVIDSON</u> ADDRESS: <u>2600 MICHELSON DRIVE, SUITE 500</u> CITY: <u>IRVINE</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>619-729-2294</u> CELL: <u>619-729-2294</u> E-MAIL: <u>rachael.davidson@jachs.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-18-503-018
 PROPERTY ADDRESS and/or CROSS STREETS: 4047 W. DESERT INN. RD, LAS VEGAS, NV 89102
 PROJECT DESCRIPTION: cell tower

(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.

Michael Dahl
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 Guero and Guera Holdings LLC. Michael Dahl, Manager
 Property Owner (Print) Michael Dahl

SUBSCRIBED AND SWORN BEFORE ME ON 05th day of November 2019 (DATE)
 By Michael Dahl
 NOTARY PUBLIC: [Signature]



*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.



Rachael Davidson
3161 Michelson Drive, Suite 500
Irvine, California 92612
United States
619.729.2294
www.jacobs.com

December 2, 2019

PROPOSAL
West Desert 831176

Approval of Conditional Use:

Crown Castle is requesting a Permit for the installation of a new 70' Monopole for 12 panel antennas, 36 remote radio heads, 6 surge protector units and 1 microwave dish. For AT&T. Ground equipment will include a W.I.C. cabinet and emergency generator. Utility runs from electrical and telephone sources to H-Frame at equipment area. The Monopole will be located in a M-1 (Light Manufacturing) parcel at 4047 W. Desert Inn Road.

Applicant:

Crown Castle is one of the largest providers of shared communications infrastructure in the United States, with approximately 40,000 cell towers comprising approximately 91,000 installations. Together with its small cell networks and 60,000 miles of fiber, Crown Castle's extensive infrastructure serves as the backbone of the nation's telephone network. The site is a critical feature of that network and serves Crown Castle's client, AT&T. This carrier will operate antennas at the Crown Castle facility.

E-911 Network:

The site will integrate into the community by offering improved communications for local, state, and federal emergency service providers, such as police, fire, paramedics, and other first responders. Personal safety and security for community members will continue to be improved during emergencies by enhancing E911 services. In situations concerning emergency or public safety, having a wireless connectivity has proven to save lives and provide people the necessary information in critical emergency situations. Having a wireless connectivity has proven to save lives and provide people the necessary information in critical emergency situations. The facility will follow all FCC guidelines and will not interfere with existing uses or future uses specifically permitted in the zone.

Operations:

The wireless facility is unmanned and will generate very little traffic. Occasional maintenance will be performed to keep the site in good working order and to maintain visual appearances. The facility will not cause parking, noise or crime issues for nearby uses.



Application:

- Grading is not needed for this site so no grading plans are being submitted.
- FAA Submittal: Crown Castle takes FAA requirements very seriously and FAA will be submitted concurrently with the application
- Record of Survey: According to the Public works department a record of survey is not required for this project and is therefore not included in this application.
- Rise Report:

1. Design Standards for all towers.

A. Unless otherwise required as a condition of approval of the administrative design review or special use permit, all towers shall be designed to accommodate more than one antenna array.

- Crown Castle will collocate other carriers in accordance with the jurisdiction's requirement to design a tower to accommodate more than one antenna array as soon as the opportunity presents itself.

B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:

- i. Development greater than 40,000 square feet in size shall comply with the standards of screening and landscaping
 - o The proposed development is less than 40,000 square feet.
- ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.
 - o Ground level equipment and the tower base will be screened by the parcel's existing CMU wall. See photo simulations.

C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.

- A 10' high wrought iron fence is proposed on the north and east side of the lease area with an access gate on the east side. The south and west sides of the lease area will be adjacent to the parcel's existing CMU wall and therefore no security fence is proposed on these sides.

D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.

- No signals, lights or signs are currently being proposed on the tower. An FAA application is in process. If it is determined that a light is required on the top of the tower the County will be notified.

E. Design

JACOBS

- i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical
 - o A monopole is being proposed because this design blends in best with the surrounding industrial/ manufacturing area. There are two large lattice towers and several utility poles nearby that create an industrial landscape. Likewise, landscaping is not proposed around the tower as that would be out of place in this area.
 - ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.
 - o The tower will be painted to blend in with the surrounding area as determined by the County.
- F. The maximum height shall be 80 feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation.**
- The tower is being proposed at 70'.
- G. The following setbacks shall be required:**
- i. When located within a public utility substation, 10 feet minimum from street and 20' minimum from residential develop.
 - o Not applicable as the tower is not located in a utility substation. It is only adjacent to a utility substation.
 - ii. For all other towers:
 - (a) From any street: minimum 40 feet.
 - o The proposed tower is located more than 40' from W Desert Inn Road and S Wynne Road.
 - (b) From residential development located on a separate property than on which the tower is located:
 - (1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower
 - (2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.
 - (3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.

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H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster.

2.

Conclusion:

As demonstrated in this application the wireless facility will enhance the City's wireless network, offer improved communications, and improve E911 services. All wireless findings have been met, and as a result, the applicant is asking for the City to approve the permit to install a 61' high monopalm.

Rachael Davidson
Project Manager
619.729.2294
Rachael.Davidson@Jacobs.com

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02/04/20 PC AGENDA SHEET

RETAIL CENTER
(TITLE 30)

SERENE AVE/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0965-MASS E Q-SPENCER & SERENE L, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a commercial center consisting of retail building and restaurant uses on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Serene Avenue and the west side of Spencer Street within Paradise. MN/sd/jd

RELATED INFORMATION:

APN:
177-23-208-005

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 76 spaces where 93 spaces are required per Table 30.60-1 (a 19% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 1780 E. Serene Avenue
- Site Acreage: 2
- Project Type: Retail and restaurant uses
- Total Square Feet: 13,284 (total)/10,500 (retail building)/800 (coffee/restaurant)/1,984 (restaurant)
- Number of Stories: 1
- Building Height (feet): 20 to 24
- Parking Required/Provided: 93/76

Site Plan

The plan depicts a commercial center consisting of a retail building on the north portion of the site, and 2 restaurant buildings located on the southeast and southwest corners of the site. Each of the 2 restaurant buildings include a drive-thru, with the coffee/restaurant building located on the southeast corner of the site designed as a 2 lane/double stack drive-thru. The double stack lane is serviced by a single drive-thru window. Access to the site is provided by a driveway on Serene Avenue, a driveway on Spencer Street, and cross access with the future development to the west.

The 2 access points along the streets are depicted with enhanced paving. Three trash enclosures, loading zone, and parking spaces are located internal to the site.

Landscaping

Landscaping along Serene Avenue includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 10 foot wide landscape area. Along Spencer Street, landscaping includes a 5 foot wide attached sidewalk that was previously approved through off-site improvement plans, and a landscape area that is 15 feet wide. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The 22 foot high restaurant on the southwest corner of the site, and the 24 foot high retail building will include painted stucco, an aluminum storefront, decorative metal banding, metal awnings, parapet walls along the roofline, and culture stone veneer.

The 24 foot high coffee/restaurant building will include similar architectural elements as the other 2 buildings with additional enhanced elements as follows: 1) decorative metal and aluminum paneling; 2) brick veneer; and 3) wood composite cladding.

Floor Plans

The 10,500 square foot retail building includes an open floor plan, which will be built out according to the specifications of future tenants. The 1,984 square foot restaurant consists of a seating area, restrooms, kitchen and prep area, office, and dry storage. The coffee/restaurant building is 800 square feet and consists of a kitchen, storage, prep area, restroom, and serving area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that many restaurants today offer more than just the traditional sit down services. The proposed restaurants for this location will function with 70 percent of their business being drive thru and not sit down customers. The prospective tenants are fast food casual restaurants with over 50 percent of their business being take out. The parking ratio of 10 per 1,000 square feet of gross building area does not match the proposed restaurants for this center. The applicant has been approached by prospective tenants to include more restaurant space within the retail building, which will result in an increase in the number of on-site parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0355	Commercial retail center	Approved by PC	June 2018
VS-0466-17	Vacated of right-of-way	Approved by PC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0432-16	Recreational facility with retail and restaurant uses	Approved by PC	April 2016
UC-0115-08	Convenience store and supper club within an approved shopping center - expired	Approved by PC	March 2008
TM-0005-08	One lot commercial subdivision - expired	Approved by PC	February 2008
ZC-1251-07	Reclassified the site and adjacent parcels to the west to C-1 zoning, increased building height, & established a shopping center	Approved by BCC	November 2007
ZC-0777-07	Reclassified the site to C-1 zoning, reduced parking, increased building height, & established a shopping center	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clark County Fire Station
South	Public Facilities	R-E	Elementary school
East	Commercial General	C-1	Restaurant & retail buildings
West	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds the request to reduce parking will have an adverse impact to the immediate area. The original design review depicted 2 restaurants and an in-line retail store. With a new site plan the reduction in the required number of on-site parking could impact the retail center and internal traffic circulation. Staff is concerned that the significant reduction to the number of required on-site parking spaces is a considerable amount for restaurant uses. Reducing on-site parking by 17 spaces for a total of 76 spaces where 93 spaces are required could cause issues in the future; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Intense landscaping area along Spencer Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW SOBEL

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <i>4300</i> <input type="checkbox"/> PUBLIC HEARING <i>175 notes</i> <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>12/16/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>swg</u> FEE: <u>475</u> CHECK #: <u>3319</u> COMMISSIONER: <u>M. Naft</u> OVERLAY(S)? <u>none</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0965</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>7Pm</u> PC MEETING DATE: <u>2/4/20</u> <i>7:00 pm</i> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1; none</u> PLANNED LAND USE: <u>W/P-CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Andrew Sobel</u> ADDRESS: <u>1437 7th St. Suite 100</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-857-3100</u> CELL: _____ E-MAIL: <u>Andrew@masseg.com</u>	
	APPLICANT	NAME: <u>Andrew Sobel</u> ADDRESS: <u>1437 7th St. Suite 100</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u> TELEPHONE: <u>310-857-3100</u> CELL: _____ E-MAIL: <u>Andrew@masseg.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Dionicio Gordillo</u> ADDRESS: <u>204 Belle Isle Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-379-6601</u> CELL: _____ E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-23-208-005
 PROPERTY ADDRESS and/or CROSS STREETS: 1780 E. Serene Avenue (NW corner Serene & Spencer)
 PROJECT DESCRIPTION: reduced parking

(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)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/4/19 (DATE)
 By Andrew Sobel

NOTARY PUBLIC: _____

Regina Mascooro
 Notary Public
 State of Nevada
 My Commission Expires: 01-28-20
 Certificate No: 17-1676-1

*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.

D G Consultants

December 15, 2019

Clark County Department of Comprehensive Planning
Mr. Steven De Merritt
500 S. Grand Central Parkway
Las Vegas, NV 89155

Steven,

On behalf of Mass Equity Spencer & Serene, LLC, we are requesting a waiver of development standards for reduced parking in conjunction with a retail & restaurant center that is currently under construction. The subject parcel is 2.0 acres, zoned C-1, and located at the NW corner of Serene Avenue and Spencer Street. By way of background, the zoning was originally approved with ZC-1251-07 in November 2007, and the retail and restaurant center approved with DR-18-0355 in June 2018. The proposed project complies with all provisions of the original zone boundary amendment and design review.

The retail and restaurant center is currently under construction and entirely consistent with the intent of the C-1 zoning district and Commercial Neighborhood (CN) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional commercial developments to serve residential areas. The C-1 zoning district and CN land use designation further and provide for low to medium intensity retail and service commercial uses that serve primarily local area patrons and as a convenience to neighborhoods and do not include more intense general commercial characteristics. The center is across the street from existing commercial uses that are similar and therefore, compatible with the area.

The original design review depicted 2 restaurant pad sites and an in-line retail building. The applicant has been approached by several restaurant tenants wishing to occupy suites within the retail building. A waiver of standards is intended 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 proposed center does not meet the required parking, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County. In this particular instance, the applicant is developing a restaurant and retail center that, based on current prospective tenants, requires 93 parking spaces where 76 spaces are provided for a parking reduction of 22.3%. However, the commercial center parking is calculated based on individual uses that are parked as if they were standalone rather than uses that share access and parking and may function at different peak hours during the day. Additionally, the restaurant uses within the commercial center are classified as sit down restaurants with a corresponding intense parking requirement.

The current parking requirement for restaurants is 10 parking spaces per 1,000 square feet of gross building area. However, that generalized parking standard was developed many decades ago when a typical restaurant was a fully functioning sit down restaurant with full table service. Since then, restaurant types and functions have evolved, in part, into the following: 1) sit down restaurants with full table service; 2) fast casual that does not offer full table service; 3) fast food; and 4) fast food with drive-thru. The 2 restaurants that were approved as pad sites are restaurants that function and rely predominantly on drive

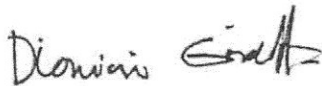
D G Consultants

thru services. In fact, both (Don Tortaco & Dutch Brothers Coffee) function with 70% of their business being drive thru service and not sit down customers. Two of the prospective tenants are fast casual restaurants and function with 50% of their business being take out. Therefore, a parking requirement of 10 spaces per 1,000 square feet of gross building area does not match the true functions of the uses. Based on the floor areas and functions of the proposed restaurant tenants, the provided 76 parking spaces is more than adequate for the site without negatively affecting on-site circulation and nearby properties.

The project will achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



cc File: 2019115

BANQUET FACILITY
(TITLE 30)

SPENCER ST/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400166 (UC-18-0800)-STATE OF ZERO, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/nr/jd (For possible action)

RELATED INFORMATION:

APN:
177-02-102-014; 177-02-102-015

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

BACKGROUND:
Project Description

General Summary

- Site Address: 6565 Spencer Street
- Site Acreage: 1
- Project Type: Banquet facility with outside dining
- Number of Stories: 2
- Square Feet: 3,000 (lease space)
- Parking Required/Provided: 47/50

History & Request

In January of 2019, the Board of County Commissioners approved use permits for a banquet facility with outside dining. The use permits were approved with a 1 year review.

Site Plans

The previously approved plans depict an approximate 3,000 square foot banquet facility located on the east end of the second floor of an existing office/warehouse building. The building faces Spencer Street and is orientated in an east/west direction in the center of the site. Also depicted on the plans is a balcony where people at an event can enjoy their food and drinks with views of McCarran International Airport and the Strip. Angled parking spaces are arranged around the

perimeter of the site with 50 parking spaces provided where 47 parking spaces are required. Access to the property is from Spencer Street to the east.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0800:

Current Planning

- 1 year to review as a public hearing;
- Applicant to work with adjacent property owners to establish parking agreements to secure as much additional parking as possible.
- Applicant is advised that the County is to provide partial off-site improvements to include a sidewalk for County APN 177-02-102-037 on the Spencer Street frontage; 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.

Applicant's Justification

The applicant states that they have not had any parking issues or complaints mainly because their hours of operation are during hours that the other businesses are not in operation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0800	Banquet facility with 1 year to review	Approved by BCC	January 2019
UC-0269-16	Banquet facility with 2 years to review - expired	Approved by PC	June 2016
UC-0217-12	Banquet facility with 2 years to review - expired	Approved by PC	July 2012
UC-0345-09	Banquet facility with 1 year to review - expired	Approved by PC	July 2009
UC-1273-02	Banquet facility with associated waivers of development standards - expired	Approved by PC	October 2002
UC-2037-95	Established cellular transmission antennas on the building roof	Approved by PC	January 1996
ZC-268-90	Reclassified to M-D zoning for a 23,000 square foot office/warehouse development	Approved by BCC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	C-2 & M-D	Undeveloped office/warehouse development &

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Business and Design/Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since, the approval of the use permits in January of 2019, the banquet facility with outside dining has been in operation. There have been no complaints filed with Clark County Public Response. Adequate parking is available on-site, and the banquet events will continue to be held in the evenings and on weekends when the parking lot would be underutilized. Therefore, staff can support the review of the use permits for the banquet facility and outside dining and recommends removal of the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JOSE CHAVEZ
CONTACT: JOSE CHAVEZ, 6565 SPENCER STREET, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

UC-18-0800
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>12-13-19</u>	APP. NUMBER: <u>AR 19-400/66</u>
	PLANNER ASSIGNED: _____	TAB/CAC: <u>PARADISE</u>
	ACCEPTED BY: <u>JW</u>	TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>7PM</u>
	FEE: <u>\$475</u>	PC MEETING DATE: _____
	CHECK #: _____	BCC MEETING DATE: <u>2/5 9AM</u>
	COMMISSIONER: <u>JG</u>	ZONE / AE / RNP: <u>MD</u>
OVERLAY(S)? _____	PLANNED LAND USE: <u>PDE BDEF</u>	
PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y	
TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y	LETTER DUE DATE: _____	
APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____	

PROPERTY OWNER	NAME: <u>ANDREW CARTWRIGHT</u>
	ADDRESS: <u>6565 SPENCER ST</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-334-5550</u> CELL: <u>702-334-5550</u>
	E-MAIL: <u>ACE@ANDREW.CARTWRIGHT.COM</u>

APPLICANT	NAME: <u>JOSE DAVID CHAVEZ</u>
	ADDRESS: <u>6360 S. PECOS RD UNIT 1</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702 812 6805</u> CELL: <u>702 812-6805</u>
	E-MAIL: <u>defactoryofdreamslv@gmail.com</u> REF CONTACT ID #: <u>180939</u>

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

ASSESSOR'S PARCEL NUMBER(S): 177-02-102-014 177-02-102-015

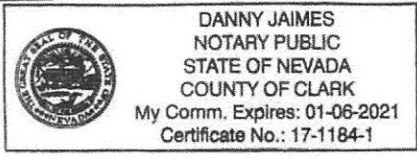
PROPERTY ADDRESS and/or CROSS STREETS: 6565 Spencer St Las Vegas NV 89119

PROJECT DESCRIPTION: Banquet Hall to assist on events, such as weddings, anniversaries

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

[Signature] Property Owner (Signature)* ANDREW CARTWRIGHT Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2019 (DATE)
 By Andrew Cartwright
 NOTARY PUBLIC: [Signature]



*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.

SKYVIEW BANQUET HALL

6565 SPENCER STREET SUITE #200 LAS VEGAS, NEVADA 89119 702.812.6805

JUSTIFICATION LETTER

I am writing this justification letter not only for a review on my application to open Skyview banquet hall, but to state the direction and future that I have for my business. Skyview has been a banquet hall for the past 12 years according to the owner of the building Andrew Cartwright.

We are in the one-year review process and we have not had any parking issues or complaints, however we were not able to obtain an agreement with the adjacent property owners to secure additional parking. We will be promoting smaller events while working with limousine and bus companies to bring our customers from the comfort of their homes or hotel without having to drive thus utilizing less parking spaces.

I purchased the business and my goal is to provide amazing, professional, and stress-free events with quality and an excellent service is our goal for every event.

We will guide our customers to ensure every event becomes a total success and that they could recommend our services to other families.

Skyview is located on a second floor with an amazing airport and the Las Vegas strip views, it will be an experience many would love to have their events with us and many people will know the other businesses in the building and support them as well to create a bigger impact in the economy of the building.

Skyview banquet hall has a balcony and it will be really nice for our future customers to enjoy their favorite drinks and foods in the balcony with an amazing airport view, Skyview is surrounded by other buildings and warehouses and it shouldn't be an issue because our events will be at night during non-office hours.

Our main goal is to provide attractive, competitive and reasonable prices for each family or company that it's planning an event and at the same time provide job opportunities and to contribute to the economy of our city and state.

Our hours of operations will be on the weekends, Friday, Saturday and Sunday 6pm to 12am, during non-business hours, we will not impact parking for the office hours and adequate

parking exists on the site.

Sincerely,

Jose David Chavez

702.812.6805

I Also would like to request to make this a banquet facility to continue growing my bussiness and would like if possible not to do public hearing every year.

FOOD CART
(TITLE 30)

SAMMY DAVIS JR. DR/MEL TORME WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0979-TYEB, LLC:

USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (hot dog cart) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone within the Adult Use Overlay District.

Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-17-504-011

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3415 Sammy Davis Jr. Drive
- Site Acreage: 2.5
- Project Type: Food cart
- Square Feet: 162
- Parking Required/Provided: 153/157

Site Plans

The plans depict an existing 36,580 square foot commercial building. The applicant is requesting a use permit to operate a food cart (hot dog cart) at the subject site in conjunction with the existing businesses. The applicant will place the proposed food cart in front of the building facing Sammy Davis Jr. Drive. One parking spot will be utilized, however, overall required parking will not be affected nor require a waiver to parking standards. Access to the site is from Sammy Davis Jr. Drive and the proposed food trailer will be set back at least 10 feet from all property lines per Title 30 standards. The food cart/trailer is located in an area that is paved and will utilize a marked parking space.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

The plans depict a proposed food cart that will sell hot dogs and other refreshments and will be 10 feet in height and 6 feet long. The overall height will include an umbrella placed over the cooking area.

Floor Plans

The food cart/trailer has an area of approximately 162 square feet and consists of a freezer, refrigerator, sinks, and a preparation table.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the food cart will operate 5 days per week, Thursday through Monday from 10:00 a.m. to 6:00 p.m. and will serve food and refreshments. The proposed food cart will be delivered by car and will be taken down every day, and states that the cart is a good fit for this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0389-14	Medical marijuana establishment	Denied by BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	M-1	Office/warehouse
East	Commercial Tourist	H-1	Fashion Show Mall
West	Industrial	M-1	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Similar food carts/trailers have been approved at other commercial locations throughout the County. The food cart/trailer is separated from the existing driveway by being located within a marked parking space, adjacent to the building, which will help protect the customers from internal traffic. Therefore, staff finds that the proposed food cart/trailer will not result in a substantial adverse effect on adjacent properties. However, to ensure there are no unforeseen issues with this use, staff recommends a time limit for review. The Board of County Commissioners have found these types of food carts/trailers to be appropriate and compatible uses in conjunction with shopping centers and other commercial developments.

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 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.

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: JANET WILSON

CONTACT: JANET WILSON, J'S HOTDOGS, 9655 S. LAS VEGAS BLVD., UNIT 119,
LAS VEGAS, NV 89123

TROPICANA AVE/PARADISE RD

HOTEL
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0963-SID 52, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) permit encroachment into airspace.

DESIGN REVIEW for a hotel on 5.5 acres in H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located 550 feet north of Tropicana Avenue, west of Kelch Drive within Paradise. JG/jt/d (For possible action)

RELATED INFORMATION:

APN:
162-21-810-008 pm; 162-21-810-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 131 spaces where 181 parking spaces are the minimum required per Table 30.60-1 (a 28% reduction)
2. Permit encroachment into airspace.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.5 (portion)
- Project Type: Hotel
- Number of Stories: 5
- Building Height (feet): 68
- Square Feet: 117,842
- Parking Required/Provided: 181/131

Site Plan

The site plan depicts a proposed hotel located near the center of the southern parcel (162-21-810-009). Setbacks for the hotel are approximately 31 feet to the north property line, 25 feet to the south property line, 123 feet to the east property line along Kelch Drive, and 63 feet to the west

property line. Access to the site is provided by 2 driveways from Kelch Drive, which is a private drive, and parking spaces are located on the north, east, and west sides of the hotel. A portion of the parking spaces and northern driveway entrance extend onto the northern parcel (162-21-810-008); the remainder of the northern parcel will remain undeveloped. Also, a portion of the southern driveway extends onto the adjacent parcel to the south, but this driveway and drive aisle currently exist and are not a part of this application. Around the exterior of the hotel, outdoor seating areas are located on both the east and west sides of the building, and a pool area is located near the southeast side of the building.

Landscaping

Landscaping includes a 15 foot wide landscape area with detached sidewalk along Kelch Drive, an 8 foot wide landscape strip on the north side of the northern parking spaces, a 5 foot wide landscape strip along the west property line, and landscape fingers throughout the parking lot. In addition, landscaping is provided around the base of the hotel, around outdoor seating areas on both the east and west sides of the hotel, and around the pool area located in the southeast portion of the site.

Elevations

The 68 foot tall hotel includes a modern design with parapet walls along the roofline at various heights, off-set surface planes on the elevations, and complementary earth tone colors including elder white, acier, peppercorn, and jute brown. Materials include painted stucco, cultured stone veneer, and aluminum storefront and window frames.

Floor Plans

The first floor includes a front desk, lobby, lounge, dining area, breakfast buffet, bar for hotel guests, meeting rooms, fitness room, offices, and hotel rooms. The second through fifth floors consists mostly of hotel rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the site was previously approved for a 17% parking reduction even though the previous design included a freestanding restaurant as a principal use, whereas the current plan only includes accessory eating and drinking areas for hotel guests. Additionally, the facility will provide shuttle service to and from McCarran International Airport and to and from other key locations within the Resort Corridor. Lastly, the applicant indicates that many hotel guests will utilize taxis and ride sharing services; therefore, less on-site parking spaces are needed. Overall, the design is appropriate for the location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0361-15	Hotel and restaurant with increased height and reduced parking - expired	Approved by BCC	November 2015

Design Review
 Urban Specific Policy 27 encourages parcels designated for Commercial Tourist uses in the land use plan to develop with commercial uses, such as hotels, that contribute to prime activity

Staff does not anticipate any negative impacts from the reduced number of parking spaces. transportation are readily available, including mass transit, shuttles, taxis, and ride-share options. near McCarran International Airport and the Resort Corridor where alternative forms of pollution since additional parking spaces encourage more driving. In addition, the site is located parking adds additional impervious surfaces that increase the urban heat island and increases air building practices is to reduce the number of unused parking spaces. For example, excess that reduce automobile dependence, reduce air pollution, promote more compact building forms, and reduce the urban heat island effect. A significant way to accomplish these more sustainable Several goals and policies in the Clark County Comprehensive Master Plan encourage designs

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

Waiver of Development Standards #1

Current Planning Analysis

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

Surrounding Land Use		Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Undeveloped & timeshare with office, retail, & restaurant uses	
North, South, & West	Commercial Tourist	H-1	Undeveloped	

Application Number	Request	Action	Date
UC-1847-05	Timeshare development with office, retail, and restaurant uses - development plans depicted the portion included under this request as not a part even though the parcels were included	Approved by BCC	April 2006
ZC-0511-00	Zone boundary amendment to H-1 zoning for a motel/hotel with office, convention, restaurant and other accessory facilities	Approved by BCC	May 2000

Prior Land Use Requests

centers. The proposed site is designated Commercial Tourist and located adjacent to an existing shopping center, and the hotel use will enhance the commercial activity in this area. In addition, the modern design of the hotel is aesthetically pleasing, and it includes design variations to reduce the visual mass, consistent with Urban Specific Policy 78, which encourages architectural treatments on all sides of the building elevations. Lastly, the site design includes adequate landscaping and both pedestrian and vehicular circulation. As a result, staff can support the design review.

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.

Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

The property lies within the AE-70 (70 - 75 DNL) and AE-65 (65 - 70 DNL) noise contours for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

- Current Planning Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

APPLICANT: SID 52, LLC
CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

TAB/CAC:
APPROVALS:
PROTESTS:

Clark County Water Reclamation District (CCWRD)
Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterarteam.com and reference POC Tracking #0718-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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; 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.

Traffic study and compliance.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

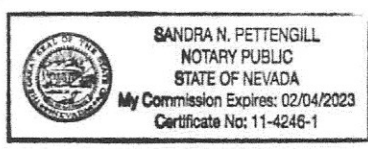
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>12/16/19</u> PLANNER ASSIGNED: <u>JGT</u> ACCEPTED BY: <u>JGT</u> FEE: <u>1,150</u> CHECK #: <u>320</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>WS-19-0963</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>1/14/20</u> TIME: <u>7p</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>2/5/20 9a</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>C-T</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>—</u> COMMENCE/COMPLETE: <u>N/A</u>	
	PROPERTY OWNER NAME: <u>SID 52 LLC</u> ADDRESS: <u>2 Magic Stone Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>—</u> CELL: <u>702-478-0008</u> E-MAIL: <u>DrMSidhu@gmail.com</u>		
	APPLICANT NAME: <u>SID 52 LLC</u> ADDRESS: <u>2 Magic Stone Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>—</u> CELL: <u>702-478-0008</u> E-MAIL: <u>DrMSidhu@gmail.com</u> REF CONTACT ID #: <u>—</u>		
	CORRESPONDENT NAME: <u>Gregory Borgel, Fennemore Craig, PC,</u> ADDRESS: <u>300 South Fourth Street, Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101-6021</u> TELEPHONE: <u>702-791-8219</u> CELL: <u>702-526-4332</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>		

ASSESSOR'S PARCEL NUMBER(S): 162-21-810-009 and 162-21-810-008
 PROPERTY ADDRESS and/or CROSS STREETS: Kelch Dr & E Tropicana Ave.
 PROJECT DESCRIPTION: New Construction of a 5 story 181 room Springhill Suites Hotel

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

MALWINDER SIDHU MALWINDER SIDHU
 Property Owner (Signature)* Property Owner (Print)
 STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON November 29, 2019 (DATE)
 By Malwinder Sidhu **
 NOTARY PUBLIC: Sandra N. Pettengill



*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.

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December 15, 2019


Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a waiver of development standards and design review for a non-gaming hotel on APNs 162-21-810-008 and 009:

1. A waiver of development standards is requested to provide 131 parking spaces where 181 would be required (a 28% reduction), and an encroachment into McCarran airspace.
2. Design review approval is requested to construct and maintain a 5 story 181 room Spring Hill Suites by Marriott Hotel.

Justification: The property was previously recommended for a 17% parking reduction even though the prior plan included a restaurant as a principal use (i.e.: with outside patronage) whereas the current plan includes only an accessory eating area limited to hotel customers. Additionally, the facility will provide a shuttle service to and from McCarran Airport and other key locations as appropriate. Lastly, the prevalence of ride-hailing services (Lyft, Uber, etc.) has substantially reduced the percentage of customers who will bring or rent their own vehicles requiring on-site parking. Lastly, there is abundant additional space on the property for additional parking when and if that becomes necessary. As to the design review, Springhill Suites is a widely recognized modern design, well accepted by travelers in tourist areas, including Clark County. Airspace encroachment is only for 1:100 rule.



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