



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

July 28, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jon Wardlaw - Chairperson
 John Williams, Vice Chairperson
 Raymond Berg
 Bart Donovan
 Susan Philipp

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

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for July 14, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for July 28, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning and Zoning

1. **DR-20-0272-MANDALAY PROPCO LLC:**

DESIGN REVIEWS for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); and **2)** increase wall sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/md/jd (For possible action) **BCC 8/19/20**

2. **ET-20-400067 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**

USE PERMIT FIRST EXTENSION OF TIME to waive design standards for accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/jd (For possible action) **PC 8/18/20**

3. **WC-20-400068 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**

WAIVER OF CONDITIONS of a use permit limiting the maximum number of students not to exceed 450 for entire school in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/jd (For possible action)

PC 8/18/20

4. **UC-20-0299-FWID, LLC:**

USE PERMITS for the following: **1)** a theater; and **2)** on-premises consumption of alcohol. **DESIGN REVIEW** for a theater in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) (Adult Use Overlay District) Zone. Generally located on the south side of Diablo Drive, approximately 300 feet west of Valley View Boulevard within Paradise. MN/sd/jd (For possible action) **PC 8/18/20**

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

5. **UC-20-0300-815 TWAIN, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (tavern) and a residential use.
DESIGN REVIEW for a tavern expansion in conjunction with an existing commercial retail center on 2.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of University Center Drive and Twain Avenue within Paradise. TS/sd/jd (For possible action) **PC 8/18/20**

6. **UC-20-0305-4275 W. BELL DRIVE, LLC:**
USE PERMIT for a minor training facility in conjunction with other commercial and manufacturing uses on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Bell Drive and Schirlls Street within Paradise. MN/bb/jd (For possible action) **PC 8/18/20**

7. **DR-20-0303-IMI MIRACLE MALL, LLC:**
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/pb/jd (For possible action) **BCC 8/19/20**

8. **ET-20-400065 (UC-18-0406) -NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT FIRST EXTENSION OF TIME to commence a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/jgh/jd (For possible action) **BCC 8/19/20**

9. **UC-20-0292-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:**
USE PERMIT for a proposed marijuana establishment (cultivation).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (cultivation) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/xx (For possible action) **BCC 8/19/20**

10. **UC-20-0293-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:**
USE PERMIT for a proposed marijuana establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (production) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/xx (For possible action) **BCC 8/19/20**
11. **VS-20-0271-BPS HARMON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue (alignment) and Harmon Avenue, and between Audrie Street and Las Vegas Boulevard South, and a portion of a right-of-way being Harmon Avenue located between Audrie Street and Las Vegas Boulevard South, and a portion of right-of-way being Las Vegas Boulevard South located between Rochelle Avenue (alignment) and Harmon Avenue within Paradise (description on file). JG/jt/jd (For possible action) **BCC 8/19/20**
12. **WS-20-0294-HERBST FAMILY LP, II:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway width; and 2) throat depth.
DESIGN REVIEW for a parking garage in conjunction with an existing convenience store with gasoline station and warehouse on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue and the north side of Russell Road within Paradise. MN/nr/xx (For possible action) **BCC 8/19/20**

VII. General Business

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 11, 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>



Paradise Town Advisory Board

July 14, 2020

MINUTES

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

Al Laird; Planner, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of June 30, 2020 Minutes

Moved by: Williams
Action: Approval as submitted
Vote: 5-0 Unanimous

Approval of Agenda for July 14, 2020

Moved by: Williams
Action: Approve as submitted
Vote: 5-0 Unanimous

IV. Informational Items

1. **Virtual Job Fair August 7, 2020 9:00 am-11:00 am. Employer's hiring in the Henderson area. (Questions 702-822-4200)**

V. Planning & Zoning

1. **UC-20-0242-2640 E TROPICANA, LLC:**
USE PERMIT for a gasoline station within 200 feet of residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified street standards; 2) eliminate cross access; and 3) reduce parking lot landscaping.
DESIGN REVIEW for gasoline station and convenience store on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/bb/ja (For possible action) **PC 8/4/20**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

2. **VS-20-0250-VANDREY PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and unset Road and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/jgh/jd (For possible action) **PC 8/4/20**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

3. **VS-20-0255-HARSCH INVESTMENT PROPERTIES, LLC:**
VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Pecos Road and Pine Street within Paradise (description on file). JG/sd/jd (For possible action) **PC 8/4/20**

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous
Donovan abstained from comment and vote, received notification card in the mail

4. **WC-20-400059 (ZC-19-0945) -HARSCH INVESTMENT PROPERTIES, LLC:**
WAIVER OF CONDITIONS for a zone change requiring right-of-way dedication to include 5 feet for Pine Street and the associated spandrel in conjunction with an approved warehouse complex 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/sd/jd (For possible action) **PC 8/4/20**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
Donovan abstained from comment and vote, received notification card in the mail

5. **DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action) **BCC 8/5/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 28, 2020
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.

08/19/20 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

MANDALAY BAY RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0272-MANDALAY PROPCO LLC:

DESIGN REVIEWS for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); and **2)** increase wall sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
162-29-610-002; 162-29-710-002

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Mandalay Bay).
2. Increase wall sign area to 144,398 square feet where 135,955 square feet was previously approved and 84,960 square feet is the maximum area permitted per Table 30.72-1.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3930 & 3950 Las Vegas Boulevard S.
- Site Acreage: 124.1
- Project Type: Amended comprehensive sign plan

Site Plan and Request

This request is to add 17 additional wall signs to an existing resort hotel property. The property is the site of the Mandalay Bay Resort Hotel. The existing resort hotel is located on the northwest corner of Russell Road and Las Vegas Boulevard South with additional frontage along Frank Sinatra Drive and Mandalay Bay Road. Access to the site is provided from all of these adjacent streets.

Signage

The plans depict 5 non-animated static wall signs that equal 4,201 square feet on the east elevation that are visible from the south and northbound traffic along Las Vegas Boulevard South, in addition to the westbound traffic on Mandalay Bay Road. Four non-animated static wall signs that equal 1,768 square feet are visible from eastbound Mandalay Bay Road as well as north and southbound Luxor Drive vehicular traffic. The north elevation of the existing exterior Mandalay Bay façade along Mandalay Bay Road features 8 non-animated static wall signs totaling 2,474 square feet. These signs are visible from the eastbound Mandalay Bay Road as well as northbound Luxor Drive.

The following tables are a summary of existing and proposed 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	35,531	0	35,531	42,480	n/a	6	0	6
Monument	48	0	48	70	n/a	1	0	1
Wall*	135,955	8,443	144,398	84,960	6	36	17	53
Directional	205	0	205	448	n/a	11	0	11
Projecting	30	0	30	192	n/a	1	0	1
Overall Total	171,769	8,443	180,212	128,150	5	55	17	72

*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
Animated	44,441	0	44,441	600	n/a	13	0	13

Applicant's Justification

The applicant indicates the spectacular new signage will be appropriate upon reopening of the subject property, and for an indefinite time thereafter, as the property, company and community resume full operation. The requested signage will also be appropriate when the affected portion of Mandalay Bay Road becomes a primary route to Allegiant Stadium for both pedestrians and vehicles later this year.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400020 (VS-0387-11)	Waived conditions pertaining to advertising visible from the public right-of-way and signage visible from the public right-of-way to be in accordance with federal, state, and local laws, ordinances, and codes	Approved by BCC	May 2020
DR-20-0061	Amended the comprehensive sign package and increased the overall animated sign area	Approved by BCC	April 2020
DR-19-0906	Amended the comprehensive sign package; increased wall sign area; and increased animated sign area	Approved by BCC	May 2020
DR-0646-16	Amended the comprehensive sign package and increased the overall wall sign area	Approved by BCC	November 2016
UC-0574-14 (WC-0023-16)	Waived a condition requiring the applicant to provide landscaping per plans on file for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expanded existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodeled with exterior access point (Mandalay Bay)	Approved by PC	November 2012
UC-0740-02	1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modified an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
UC-1546-97	Modified an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Luxor & Excalibur Resort Hotels
South	Business and Design/Research Park & Public Facilities	P-F	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Commercial Tourist	H-1	Motel, convenience store, retail uses, & undeveloped
West	Commercial Tourist	H-1	I-15 & Allegiant Stadium

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Code allows alternative sign standards for resort hotels that can be approved if they result in the development having a visual character which is more compatible with the adjacent development. The proposed signage is consistent in design and scale with signage for other resort hotels within the Resort Corridor. The proposed signage complies with Urban Specific Policy 20 of the Comprehensive Master Plan 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

- Right-of-way dedication for areas with Public Works equipment adjacent to Mandalay Bay Road to be coordinated with Public Works - Traffic Management Division;
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MANDALAY BAY, LLC

CONTACT: JASON GRAY, MGM RESORTS INTL OPS INC, 3260 INDUSTRIAL ROAD,
LAS VEGAS, NV 89109

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 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>6/15/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$675.00</u> CHECK #: <u>PAID VIA INTERNET</u> COMMISSIONER: <u>NAFT</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> <input type="checkbox"/> <u>N</u> TRAILS? <input checked="" type="checkbox"/> <u>Y</u> <input type="checkbox"/> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>Y</u> <input type="checkbox"/> <u>N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>DR-20-0272</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>7/28/20</u> TIME: <u>7:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/19/20 9:00AM</u> ZONE / AE / RNP: <u>H-1/AE-60/NONE</u> PLANNED LAND USE: <u>WPCT</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> <input type="checkbox"/> <u>N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Mandalay Propco, LLC</u> ADDRESS: <u>3950 Las Vegas Blvd., South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Mandalay Bay, LLC</u> ADDRESS: <u>3950 Las Vegas Blvd., South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. 4th Street, Suite # 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: <u>702-629-8099</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-002 & 162-29-710-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3950 S. Las Vegas Blvd. & 3930 S. Las Vegas Blvd.
 PROJECT DESCRIPTION: Amend the comprehensive sign package.

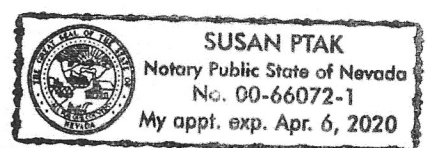
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Laura Norton, Authorized Representative for

 Property Owner (Print) Tenant Mandalay Bay, LLC

SUBSCRIBED AND SWORN BEFORE ME ON March 5 2020 (DATE)
 By Laura Norton, Authorized Representative
 NOTARY PUBLIC: Susan Ptak



*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.

March 27, 2020

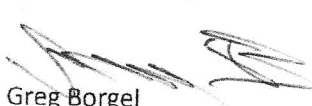
Clark Co. Planning
Hand delivered

PLANNER
COPY

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for design review of an amended comprehensive sign plan for Mandalay Bay Hotel-Casino, APN-162-29-610-003, to add additional wall signage as shown in the separately submitted plans:

1. The property is zoned H-1 and master planned C-T, which are categories that typically allow additional area of signs for resort hotels.
2. Mandalay Bay, though presently closed due to coronavirus concerns, is a licensed resort hotel which is intended to be reopened when permitted.
3. Spectacular new signage will be appropriate when the property reopens, and for an indefinite time thereafter, as the property, company and community resume full operation.
4. The requested signage will also be appropriate when the affected portion of Mandalay Bay Drive becomes a primary route to Allegiant Stadium for both pedestrians and vehicles later this year.
5. The cross-table calculations for Mandalay Bay signage include an allowance for pending applications DR-20-0061 and DR-19-0906 (previously scheduled for the canceled BCC meeting of 3/18/20) which are expected to be rescheduled shortly. If those applications are eventually not approved, a new cross table will be prepared and submitted for the current application, reducing the overall signage numbers appropriately.



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

Supplement to justification letter—Mandalay Bay additional signage

June 12, 2020
Clark County Planning
Attn: Mark Donohue

PLANNER
COPY

Dear Mark:

The following is submitted as clarification and additional justification for a design review to amend the comprehensive sign program for Mandalay Bay Hotel, APN 162-29-610-003 as follows:

1. To increase non-animated wall sign area to 144,398 square feet where 135,658 square feet was previously approved and where 84,960 square feet is permitted.
2. To increase animated sign area to 44,441 square feet where 41,431 square feet was previously approved and where 600 square feet is permitted.
Calculation to support requested number: DR-19-0906 (5/20 BCC) approved 2,103 square feet; DR-20-0061 (4/21 PC) approved 907 square feet.
3. To allow 17 new wall signs for a total of 53 wall signs.
Calculation to support number of wall signs: 42 wall signs previously existed; DR-19-0906 approved two new wall signs replacing eight existing wall signs—new total existing/approved = 36.

Thank you for your assistance and patience throughout on this matter,



Greg Borgel

MODULAR BUILDINGS
(TITLE 30)

EMERSON AVE/PACIFIC ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400067 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE.

USE PERMIT FIRST EXTENSION OF TIME to waive design standards for accessory modular buildings.

DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-201-001

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2525 Emerson Avenue
- Site Acreage: 4.3
- Project Type: Temporary modular buildings (classrooms & restrooms)
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 1,440 (classrooms)/480 (toilet)

Site Plans

The approved plans showed the addition of 4 temporary modular classroom buildings and 1 temporary restroom facility building. The proposed modular classroom buildings will be set back 15 feet from the east property line with the proposed restroom facility building set back 10 feet. Both the temporary modular classroom buildings and restroom facility building will be used for both girls and boys to meet the increasing student body. There is an existing primary building towards the north portion of the site that currently consists of a place of worship and classrooms for the charter school. Access to the site is via 2 existing driveways on Pacific Street.

Landscaping

The approved plans showed a proposed landscape buffer of trees along Pacific Street to be installed behind the proposed modular buildings to shield both the mechanical equipment and the buildings from adjacent residential uses. The proposed landscaping will include 24 inch box Mondel Pine and Shoestring Acacia trees. There is existing landscaping, which includes trees, shrubs, and groundcover around the building on the north property line and in the existing parking lot. The open space areas contain a turf field for sports activities and a sand area for playground equipment. An existing 6 foot high concrete block wall is located along Pacific Street.

Elevations

The plans depict a 10 foot high traditional modular building consisting of composite wood siding with hollow metal doors and frosted windows. The proposed buildings will be 1 story, 10 feet in height, consisting of wood siding and will be painted to match the existing building on-site. The existing building is finished with stucco and painted white.

Floor Plans

Each modular building is 1,440 square feet and consists of 4 classrooms and a 480 square foot restroom facility. Each classroom door will have a ramp and landing providing access to the building.

The existing northern building currently houses 7 classrooms, a multi-purpose room, offices, restrooms, and storage rooms on the first floor with the second floor having 9 classrooms, offices, restrooms, and storage areas.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0312:

Current Planning

- Until June 30, 2020 to commence and review as a public hearing;
- Maximum number of students not to exceed 450 for entire school;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant to install school zone signage on Emerson Avenue if approved by Public Works;
- Drainage study and compliance;
- Traffic study and compliance.

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

#0208-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting an extension of time for 1 year to complete all building permits as they have not been finalized. The applicant requests the extension of time to allow for the school to acquire requisite permits to finalize and to satisfy all conditions of UC-19-0312.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0312	Waived design standards for accessory modular buildings; design review for modular buildings	Approved by PC	June 2019
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable restrooms) - expired	Approved by PC	November 2012
UC-0116-12	Waived design standards and design review for 4 proposed accessory modular buildings (modular classrooms) - expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
UC-0900-05 (ET-0206-09)	Second extension of time for a place of worship - expired	Approved by PC	September 2009
UC-0900-05 (ET-0205-07)	First extension of time for a place of worship - expired	Approved by PC	August 2007
UC-0900-05	Expansion of existing place of worship and increased height for accessory structure; waived standards to reduce parking; design review for place of worship expansion - expired	Approved by PC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential

Related Applications

Application Number	Request
WC-20-400068 (UC-19-0312)	A waiver of conditions of a use permit to increase number of students is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant has commenced and installed module trailers at the school. However, the building permits issued by Clark County Building Department were not finalized and inspected prior to occupancy. The Notice of Final Action states that the applicant has 1 year to commence and obtain all building permits. The applicant has commenced and applied for building permits (BD19-35795 & BD19-35796), yet has not finalized the building permit process and has been operating without final occupancy review related to these permits. No issues have been reported to the County regarding operations at the site; therefore, staff can support an extension of time for 1 year.

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

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA RISE ACADEMY, INC

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123

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)
 - 19-0312
 - (ORIGINAL APPLICATION #)
 - APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>6/30/20</u>	APP. NUMBER: <u>E-20-400067</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Paradise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7PM</u>
PROPERTY OWNER	FEE: <u>\$ 300</u>	PC MEETING DATE: <u>8/18/20</u>
	CHECK #: <u> </u>	BCC MEETING DATE: <u> </u>
	COMMISSIONER: <u>F-S</u>	ZONE / AE / RNP: <u>R-1</u>
APPLICANT	OVERLAY(S)? <u> </u>	PLANNED LAND USE: <u>LL</u>
	PUBLIC HEARING? Y / <u>N</u>	NOTIFICATION RADIUS: <u> </u> SIGN? Y / <u>N</u>
	TRAILS? Y / <u>N</u> PFNA? Y / <u>N</u>	LETTER DUE DATE: <u> </u>
CORRESPONDENT	APPROVAL/DENIAL BY: <u> </u>	COMMENCE/COMPLETE: <u> </u>
	NAME: <u>Paradise Church, Inc.</u>	
	ADDRESS: <u>2525 Emerson</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u>	
	TELEPHONE: <u>702-732-8555</u> CELL: <u>702-245-3599</u>	
	E-MAIL: <u>mikem@paradis churchlv.com</u>	
	NAME: <u>Nevada Rise Academy, Inc</u>	
	ADDRESS: <u>2525 Emerson</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u> </u>	
	TELEPHONE: <u> </u> CELL: <u> </u>	
	E-MAIL: <u>jbrecht@nevadarise.org</u> REF CONTACT ID #: <u> </u>	
	NAME: <u>ethosthree ARCHITECTURE - John Lopeman</u>	
	ADDRESS: <u>8985 South Eastern, Suite 220</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>	
	TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u>	
	E-MAIL: <u>jclopeman@ethosthree.CO</u> REF CONTACT ID #: <u>146962</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-001

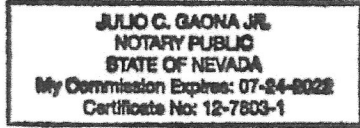
PROPERTY ADDRESS and/or CROSS STREETS: 2525 Emerson Avenue

PROJECT DESCRIPTION: Charter School Modular Classroom Buildings

(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 Matijevec
 Property Owner (Signature)*
 Michael Matijevec, President
 Paradise Church, Inc.
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6/23/2020 (DATE)
 By Michael Paul Matijevec
 NOTARY PUBLIC: Julio C. Gaona Jr



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

2



June 25, 2020

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: UC 19-0312 - Extension of Time

Dear Planning Staff,

We are requesting an Extension of Time to the original NOFA UC-19-0312 at the Charter School located at 2525 Emerson, Las Vegas, Nevada, in the Paradise Township.

The Notice of Final Action dated 6/12/2029, requires an Application Review by June 30, 2020. We request a one-year extension for this requirement as the building permit has not been finalized. The Client requests this extension to bring this into compliance and satisfy all conditions of UC-19-0312.

Sincerely,

John Lopeman, AIA
Principal

Cc: B.Gronauer
A.Ranieri
J. Brecht



To: Clark County Planning Commission

From: Nevada Rise Academy

RE: Community Input

For the 2020-2021 school year, the staff of both Nevada Rise Academy and Nevada Prep implemented various protocols to mitigate traffic on Emerson Avenue and Pacific. The changes included eliminating parking on Pacific, staggered dismissal times, and efficient dismissal procedures that ensured lines were clear within 20 minutes of dismissal. We also have 7 staff members facilitating this process so it does not impact the neighborhood and students and parents are walked across the street safely.

Additionally, each staff made efforts to maintain dialogue with the community members and immediate neighbors. In the fall of 2019, we informally discussed the new systems with as many community members as we could when the opportunity presented itself. Throughout the school year on multiple occasions, community members expressed satisfaction with current systems. In the spring we talked individually to the two representatives in Aviv Court. In those conversation, when suggestions to have a community meeting to discuss plans was mentioned, no interest was shown. Additionally, we reached 3 other neighborhood representatives in front of their houses to solicit feedback and discuss next steps. We have not had any concerns brought to our attention.



Executive Director

March 8, 2020

Date

2

SCHOOL
(TITLE 30)

EMERSON AVE/PACIFIC ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400068 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:

WAIVER OF CONDITIONS of a use permit limiting the maximum number of students not to exceed 450 for entire school in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-201-001

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2525 Emerson Avenue
- Site Acreage: 4.3
- Project Type: Temporary modular buildings (classrooms & restrooms)
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 1,440 (classrooms)/480 (toilet)

Site Plans

The approved plans depict the addition of 4 temporary modular classroom buildings and 1 temporary restroom facility building. The proposed modular classroom buildings will be set back 15 feet from the east property line with the proposed restroom facility building set back 10 feet. Both the temporary modular classroom buildings and restroom facility building will be used for both girls and boys to meet the increasing student body. There is an existing primary building towards the north portion of the site that currently consists of a place of worship and classrooms for the charter school. Access to the site is via 2 existing driveways on Pacific Street.

Landscaping

The plans show a proposed landscape buffer of trees along Pacific Street to be installed behind the proposed modular buildings to shield both the mechanical equipment and the buildings from adjacent residential uses. The proposed landscaping will include 24 inch box Mondel Pine and Shoestring Acacia trees. There is existing landscaping, which includes trees, shrubs, and groundcover around the building on the north property line and in the existing parking lot. The open space areas contain a turf field for sports activities and a sand area for playground equipment. An existing 6 foot high concrete block wall is located along Pacific Street.

Elevations

The plans depict a 10 foot high traditional modular building consisting of composite wood siding with hollow metal doors and frosted windows. The proposed buildings will be 1 story, 10 feet in height, consisting of wood siding and will be painted to match the existing building on-site. The existing building is finished with stucco and painted white.

Floor Plans

Each modular building is 1,440 square feet and consists of 4 classrooms and a 480 square foot restroom facility. Each classroom door will have a ramp and landing providing access to the building.

The existing northern building currently houses 7 classrooms, a multi-purpose room, offices, restrooms, and storage rooms on the first floor with the second floor having 9 classrooms, offices, restrooms, and storage areas.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0312:

Current Planning

- Until June 30, 2020 to commence and review as a public hearing;
- Maximum number of students not to exceed 450 for entire school;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant to install school zone signage on Emerson Avenue if approved by Public Works;
- Drainage study and compliance;
- Traffic study and compliance.

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 #0208-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request is for increasing the maximum number of students enrolled from 450 to 525. The school is currently purchasing property to make this site a permanent location for the school. This site was approved for a 575 student charter school with UC-0280-11. All conditions have been met, except Public Works requirement to install school signage on Emerson Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0312	Waived design standards for an accessory module buildings	Approved by PC	June 2019
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable restrooms) - expired	Approved by PC	November 2012
UC-0116-12	Waived design standards and design review for 4 proposed accessory modular buildings (modular classrooms) - expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
UC-0900-05 (ET-0206-09)	Second extension of time for a place of worship - expired	Approved by PC	September 2009
UC-0900-05 (ET-0205-07)	First extension of time for a place of worship - expired	Approved by PC	August 2007
UC-0900-05	Expansion of existing place of worship and increased height for accessory structure; waived standards to reduce parking; design review for place of worship expansion - expired	Approved by PC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential

Related Applications

Application Number	Request
ET-20-400067 (UC-19-0312)	An extension of time for a use permit 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

As the applicant has not completed the final inspections related to the modular buildings for the school and have made limited progress in meeting conditions set forth in the original use permit. Staff recommends that this application be denied due to the lack of compliance with applicable regulations and Title 30 standards.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA RISE ACADEMY, INC.

CONTACT: JOHN LOPEMAN, ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVE, #220, LAS VEGAS, NV 89123



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)
 - 19-0312
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>6/30/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 475</u> CHECK #: COMMISSIONER: <u>J.S</u> OVERLAY(S)? PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY:	APP. NUMBER: <u>WC-20-400068</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7Pm</u> PC MEETING DATE: <u>8/18/20</u> BCC MEETING DATE: ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>PL</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
PROPERTY OWNER	NAME: <u>Paradise Church, Inc.</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-732-8555</u> CELL: <u>702-245-3599</u> E-MAIL: <u>mikem@paradis churchlv.com</u>	
APPLICANT	NAME: <u>Nevada Rise Academy, Inc</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89121</u> TELEPHONE: CELL: E-MAIL: <u>jbrecht@nevadarise.org</u> REF CONTACT ID #:	
CORRESPONDENT	NAME: <u>ethosthree ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>jclopeman@ethosthree.co</u> REF CONTACT ID #: <u>1166912</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 2525 Emerson Avenue

PROJECT DESCRIPTION: Amendment to existing SUP to allow additional students 19-0312: Waiver of Conditions

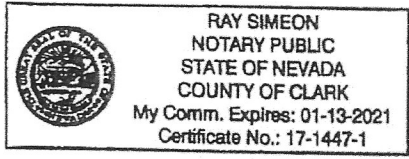
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Paradise Church, Inc
Michael P. Matijevich
 Property Owner (Signature)

Paradise Church
Michael P. Matijevich - President
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/3/20 (DATE)
 By Michael Matijevich
 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.



June 25, 2020

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: UC 19-0312 - Waiver of Condition

Dear Planning Staff,

We are requesting a Waiver of Condition to the original Notice of Final Action UC-19-0312 at the Charter School located at 2525 Emerson, Las Vegas, Nevada, In the Paradise Township.

Waiver of Condition & Justification:

Increase the maximum number of students from 450 to 525 to accommodate grades K-5. The School is currently purchasing the property to make this site a permanent location for the school. This same site was approved for 575 charter school students under UC-0116-12.

In reference to the Notice of Final Action dated June 12, 2019, all other conditions have been met, except for Public Works – Development Review requiring school zone signage on Emerson. The permit for this work was issued June 23, 2020, and installation of the signs is scheduled for July 1, 2020.

Sincerely,

John Lopeman, AIA
Principal

Cc: B.Gronauer
A.Ranieri
J. Brecht

THEATER
(TITLE 30)

DIABLO DR/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0299-FWID, LLC:

USE PERMITS for the following: 1) a theater; and 2) on-premises consumption of alcohol.
DESIGN REVIEW for a theater in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) (Adult Use Overlay District) Zone.

Generally located on the south side of Diablo Drive, approximately 300 feet west of Valley View Boulevard within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-801-006

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3905 W. Diablo Drive
- Site Acreage: 2.3
- Project Type: Theater
- Number of Stories: 1
- Building Height (feet): 33
- Square Feet: 5,534 (theater)/45,043 (office/warehouse)
- Parking Required/Provided: 91/91

Site Plans

The plans show an existing 45,043 square feet office/warehouse building that will be partially converted into a theater. The site is accessed from Diablo Drive by 2 driveways located at each end of the property. Parking will be located within the property along the sides of the building. The front portion of the building will be converted into a theater with the rear portion to remain as a warehouse use for storage related to the theater. Trash enclosures will be located along each side of the building.

Landscaping

The plans depict existing landscaping along the north property line adjacent to Diablo Drive with no changes proposed or required. Existing trees are in place along portions of the eastern property line.

Elevations

The plans depict an existing 33 foot high building with tilt-up concrete panels and aluminum storefront windows with architectural enhancements. No changes are proposed to the exterior of the building.

Floor Plans

The plans depict 5,534 square feet of the building being converted to a non-adult live theater including a full bar, theater rooms, offices, breakrooms, restrooms, lobby area, storage and utility rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the lease space will be converted to be an indoor theater and sponsored by an event design and production company. The theater, "The Pond", will be a non-adult theater with full a bar. The theater will allow a maximum of 120 patrons per show with operating hours set for Thursday and Friday of 6:00 p.m. to 2:00 a.m. and Saturday and Sunday from 2:00 p.m. to 2:00 a.m. The bar area will only operate during theater's hours in conjunction with shows and/or events. Both the interior and exterior will feature 24/7 video surveillance and will also incorporate wristbands to identify patrons over 21. Security will be provided for all shows/events.

Drive aisle gates are located on the property and have been called out on the site plan and will remain open during administrative office hours and theater shows. In addition, the applicant states that they will fully clear all outdoor storage materials and debris from parking lot, re-stripe spaces, remove airstream trailer and bleachers, clear a path for the trash enclosures and provide receptacles for separation of recycling and trash materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0388-12	Recreational facility (paint ball) - expired	Approved by PC	October 2012

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & 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.

A review of nearby uses, indicates that this use will be compatible with existing developments in the immediate area and is not anticipated to adversely impact those properties. Most of the immediate area is designated for industrial uses, which often are closed during the proposed operating hours of the theater. The request will be conducted indoors and no outside entertainment is proposed to be conducted. The request is also compliant in part with Policy 103 of the Comprehensive Master Plan, whereby, the proposed use will orient their offices, theater, reception and other similar less intensive uses to be adjacent to the existing public rights-of-way (on the perimeter of the developments) to improve aesthetics. The warehouse portion that will be used for internal storage and represents a more intensive use and will be internalized within the development per Policy 103. The landscaping area along Diablo Drive will provide for improved visual quality and buffering. 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

- Traffic study and compliance.

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: FWID, LLC

CONTACT: FRESH WATA STUDIOS, 3905 W. DIABLO DRIVE, SUITE 100, LAS VEGAS, NV 89118

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 type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/30/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,350</u> CHECK #: _____ COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>adult use</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>WC-20-0299</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7PM</u> PC MEETING DATE: <u>8/18/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>FWID LLC</u> ADDRESS: <u>3905 W DIABLO DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 889 0935</u> CELL: _____ E-MAIL: <u>venues@freshwata.com</u>
	CORRESPONDENT	NAME: <u>Tricia Costello</u> ADDRESS: <u>3905 W DIABLO DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 889 0935</u> CELL: <u>913-269 3849</u> E-MAIL: <u>Tricia@freshwata.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162 308 01006

PROPERTY ADDRESS and/or CROSS STREETS: 3905 W Diablo Dr / Diablo Dr & Valley view Blvd.

PROJECT DESCRIPTION: NON ADULT THEATER AND FULL BAR

(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.

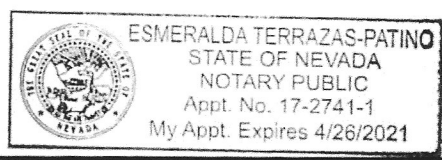
Tricia Costello _____
 Property Owner (Signature)

Tricia Costello
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/20/2020 (DATE)
 By Tricia Costello

NOTARY PUBLIC: Esmeralda Terrazas-Patino



***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.

06/22/2020

Letter of Justification for Proposed Theater and Full Bar

UC-20-0299

To whom it may concern:

I am writing this letter on behalf of FWID LCC and Fresh Wata, an event design and production company, proposing to establish The Pond, a non-adult theater with a full bar. The Pond's location will be in a suite accessible via a public entrance along the northeast corner of a privately-owned commercial building occupied with Fresh Wata's administrative offices and warehouse facility at 3905 W Diablo Dr. Suite 105, Las Vegas Nevada 89118.

The Pond (proposed theater name) is designed to be a community theater that fosters comradery, provides entertainment off strip, and features a 5,500 sqft space for opportunities to host performances, virtual experiences and show motion pictures. The theater's seating capacity is flexible but will have a maximum of 120 guests per show. The bar area of the theater will not allow any persons under the age of 21 and will have a distinct separation from the theater. The bar will be operational during the theater's hours of operation in conjunction with showtimes and/or events.

The safety of our patrons is of the utmost importance. We will contract a private security company that will provide two unarmed guards during The Pond's operating hours. The guards will verify patron IDs and patrons may be subject to TSA-like pat-down; and, personal belongings such as bags and purses are subject to search. The interior and exterior of the establishment will feature 24/7 video surveillance. Security plans will be put in place with wristbands to identify patrons over 21 years of age and cups will distinguish non-alcoholic beverages from alcoholic beverages.

The Pond will be operated and managed by a certified women-owned and LGBT business steadfast in promoting human connection, health and wellness and sustainability through design, technology and ultimately a public establishment. The proposed theater will accommodate patrons by ticket and reservations only who can enjoy beverages during showtimes. With the exception of private events that may have hours set by its host or organizer in the theater, the theater's operating hours will be:

Thursday - Friday 6:00p - 2:00a
Saturday - Sunday 2:00p - 2:00a

The property owner has confirmed plans to:

- fully clear all outdoor storage materials and debris for parking on both sides of the building
- maintain street landscaping along Diablo Dr. clearing weeds and dead vegetation
- re-stripe parking spaces on the site to indicate the approved parking location
- removal of airstream trailer and bleachers
- clear trash enclosures of storage and place trash and recycling receptacles

These plans shall be completed with proof via photos by August 07, 2020.

Gates located on the property have been called out in drawings and sit plans. These will remain onsite and remain open during administrative office hours and theater's operational hours.

06/22/2020

Letter of Justification for Proposed Theater and Full Bar

We sincerely hope that the intent behind The Pond, Fresh Wata's proposed non-adult theater, and the space we are creating for the community resonates with many more in the neighborhood and across the valley so that we may establish an inclusive location to gather for many years to come.

With pleasure,

Melissa Desrameaux
Fresh Wata, Venue Manager

08/18/20 PC AGENDA SHEET

ON-PREMISES CONSUMPTION OF ALCOHOL TWAIN AVE/UNIVERSITY CENTER DR
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0300-815 TWAIN, LLC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (tavern) and a residential use.

DESIGN REVIEW for a tavern expansion in conjunction with an existing commercial retail center on 2.8 acres in a C-2 (General Commercial) (AE-60) Zone

Generally located on the southeast corner of University Center Drive and Twain Avenue within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-15-715-003

USE PERMIT:

Reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use to 90 feet where 200 feet is required per Table 30.44-1 (a 54% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 855 E. Twain Avenue
- Site Acreage: 2.8
- Project Type: On-premises consumption of alcohol (tavern)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 5,160 (tavern)/31,991 (shopping center)
- Parking Required/Provided: 160/168

Site Plans

The plans depict an existing commercial retail shopping center consisting of 31,991 square feet and an existing on-premises consumption of alcohol (tavern). The Tavern currently operates in Suite 114 with plans to expand into the adjacent Suite 113 a for total square footage of 5,160 square feet. Access to the site is from University Center Drive and Twain Avenue. The tavern is

currently located in that portion of the existing building along the southern property line and is set back from adjacent residential uses to the south by approximately 91 feet and to the east by 168 feet. The original date of approval for the existing tavern in Suite 114 was in 2000.

Landscaping

Landscaping is not required or part of this application.

Elevations

The plans depict a single story commercial retail center constructed of concrete panels with storefront panel windows and architectural enhancements.

Floor Plans

The plans depict an existing tavern with proposed expansion into the adjacent suite for a total square footage of 5,160 square feet. The plans show an area for seating, bar seating, offices, restrooms, dressing room and expanded game room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are proposing to expand into the adjacent suite to expand the existing tavern. This expansion enables the business to comply with ADA requirements and gaming Codes updated over the last 30 years. The new area will be accessed by both internal and external doorways and include a wheelchair accessible restroom and various bar games.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-17-500222	Commercial Development	Approved by PC	February 2018
UC-0095-07	Massage	Denied by BCC	June 2008
UC-1156-01	Check cashing	Approved by PC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	C-2	Commercial shopping center
South	Commercial Tourist	R-5	Multiple family residential
East	Commercial Tourist	H-1	Multiple 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.

Taverns have often been approved in other shopping centers in the County that are adjacent to multiple family residential developments. The adjacent properties to the south being residential uses are buffered by the existing retail building and no activities will be occurring in the rear of the building. The proposal is compliant with Urban Specific Policy 99 of the Comprehensive Master Plan which encourages, in part, business and research park uses that are complementary with abutting uses. The existing tavern has been in operation for many years and has been operated with no apparent issues. The existing center has adequate parking available on-site; therefore, staff can support this request.

Design Review

Staff finds that the design of the proposed building and lighting comply with Title 30. No changes are proposed to the existing building or parking lot layout. Overall parking requirements on-site will be met and no changes are proposed to the exterior of the retail building or changes to the parking lot layout; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NRJJ GROUP

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

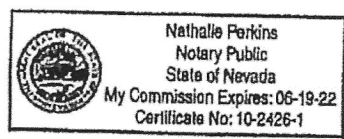
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-1-2020</u> PLANNER ASSIGNED: <u>BSB</u> ACCEPTED BY: <u>BSB</u> FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>MN</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-20-0305</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7-28</u> TIME: <u>7pm</u> PC MEETING DATE: <u>8-18</u> TIME: <u>7pm</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Desi moreno - 4275 W Bell Drive, LLC</u> ADDRESS: <u>4275 W. Bell Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.388.1800</u> CELL: _____ E-MAIL: <u>bdensmore@mdlgroup.com</u>	
	APPLICANT	NAME: <u>Dax Ramos</u> ADDRESS: <u>5432 Pipers Stone St.</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>702.290.6103</u> CELL: <u>702.290.6103</u> E-MAIL: <u>rjlasvegas@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16230502001
 PROPERTY ADDRESS and/or CROSS STREETS: 4275 W. Bell Drive suite 6 & 7, Las Vegas NV 89118
 PROJECT DESCRIPTION: Tropicana / Arrive jiu-jitsu academy

(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.

Desiderio M Moreno Jr Property Owner (Signature)*
Desiderio M Moreno Jr Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 28, 2020 (DATE)
 By Desiderio Moreno
 NOTARY PUBLIC: Nathalie Perkins



*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.



Justification Letter Ribiero Jiu-Jitsu Academy

June 26, 2020

RE: Department of Planning

To whom it may concern,

We are writing to you today to explain the intended use of the property located at 4275 West Bell Drive Suite Six (6) and Seven (7) Las Vegas, Nevada 89118. We are a martial art academy that practice Brazilian Jiu-Jitsu. Our intent is to give our community an opportunity to stay physically active and help each other in developing self-confidence and self discipline through the gentle art of Brazilian Jiu-Jitsu. Our core believes are: Family, Respect, Honor, Loyalty, Attitude and Discipline. We truly believe that it will impact our community positively.

Dax Ramos is the only employee at the moment, our hours of operation are Monday through Friday from 6 P.M. to 9 P.M. Our children's class is from 6 P.M. to 7 P.M., our adults class is from 7 P.M. to 8:30 P.M. and the remaining 30 minutes are used for cleansing the academy. Our class sizes are limited to 10-15 students per class.

If you have any questions or concerns please feel free to contact me directly by email or via telephone. Thank you for your time.

Sincerely,

Dax Ramos

uc-20-0305

PLANNER
COPY

Email : RJJLASVEGAS@GMAIL.COM

6

08/18/20 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

BELL DR/SCHIRLLS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0305-4275 W. BELL DRIVE, LLC:

USE PERMIT for a minor training facility in conjunction with other commercial and manufacturing uses on 2.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southwest corner of Bell Drive and Schirls Street within Paradise.
MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-502-001

LAND USE PLAN:
WINCHESTER/PARADISE INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4275 Reno Avenue
- Site Acreage: 2
- Project Type: Minor training facility
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,540 suite/26,600 office/warehouse
- Parking Required/Provided: 66/66

Site Plan

The site plan depicts a 26,600 square foot light manufacturing building on 2 acres with 66 marked parking spaces and multiple loading zone spaces. There is access from Bell Drive at the northwest corner of the property and at Schirls Street on the southeast corner of the property. A small outside storage area is located behind the building at the southwest corner.

Landscaping

No changes to landscaping is required or proposed as part of this application.

Elevations

The existing building has a split masonry façade with modified mid-wall mansard roof overhang. Each unit has an aluminum storefront entry with a 10 foot wide roll-up door between entrances. No changes are proposed to the façade or entry of the building with this application.

Floor Plans

The minor training facility will operate out of units 6 and 7 at the northeast corner of the building facing Bell Drive. Each unit has approximately 1,770 square feet of space, including the entry and bathroom spaces. The total area of both units will be approximately 3,540 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to use 3,540 square feet of existing building space within a light manufacturing zone to operate a minor training facility for up to 29 students of Brazilian Jiu-Jitsu. The facility will operate Monday through Friday from 6:00 p.m. to 9:00 p.m. A children's class is offered from 6:00 p.m. to 7:00 p.m. The operating times are outside normal work hours for the remaining uses in the complex. These hours will allow for plenty of parking beyond the 5 spaces needed for the minor training facility.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Manufacturing and Industrial
South	Industrial	M-1 & R-E	Manufacturing and Industrial
East & West	Industrial	M-1	Manufacturing and Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use is in harmony with the purposes and goals of Title 30 when considering the scope of the minor training facility and hours of operation outside regular hours. The location and use are adequately served by public services required for adequate access and emergency services. The use of this property outside of regular operating hours will not create an adverse effect on the adjacent uses or other neighborhood properties. The limited scope of use and limited amount of users will not create a significant impact on the adjacent property or public facilities.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAX RAMOS

CONTACT: DAX RAMOS RIBEIRO JIU-JITSU LAS VEGAS, 4275 W. BELL DRIVE SUITE 6 & 7, LAS VEGAS, NV 89118

08/19/20 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0303-IMI MIRACLE MALL, LLC:

DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-21-210-007; 162-21-210-009; 162-21-210-010; 162-21-210-012 ptn

DESIGN REVIEW:

Modifications to a comprehensive sign plan to include all existing signage and new signs for existing shopping center (Miracle Mile Shops) and an existing resort hotel (Planet Hollywood) to allow additional wall signs and a net increase in area of 11,173 square feet.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3663 Las Vegas Boulevard South
- Site Acreage: 37.4 (portion)
- Project Type: Modifications to an approved comprehensive sign package

Site Plan & Request

This is a request for additions and modifications to a previously approved comprehensive sign plan. The request is for 2 additional wall signs, including 1 animated wall sign, and modifications to the previously approved signs. The wall signs are distributed throughout the site.

Signage

The plans depict 2 additional wall signs including 1 animated sign in conjunction with an existing shopping center (Miracle Mile Shops). In addition, approved signs are being re-oriented

and static signs are proposed as digital. The signs are located at the north and south pedestrian entrances on Las Vegas Boulevard South, the pedestrian entrance on Harmon Avenue, at Paris Drive, and on the elevations of the existing parking garage facing Audrie Lane and Paris Drive. The figures in the table are net increases in signage since previously approved signs may have decreased in number and/or area.

The following table is a summary for signage for the resort hotel:

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	14,020	0	14,020	18,445	N/A	5	0	5
*Wall	128,416	11,173	139,589	35,360	295	154	2	156
*Roof Sign	1,834	0	1,834	0	N/A	8	0	8
*Projecting	1,719	0	1,719	**32	N/A	9	0	9
Hanging	27	0	27	**32	N/A	2	0	2
Directional	610	0	610	256	138	8	0	8
Overall Total	146,626	11,173	157,799	54,125	N/A	186	2	188

*The freestanding, wall, roof, and projecting signs also contains animation.

**Per tenant.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	95,342	2,917	98,259	***450	218.35	44	1	45

***150 square feet permitted per street frontage.

Applicant's Justification

The applicant indicates the purpose of the request is to modify the comprehensive sign plan previously approved as part of the renovation, upgrade, and rebrand of the mall. No changes to the existing landscape materials, increase in building height, or area are proposed. The proposed changes in the design will update and unify the mall.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0641	Facade remodel to a portion of an existing shopping center (Miracle Mile Shops) and modifications to an approved comprehensive sign package	Approved by BCC	October 2019
DR-19-0296	Outside drinking area (Daiquiri Bar) and amended the comprehensive sign package	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0544-17	Façade remodel for a proposed restaurant with outside dining/drinking area, and amended the approved comprehensive sign plan within an existing shopping center (Miracle Mile Shops)	Approved by BCC	August 2017

Several land use applications have been submitted for this site. The most relevant are listed above.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Paris Resort Hotel
South	Commercial Tourist	H-1	Retail use & condominiums
East	Commercial Tourist	H-1	Parking
West	Commercial Tourist	H-1	Cosmopolitan Resort Hotel & Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Clark County Water Reclamation District (CCWRD)

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

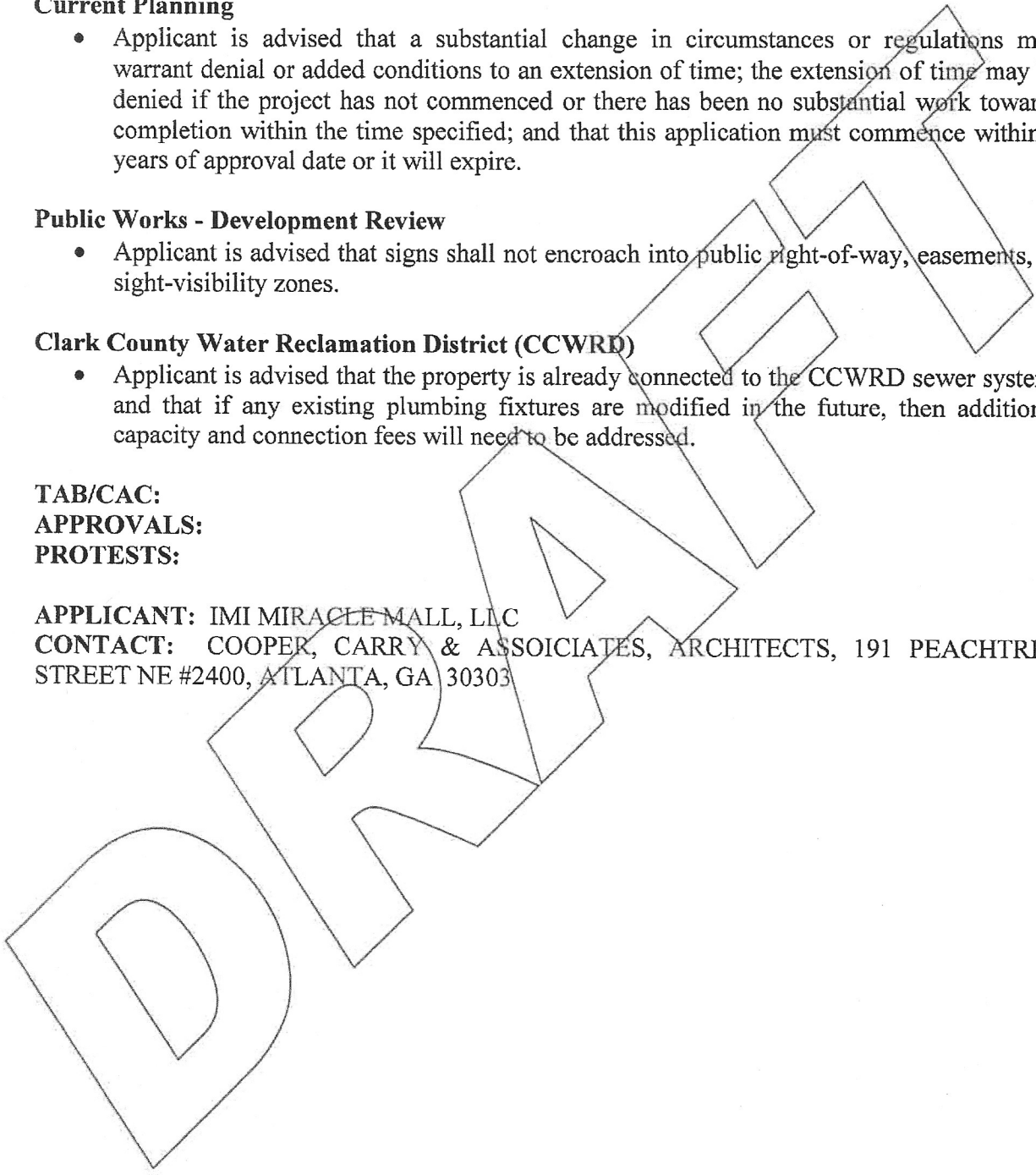
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IMI MIRACLE MALL, LLC

CONTACT: COOPER, CARRY & ASSOCIATES, ARCHITECTS, 191 PEACHTREE STREET NE #2400, ATLANTA, GA 30303





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/26/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$675.00</u> CHECK #: _____ COMMISSIONER: <u>JG</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>DR-20-0303</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/19/20</u> ZONE / AE / RNP: <u>H1/NA</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>IMI Miracle Mall LLC (C/O Miller Capital Advisory Inc)</u> ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@miller-capital.com</u>	
	APPLICANT	NAME: <u>IMI Miracle Mall LLC (C/O Miller Capital Advisory Inc)</u> ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@miller-capital.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Cooper, Carry & Associates, Architects (ATTN Arian Zarrabi)</u> ADDRESS: <u>191 Peachtree Street NE #2400</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30303</u> TELEPHONE: <u>678-539-4668</u> CELL: <u>404-683-0313</u> E-MAIL: <u>arianzarrabi@coopercarry.com</u> REF CONTACT ID #: <u>203201</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-210--007, --009 portion, --010, and --012

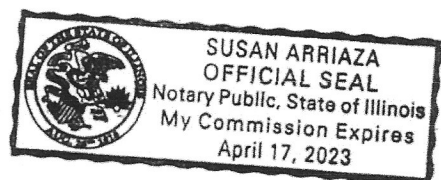
PROPERTY ADDRESS and/or CROSS STREETS: 3663 South Las Vegas Blvd, Las Vegas, NV 89109

PROJECT DESCRIPTION: Interior renovation with additive renovation at exterior mall entrances

(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)*
Richard T. Kobe Property Owner (Print)

STATE OF Illinois
 COUNTY OF COOK
 SUBSCRIBED AND SWORN BEFORE ME ON June 17, 2020 (DATE)
 By Richard T. Kobe
 NOTARY PUBLIC: Susan Arriaza



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*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.



COOPER CARRY

DR-20-0303

June 9, 2020

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551741
Las Vegas, NV 89155

via Hand Delivery

**RE: Exterior Entrance Remodel for:
Miracle Mile Shops
3663 South Las Vegas Boulevard
Las Vegas, NV 89109
APN# 162-21-210-007, -009 (portion), -010, and -012
COOPER CARRY Project No. 20180214**

Dear Planning Board,

Please accept this letter as our justification for Design Review for the Miracle Mile Shops Renovation, which consists of an interior renovation and minor remodel of the exterior at mall entrances. We had previously submitted an application for this project (Application No. UC-19-0641), which was approved, but we have since made changes to the exterior signage. This letter explains the changes made to the signage.

The existing project being addressed is a 148,095 SF enclosed mall that includes three (3) exterior street-level entrances: the North Entrance and South Entrance (both along South Las Vegas Blvd) and the Harmon Avenue Entrance (along East Harmon Ave). The proposed design at each entrance aims to update and unify the mall as well as provide entertainment for the public in a very high-traffic area.

At the North Entrance, we re-oriented the signage and digital displays to a horizontal layout, with the building signage directly over the entrance and the digital displays above. The display over the entrance was increased by 8'-0" to align with the top of the adjacent displays. Signage for Planet Hollywood Casino was added. Also, the three-part digital displays over Sephora were converted to a single, S-curved display.

At Paris Drive, we converted the static signage at the corner into a digital display. The static display remains the same as in the previous application.

At the South Entrance, we re-oriented the signage and digital displays to a horizontal layout, with the building signage directly over the entrance and the digital displays above. The display over the entrance was increased by 4'-0" to achieve the maximum allowable height. Signage for Planet Hollywood Casino was added.

At the Harmon Entrance, signage for Planet Hollywood Casino was added. The double-sided digital display remains the same as in the previous application.

At the Parking deck, the three static displays were increased in size. The two displays along Audrie Lane are horizontal and increased in both height and length. The display along Paris Drive was re-oriented to vertical and increased in both height and length.

Due to the nature of the proposed project, we have enclosed a table comparing the existing building signage to proposed signage in order to justify that it is within Title 30 allowances. The changes to the signage from the previous application are crossed out and noted in red. Please refer to the Signage Report table for reference.

We are requesting your approval to proceed with this project.

If you have any questions about the Application, please contact me at the information listed below. Thank you for your time and consideration.

Sincerely,

Cooper, Carry & Associates, Architects



Arian Zarrabi, RA, NCARB, LEED Green Associate
Project Architect
O: 404-237-2000
D: 678-539-4668
C: 404-683-0313

encl: Miracle Mile Shops, June 9, 2020

cc: Project File

m:\2018\20180214\d-6 authorities\d-6-2 city - county\d-6-2-01 planning & zoning\2020_06_09 - justification letter.docx

QUASI-PUBLIC FACILITY
(TITLE 30)

SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400065 (UC-18-0406) -NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

USE PERMIT FIRST EXTENSION OF TIME to commence a quasi-public facility (youth referral service).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduce height setback; **4)** reduce parking; and **5)** alternative driveway geometrics and design.

DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
162-27-510-010 & 099 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow alternative landscaping adjacent to a less intensive use along the north and west property lines where required per Figure 30.64-11.
- b. Allow alternative landscaping adjacent to a street where required per Figure 30.64-13.
- c. Allow alternative parking lot landscaping where required per Figure 30.64-14.
2. Waive trash enclosure requirement per Section 30.56.120.
3. Allow a reduction to the height setback ratio to 15 feet where 34 feet 3 inches is required adjacent to a less intense use per Section 30.56.070 (a 56.2% reduction).
4. Allow a reduction in parking to 20 spaces where 36 spaces are required per Table 30.64-1 (a 44.4% reduction).
5. a. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
- b. Reduce throat depth for an existing driveway to 6 feet 8 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 & 4981 Shirley Street
- Site Acreage: 0.2 (portion)
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height (feet): 17 feet 5 inches
- Square Feet: 4,630 (proposed)
- Parking Required/Provided: 36/20

Request

The plans depict an existing youth referral service on the southern parcel. There are no planned changes to the southern parcel for driveways, parking, or landscaping. The request is to convert an existing residence on the northerly parcel to an office use and allow an addition to be incorporated into the overall building design.

Site Plans

On the northern parcel, the approved plans depict an existing residence with a proposed addition on the west side of the existing building. There are 14 on-site parking spaces provided with 12 parking spaces on APN 162-27-510-099, and 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, with 6 on-street parking spaces for a total of 20 parking spaces. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. The proposed addition is located on the west side of the existing building and is set back 15 feet from the north property line, 15 feet from the west property line, and 1 inch from the south property line. A bicycle parking rack for 4 spaces is located adjacent to the north property line.

Landscaping

Existing landscaping is in the front yard adjacent to the south property line and will be removed to provide egress to the parcel to the south. The existing walls around the property will be maintained with added pedestrian walkways located around the building. A proposed 6 foot 8 inch wide landscape area is provided along the front property line south of the existing driveway, which will include plant materials such as Chitalpa, Mexican Bush Sage, Outback Senna, and Mexican Blue sage. The landscape area north of the building includes shrubbery, and the landscape area west of the building includes bench seating and tables, small trees with edible fruits (such as apple, peach, and almond trees), and miscellaneous shrubbery. A landscape area is provided between the ingress drive aisle and the building entry.

Elevations

The design of the building refurbishment and expansion include design elements of the existing building such as brick veneer and roof pitch. The existing single story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. The proposed addition will have an overall height of 17 feet 5 inches to provide for screening around new roof mounted

mechanical equipment. The roof height of the addition is 14 feet 6 inches. Exterior materials include salvaged brick veneer on all elevations, painted stucco, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

Floor Plans

The plans depict an interior redesign of the existing building and the addition space that includes offices, storage, reception area, meeting rooms, kitchen, and restrooms

Signage

Signage is not a part of this request

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0406:

Current Planning

- 2 years to review parking as public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 years of approval date or it will expire.

Public Works Development Review

- Replace the residential pan driveway with minimum 12-foot-wide commercial pan driveway per Uniform Standard Drawing 224;
- Post signs on-site to indicate which driveways are one-way only.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that the Nevada Partnership for Homeless Youth (NPHY) is requesting an extension of time for the above referenced Use Permit to accommodate the timeline required by the Community Development Block Grant. This project cannot commence until grant funding has been dispersed. The earliest NPHY can begin construction is September 2020.

Prior Land Use Requests (APN 162-27-510-010)

Application Number	Request	Action	Date
UC-18-0406	Use permit, waiver of development standards, and design review for Quasi-public facility (youth referral service)	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waive conditions of a zone change that required removing turf and establishing desert landscaping per Code	Approved by BCC	July 2018
ZC-1624-05	Reclassified 0.5 acres from R-1 to C-P zoning with waivers to reduce side setback, reduce parking, permit alternative landscaping and design review to convert an existing single family residence to an office	Approved by BCC	December 2005

Prior Land Use Requests (APN 162-27-510-099)

Application Number	Request	Action	Date
UC-18-0406	Use permit, waiver of development standards, and design review for Quasi-public facility (youth referral service)	Approved by BCC	July 2018
ZC-0510-10 (ET-0128-13)	First Extension of Time for a quasi-public facility (youth referral service)	Approved by BCC	February 2014
ZC-0510-10	Quasi-public facility (youth referral service) with waivers to reduce parking, reduce landscaping, reduce separation for a trash enclosure, increase wall height, and reduce throat depth with design review for an expansion to the existing youth referral service	Approved by BCC	December 2010
UC-0899-08 (ET-0309-09)	First extension of time for a quasi-public facility on the northern portion of the site – expunged by ZC-0510-10	Approved by BCC	December 2009
WS-1344-07 (ET-0308-09)	First extension of time for the residential conversion on the northern portion of the site	Approved by BCC	December 2009
ZC-0829-06 (ADET-1266-09)	Extension of time for the zone change to C-P zoning for the northern portion of the site	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for northern portion of the site – expunged by ZC-0510-10	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	R-1	Single family residential
South	Commercial Neighborhood	C-P	Youth referral service
East	Commercial Neighborhood	R-1	Single family residential & historic property (Liberace Mansion)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant needs more time to obtain the Community Development Block Grant; therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 3, 2022 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise approval

APPROVALS: 7 letters

PROTEST:

APPLICANT: ARASH GHAFOORI

CONTACT: MONICA GRESSER, BRAZEN ARCHITECTURE INC,

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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-18-046 (18-8A06)</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>6/23/2020</u> PLANNER ASSIGNED: <u>JGH</u> ACCEPTED BY: <u>JGH</u> FEE: <u>\$300</u> CHECK #: _____ COMMISSIONER: <u>Jim Gibson</u> OVERLAY(S)? <u>(AE-60)</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-400065</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/19/2020</u> ZONE / AE / RNP: <u>C-P</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: _____ SIGN? Y/N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Nevada Partnership for Homeless Youth</u> ADDRESS: <u>4969 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: _____ E-MAIL: <u>arash@nphy.org</u>	
	APPLICANT	NAME: <u>Arash Ghafoori</u> ADDRESS: <u>4981 Shirley Street</u> CITY: <u>Las Vegas</u> STATE: _____ ZIP: <u>89119</u> TELEPHONE: <u>702 778 8366</u> CELL: <u>702 883 8585</u> E-MAIL: <u>arash@nphy.org</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Monica Gresser/BRAZENarchitectureINC</u> ADDRESS: <u>1800 Industrial Road, Suite 200c</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702 331 3059</u> CELL: <u>702 275 9503</u> E-MAIL: <u>mgresser@brazenarchitect</u> REF CONTACT ID #: <u>166372</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-27-510-010

PROPERTY ADDRESS and/or CROSS STREETS: 4969 Shirley St, Las Vegas, NV 89119

PROJECT DESCRIPTION: Private property for commercial use

(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.

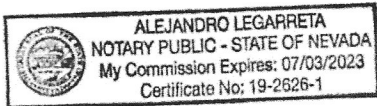
 Property Owner (Signature)*

Arash Ghafoori

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/5/20 (DATE)
 By Alejandro Legarreta
 NOTARY PUBLIC: _____



8

*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.



June 22, 2020

ET-20-400065

CLARK COUNTY COMPREHENSIVE PLANNING
500 S Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155-1744

Re:	Justification Letter for APN 162-27-510-010	
	Project Location	4969 Shirley Street, Las Vegas, NV
	Lot Size	.23 AC
	Existing Building Area	2,105 SF (Total Future Building Area 4,398SF)
	Original Construction	1958

PROJECT DESCRIPTION

BRAZEN architecture represents the applicant, Nevada Partnership for Homeless Youth ("NPHY"), a non-profit organization providing services to at-risk youths in Clark County. NPHY received approvals in July 2018 for a Waiver of Development Standards and Use Permit. With this letter, NPHY requests an extension of time for the above referenced Use Permit to accommodate the timeline required by the Community Development Block Grant (CDBG).

JUSTIFICATION

The CDBG was open to local applicants in the Fall of 2019. In February 2020, Clark County notified NPHY of their intent to award CDBG funding for the 4969 Shirley Street renovation project. NPHY is restricted from issuing bid notification until the funds have been disbursed, currently anticipated for late-Summer or early-Fall. Construction cannot begin before a General Contractor has been awarded the project. Based on the grant requirements and the prerequisites for construction, the earliest NPHY would be able to begin construction is September 2020, after the Conditions expires.

Sincerely

Monica M Gresser NCARB AIA LEED-AP

Principal Architect

brazenarchitecture

mgresser@BRAZENarchitecture.com

08/19/20 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

ANNIE OAKLEY DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0292-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:

USE PERMIT for a proposed marijuana establishment (cultivation).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (cultivation) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-31-710-028 through 161-31-710-042

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the separation between a marijuana cultivation facility and a residential use to 480 feet where a minimum of 660 feet is required per Table 30.44-1 (a 27% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6225 Annie Oakley Drive
- Site Acreage: 12.5
- Project Type: Marijuana establishment (cultivation facility)
- Number of Stories: 2
- Building Height (feet): 36
- Building Square Feet: 197,957 (cultivation facility)/218,185 (overall building)
- Parking Required/Provided: 242/885

Site Plans

The plans depict a developed warehouse and office building on Annie Oakley Drive. There is an 11,100 square foot tenant space that is not a part of this application on the first floor. The cultivation facility will share lease space with a production facility within the same building. Access to the site is from Post Road to the south and Silvestri Lane to the north. There is ample

surface parking to east, north, and south of the warehouse building. A total of 885 parking spaces are provided for this site where a minimum of 242 spaces are required. No changes are proposed or required to the exterior of the building, site, or landscape areas.

Floor Plans

The plans depict a 197,957 square foot cultivation facility located within a majority of the building area. The plans show the following:

- Agricultural/grow area
- Loading/shipping area
- Fertigation area
- Trimming, dry and cure area
- Administration and offices
- Security check-in
- Locker room
- Restrooms
- All other ancillary uses

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that this request is to relocate their cultivation/production facility from 5611 S. Valley View Boulevard to this location. The site will provide a safe and secure location for a cultivation facility. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. The applicant is committed to providing quality services and availability while abiding by the legal and regulated requirements of the State of Nevada.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/ Research Park	M-D	Existing office/warehouse development
South	Business and Design/ Research Park; Residential High	M-D & R-3	Existing office/warehouse development and sign, condominium development

Related Applications

Application Number	Request
UC-20-0293	A use permit for a marijuana establishment (production) 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

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 separation survey shows that all the required separations are being met except the distance from a residential use. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 48 crime reports were filed by Metro in the past 60 days prior to submittal of this application.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

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.

The subject site is surrounded on most sides by light industrial development. However, across Post Road (to the south) there is a portion of a multiple family development that is within 480 feet of the main entrance of the subject establishment. The intent of Title 30 guidelines for separation requirement between a cultivation facility and a residential use is to prevent odors from impacting existing residential development. Therefore, since the Board of County Commissioners adopted the regulations after an inclusive public process and thereby set planning policy regarding these types of uses maintaining a distance of 660 feet, staff cannot support this request.

Department of Aviation

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

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:

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance.

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.

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: MR. H LAS VEGAS, LLC

CONTACT: MR. H LAS VEGAS, LLC, 1173 SOUTH 250 WEST #211, ST. GEORGE, UT 84770



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE		STAFF	DATE FILED: <u>6-25-20</u>	APP. NUMBER: <u>UC-20-0292</u>
<input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input checked="" type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL MARIJUANA STORE			PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Paradise</u>
		PROPERTY OWNER	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>7/28/20</u> TIME: <u>7:00pm</u>
			FEE: <u>\$5,175.00</u>	BCC MEETING DATE: <u>8/19/20</u> TIME: <u>9:00am</u>
			CHECK #: _____	ZONE / AE: <u>M-D (AE-65)</u>
			COMMISSIONER: <u>JG</u>	PLANNED LAND USE: <u>WP BDRP</u>
			OVERLAY(S)? <u>—</u>	PUBLIC HEARING? <input checked="" type="checkbox"/> <u>YN</u>
			TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	NOTIFICATION RADIUS: <u>500'</u>
			APPROVAL/DENIAL BY: _____	LETTER DUE DATE: _____
			NAME: <u>SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC</u>	
			ADDRESS: <u>3825 Academy Parkway South NE</u>	
			CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>89107</u>	
			TELEPHONE: _____ CELL: _____	
			E-MAIL: _____	

APPLICANT	NAME: <u>Mr.H Las Vegas LLC</u>
	ADDRESS: <u>1173 south 250 west #211</u> CITY: <u>st.george</u> STATE: <u>ut</u> ZIP: <u>84770</u>
	TELEPHONE: <u>435-229-7091</u> CELL: <u>435-229-7091</u>
	E-MAIL: <u>shermanhabibian@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>SAME AS ABOVE</u>
	ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-31-710-028 THRU -042

PROPERTY ADDRESS and/or CROSS STREETS: 6225 Annie Oakley Dr

PROJECT DESCRIPTION: Cultivation

(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.

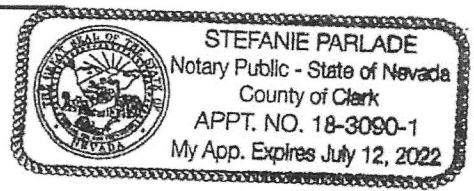
[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06/12/2020 (DATE)
By Guoshu Kang

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.

June 08, 2020

RE: Justification Letter- Cultivation/Production relocation- 6225 Annie Oakley Dr.

To Whom it may concern:

Please accept this letter as our request to relocate our cultivation/production facility from 5611 South Valley View to 6225 Annie Oakley Dr.

-The proposed location is in harmony with the purpose, goals, and objectives of Title 30 of the Clark County Code. The proposed location meets all state requirements of NRS 453D, is zoned for industrial use, and is more than 1,000 feet from the closest school. It is also more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030.

-The proposed location is 480 feet (as measured per Title 30) when a 660 foot residential separation is required from a residential use (there are multi-family uses south of Post Road); however, a waiver of that standard is permitted by Title 30. The applicant hereby requests such a waiver and asserts that a cultivation/production facility at this location would not detrimentally impact the industrial area of which it would be a part. Further, the proposed location would not detrimentally impact the residential uses south of Post Road. This is evidenced by the fact that multiple cultivation/production facilities have previously been approved in this area. Additionally, a retail location, is not proposed here and, as a result, the impacts of this facility on neighboring residential uses will not be significant. Any additional traffic created by the facility will not burden Post Road. The only issue that might be raised in this regard would be that the proposed facility might create nuisance odors. The prior use at the proposed location was agricultural and included the cultivation of hemp. Hemp production creates the same odors as cannabis, and, as far as the applicant is aware, no one complained about odors emanating from the previous operator of the facility. To ensure that this does not become an issue in the future, the applicant will retrofit the existing HVAC system at the location to ensure that the future operation will not create odors that might impact adjacent uses.

-The proposed recreation marijuana cultivation/production facility will operate within the rules and regulations of the State of Nevada and Clark County in good standing. It will be within an enclosed building and will only sell its marijuana products to licensed dispensaries within the State of Nevada.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, which includes smells, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

This is the old Oasis Bio Tech Indoor Farm. It is comprised of one building. The intended use is for office, production, cultivation, curing/trimming, packaging, and shipping area, with some future cultivation areas. This location is located with an industrial area. Adjacent properties shall have no substantial or undue adverse effect as the facility has stringent security and will comply with the state regulations.

9

We believe this location is better suited for cultivation- the facility is much larger and has excellent nearby access to freeways. Therefore, we respectfully request your approval of this administrative design review.

Yours truly,

Sherman Habibian

08/19/20 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

ANNIE OAKLEY DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0293-SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC:

USE PERMIT for a proposed marijuana establishment (production).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a marijuana establishment (production) to a residential use within a portion of an existing warehouse/office building on 12.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Annie Oakley Drive and the north side of Post Road within Paradise. JG/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-31-710-028 through 161-31-710-042

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the separation between a marijuana production facility and a residential use to 480 feet where a minimum of 660 feet is required per Table 30.44-1 (a 27% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6225 Annie Oakley Drive
- Site Acreage: 12.5
- Project Type: Marijuana establishment (production facility)
- Number of Stories: 2
- Building Height (feet): 36
- Building Square Feet: 9,128 (production facility)/218,185 (overall building)
- Parking Required/Provided: 242/885

Site Plans

The plans depict a developed warehouse and office building on Annie Oakley Drive. There is an 11,100 square foot tenant space that is not a part of this application on the first floor. The production facility will share lease space with a cultivation facility within the same building. Access to the site is from Post Road to the south and Silvestri Lane to the north. There is ample

surface parking to east, north and south of the warehouse building. A total of 885 parking spaces are provided for this site where a minimum of 242 spaces are required. No changes are proposed or required to the exterior of the building, site, or landscape areas

Floor Plans

The plans depict two rooms on the second floor, totaling 9,128 square feet for the production facility. The plans show the following:

- Hot and cold extraction room
- Production storage room

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that this request is to relocate their cultivation/production facility from 5611 S. Valley View Boulevard to this location. The site will provide a safe and secure location for a production facility. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. The applicant is committed to providing quality services and availability while abiding by the legal and regulated requirements of the State of Nevada.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business and Design/Research Park	M-D	Existing office/warehouse development
South	Business and Design/Research Park; Residential High	M-D & R-3	Existing office/warehouse development & sign, condominium development

Related Applications

Application Number	Request
UC-20-0292	A use permit for a marijuana establishment (cultivation) 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

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

separation survey shows that all the required separations are being met except the distance from a residential use. The applicant has submitted the required security and transportation plans. The crime report indicates that within a 1 mile radius, 48 crime reports were filed by Metro in the past 60 days prior to submittal of this application.

The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

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.

The subject site is surrounded on most sides by light industrial development. However, across Post Road (to the south) there is a property line of a multiple family development that is within 480 feet of the main entrance of the subject establishment. The intent of Title 30 guidelines for separation requirement between a production facility and a residential use is to prevent odors from impacting existing residential development. Therefore, since the Board of County Commissioners adopted the regulations after an inclusive public process and thereby set planning policy regarding these types of uses maintaining a distance of 660 feet, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

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:

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;

- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance.

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.

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: THE BAKERY, LLC

CONTACT: THE BAKERY, LLC, 1173 SOUTH 250 WEST #211, ST. GEORGE, UT 84770



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>6-25-20</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$5,175.00</u> CHECK #: _____ COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0293</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28/20</u> TIME: <u>7:00pm</u> BCC MEETING DATE: <u>8/19/20</u> 9:00am ZONE / AE: <u>M-D (AF-GS)</u> PLANNED LAND USE: <u>WPBDRP</u> PUBLIC HEARING? <u>BIN</u> NOTIFICATION RADIUS: <u>500'</u> LETTER DUE DATE: _____
		PROPERTY OWNER	NAME: <u>SINO-SCIENCE NORTH AMERICA PHOTOBIOTECH, INC</u> ADDRESS: <u>3825 Academy Parkway South NE</u> CITY: <u>Albuquerque</u> STATE: <u>NM</u> ZIP: <u>89107</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____

APPLICANT	NAME: <u>The Bakery LLC</u> ADDRESS: <u>1173 south 250 west #211</u> CITY: <u>st.george</u> STATE: <u>ut</u> ZIP: <u>84770</u> TELEPHONE: <u>435-229-7091</u> CELL: <u>435-229-7091</u> E-MAIL: <u>shermanhabibian@yahoo.com</u> REF CONTACT ID #: _____
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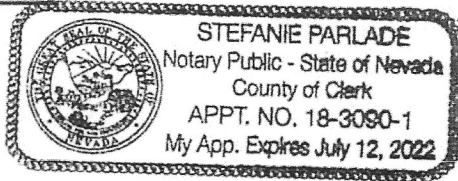
CORRESPONDENT	NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 161-31-710-028 THRU -042

PROPERTY ADDRESS and/or CROSS STREETS: 6225 Annie Oakley Dr

PROJECT DESCRIPTION: Production

(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.

<u>[Signature]</u> Property Owner (Signature) STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>06/12/2020</u> (DATE) By <u>Guohai Kang</u> NOTARY PUBLIC: <u>[Signature]</u>	<u>[Print Name]</u> Property Owner (Print)	
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*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.

June 08, 2020

RE: Justification Letter- Cultivation/Production relocation- 6225 Annie Oakley Dr.

To Whom it may concern:

Please accept this letter as our request to relocate our cultivation/production facility from 5611 South Valley View to 6225 Annie Oakley Dr.

-The proposed location is in harmony with the purpose, goals, and objectives of Title 30 of the Clark County Code. The proposed location meets all state requirements of NRS 453D, is zoned for industrial use, and is more than 1,000 feet from the closest school. It is also more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030.

-The proposed location is 480 feet (as measured per Title 30) when a 660 foot residential separation is required from a residential use (there are multi-family uses south of Post Road); however, a waiver of that standard is permitted by Title 30. The applicant hereby requests such a waiver and asserts that a cultivation/production facility at this location would not detrimentally impact the industrial area of which it would be a part. Further, the proposed location would not detrimentally impact the residential uses south of Post Road. This is evidenced by the fact that multiple cultivation/production facilities have previously been approved in this area. Additionally, a retail location, is not proposed here and, as a result, the impacts of this facility on neighboring residential uses will not be significant. Any additional traffic created by the facility will not burden Post Road. The only issue that might be raised in this regard would be that the proposed facility might create nuisance odors. The prior use at the proposed location was agricultural and included the cultivation of hemp. Hemp production creates the same odors as cannabis, and, as far as the applicant is aware, no one complained about odors emanating from the previous operator of the facility. To ensure that this does not become an issue in the future, the applicant will retrofit the existing HVAC system at the location to ensure that the future operation will not create odors that might impact adjacent uses.

-The proposed recreation marijuana cultivation/production facility will operate within the rules and regulations of the State of Nevada and Clark County in good standing. It will be within an enclosed building and will only sell its marijuana products to licensed dispensaries within the State of Nevada.

-The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, which includes smells, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right of way, or other matters affecting the public health, safety, and general welfare.

This is the old Oasis Bio Tech Indoor Farm. It is comprised of one building. The intended use is for office, production, cultivation, curing/trimming, packaging, and shipping area, with some future cultivation areas. This location is located with an industrial area. Adjacent properties shall have no substantial or undue adverse effect as the facility has stringent security and will comply with the state regulations.

10

We believe this location is better suited for cultivation- the facility is much larger and has excellent nearby access to freeways. Therefore, we respectfully request your approval of this administrative design review.

Yours truly,

Sherman Habibian

10

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0271-BPS HARMON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue (alignment) and Harmon Avenue, and between Audrie Street and Las Vegas Boulevard South, and a portion of a right-of-way being Harmon Avenue located between Audrie Street and Las Vegas Boulevard South, and a portion of right-of-way being Las Vegas Boulevard South located between Rochelle Avenue (alignment) and Harmon Avenue within Paradise (description on file). JG/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-21-214-004; 162-21-214-005

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The purpose of this application is to modify the area between the curb line and the building face at the northeast corner of Harmon Avenue and Las Vegas Boulevard South to allow for future enhancements to the pedestrian area. The site plan depicts the vacation and abandonment of a portion of Harmon Avenue and Las Vegas Boulevard South right-of-way, a pedestrian access easement, a non-exclusive easement, and a permanent maintenance easement along the project's public street frontage. These modifications are occurring within the pedestrian realm. The right-of-way to be vacated varies in width from approximately 8 feet to 32 feet, and the pedestrian access easement varies in width from approximately 10 feet to 14 feet.

Per the applicant, the vacated right-of-way will include the recording of 7 reservations of easements for pedestrian bridge access, pedestrian bridge maintenance, utilities, and a new pedestrian access easement route. Although it is subject to change and not required with this application, the plans depict a new pedestrian access easement route that is 15 feet wide, 4,949 square feet in area, and located adjacent to Harmon Avenue and Las Vegas Boulevard South. The applicant also states that per Nevada Revised Statutes, the owner is vacating a portion of the right-of-way in order to purchase the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0169	Allowed outside retail sales kiosks	Approved by BCC	June 2020
UC-19-0408	Recreational facility in conjunction with a shopping center	Approved by BCC	July 2019
VS-18-0155	Vacated and abandoned a public access easement (driveway)	Approved by PC	April 2018
WS-1029-17	Reduced parking, façade changes, and a mezzanine addition to the existing shopping center	Approved by BCC	January 2018
UC-0800-17	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Subway)	Approved by BCC	November 2017
UC-0224-17	Allowed on-premises consumption of alcohol (tavern/self-serve beer structure)	Approved by BCC	June 2017
WS-0069-17	Modified landscape planters and fencing within Harmon Avenue	Approved by BCC	March 2017
WS-0324-16	Shade structures, façade changes, and modified a comprehensive sign plan for a proposed restaurant (Taco Bell Cantina)	Approved by BCC	June 2016
ADR-0596-15	Shade structures within an outside dining area (Subway)	Approved by ZA	July 2015
UC-0241-13 (ET-0068-14)	First extension of time to review outside retail sales structures until November 20, 2015 to review - expired	Approved by BCC	July 2014
UC-0241-13	Allowed additional commercial uses within a shopping center (list on file) and outside retail sales structures subject to 6 months to review outside retail sales structures - expired	Approved by BCC	November 2013
UC-0008-12	Allowed commercial uses in H-1 zoning and permitted outside retail sales - expired	Approved by BCC	March 2012
UC-0518-11	Allowed on-premises consumption of alcohol (tavern) in conjunction with a shopping center - the application included other land uses which were withdrawn without prejudice at the PC meeting	Approved By PC	December 2011
UC-0608-10	Redesigned a shopping center and pharmacy including the pedestrian bridge across Harmon Avenue	Approved by BCC	February 2011
TM-0025-10	Harmon Center commercial subdivision	Approved by PC	July 2010
UC-0174-10	Shopping center, pharmacy, packaged beer and wine sales, and packaged liquor sales, with waivers to reduce parking, parking lot landscaping, and allowed tandem parking	Approved by BCC	June 2010

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements and right-of-way that are not necessary for the 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

- Coordinate with Public Works to reserve any necessary easements for areas with Public Works equipment adjacent to Las Vegas Boulevard and Harmon Avenue;
- Coordinate with Public Works regarding the purchase of the vacated right-of-way;
- 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: MARK HEDGE
CONTACT: IAN JOHNSTON, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD
SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>6/15/20</u>	APP. NUMBER: <u>VS-20-0271</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC: <u>PARADISE</u>
		ACCEPTED BY: <u>JCT</u>	TAB/CAC DATE: <u>7/28</u> TIME: <u>7pm</u>
		FEE: <u>875</u> CHECK #: <u>05056</u>	PC MEETING DATE: _____
		COMMISSIONER: <u>JG</u>	BCC MTG DATE: <u>8/19/20</u> <u>9am</u>
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>H-2</u>
		TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	PLANNED LAND USE: <u>WPCT</u>
		PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

PROPERTY OWNER	NAME: <u>B P S Harmon LLC</u>
	ADDRESS: <u>3717 S. LAS VEGAS BLVD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: _____ CELL: <u>702.498.3844</u>
	E-MAIL: <u>RON HALL CZAPI2@5NPARTNERS.COM</u>

APPLICANT	NAME: <u>MARK HEDGE</u>
	ADDRESS: <u>6345 S. JONES BLVD #100</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.365.9312</u> CELL: <u>702.277.3163</u>
	E-MAIL: <u>MARK@LOCHSA.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Ian Johnston</u>
	ADDRESS: <u>6345 S Jones Blvd Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-600-2976</u>
	E-MAIL: <u>ian.johnston@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-214-005 & 162-21-214-004

PROPERTY ADDRESS and/or CROSS STREETS: Harmon Avenue and Las Vegas Blvd

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 hereby 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.

<p><u>[Signature]</u> Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>4/1/2020</u> (DATE) By <u>Brett Torino</u> NOTARY PUBLIC: <u>Louder Family</u></p>	<p style="text-align: center;"><u>BRETT TORINO</u> Property Owner (Print)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>LOURDES C. BORTLES Notary Public, State of Nevada Appointment No. 16-2684-1 My Appt. Expires Jun 30, 2020</p> </div>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

*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.

T 702-365-9312 | F 702-365-9317

6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



June 12, 2020

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter for Public Right of Way and Easement Vacations
APN 162-21-214-005
Lochsa Engineering Project No. 191156.50

To whom it may concern:

This letter is intended to provide a justification for the three proposed vacations.

We respectfully request to vacate public right of way, a pedestrian access easement, a non-exclusive easement and a permanent maintenance easement along the project's public street frontage. The intent is to modify the area between the curb line and the building face to assist in creating an enhanced and useful frontage for the public and private property Owner known as the Harmon Corner Kiosks. A preliminary site plan is attached. At the request of Clark County Public Works staff, the vacated right of way will include recording seven reservations of easements for bridge access, bridge maintenance, utilities and a new pedestrian access easement route. It is our understanding the property Owner is negotiating purchase the right of way from Clark County. Per NRS Statute 278.480, we must vacate the right of way in order to purchase it.

The new easements being dedicated will provided access for the public and bridge related maintenance operations to replace the access provided by the proposed vacated right of way and pedestrian access easement.

Sincerely,
LOCHSA ENGINEERING


Mark L. Hedge, P.E.

//

PARKING GARAGE
(TITLE 30)

POLARIS AVE/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0294-HERBST FAMILY LP, II:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway width, and 2) throat depth.

DESIGN REVIEW for a parking garage in conjunction with an existing convenience store with gasoline station and warehouse on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

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

RELATED INFORMATION:

APN:

162-29-401-013; 162-29-401-014; 162-29-401-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce driveway width to 29 feet where 36 feet is required per Uniform Standard Drawing 222.1 (a 19.4% reduction).
2. Reduce throat depth to 28 feet 9.5 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 80.7% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3440 & 3480 W. Russell Road
- Site Acreage: 4
- Project Type: Parking garage
- Number of Stories: 4
- Building Height (feet): 49 feet 4 inches
- Square Feet: 274,520
- Parking Provided: 721 (710 auto/11 motorcycle)

Site Plan

The subject site is located on the west side of Polaris Avenue and north of Russell Road across from the Allegiant Stadium. The site currently has a convenience store with gasoline station and a warehouse with associated parking and landscaping. A portion of the warehouse will be demolished for the construction of the proposed 274,520 square foot 4 story parking garage. The proposed parking garage will be located on the western side of the parcels. The western side of the structure will have a zero setback, and a 10 foot setback from the portion of the warehouse to the south that will remain on-site. The parking garage will be set back 20 feet from Polaris Avenue and 30 feet from Dewey Drive. Access to the site will be provided from Dewey Drive. Pedestrian ingress/egress from the garage will be from 3 exits; 1 onto Dewey Drive, 1 onto Polaris Avenue, and 1 from the south end of the garage which will lead to Polaris Avenue. The parking garage will provide 721 parking spaces. The parking garage will be accessible from 1 entrance on Dewey Drive, which is where the driveway is required to have a 150 foot long and 36 foot wide driveway.

Landscaping

The plans depict perimeter landscape areas with existing attached sidewalks. The existing turf along Polaris Avenue will be replaced with landscaping per Title 30 requirements. A landscape area extends along Polaris Avenue from Dewey Drive south with a width ranging from 20 feet 9 inches to 23 feet 11 inches wide, with the southern portion ending at the existing convenience store with gasoline station where a 6 foot wide landscape area will be replaced. The new landscaping along Dewey Drive consists of an area that ranges from 29 feet 8 inches wide to 35 feet 6 inches wide at the entrance to the parking garage.

Elevations

The parking garage is 4 stories with an overall height of 49 feet 4 inches. The height includes the elevators/stairwells on the top floor; however, the majority of the structure is shown at a height of 38 feet. Vehicular access to the parking garage is from the north from Dewey Drive via a controlled access gate. The parking garage will be constructed from concrete and will be a neutral color with red accents on the various levels.

Floor Plans

The parking garage consists of 4 levels. Levels 3 and 4 are 80,290 square feet of parking area each with 225 spaces per level. Level 2 is 50,390 square feet of parking area with 114 parking spaces and an open area for a future tenant build-out. Level 1 is 63,550 square feet of parking area with 146 auto parking spaces and 11 motorcycle parking spaces. A portion of level 1 is open for future tenant build-out which would incorporate a portion of the parking garage and reduce the overall spaces for the first level by 41 spaces. The controlled access is located on the first level which includes a 29 foot wide driveway for 2 way traffic with a 4 foot wide median, entry and exit ticket booths, and gates. Each level has elevators and stairwells located on the north side of the garage and an additional stairwell on the south side of the garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the design of the parking garage is consistent with other buildings in the area and should not have any negative impacts. The requested waivers requested are due to the design of the parking garage and meeting the requirements would significantly impact the design of the parking garage.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0321-99	Turf landscaping	Approved by PC	April 1999
VC-1118-97	75 foot high freestanding sign	Approved by PC	August 1997
UC-0752-97	100 foot high flag pole	Approved by BCC	July 1997
VC-0153-97	Reduced parking for a warehouse	Approved by PC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Outside storage
South	Commercial Tourist	M-1	Convenience store with gasoline station
East	Commercial Tourist	H-1	Allegiant stadium
West	Public Facilities	M-1	NV Energy substation

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.

Design Review

Staff finds the project's site design is in compliance with Title 30 and the project will provide needed parking to the area. The removal of the existing turf along Polaris Avenue along with the installation of landscaping and a sidewalk along Dewey Drive will enhance the visual appeal of the site. However, the property is located within the Stadium District Plan area that Clark County is in the process of developing. With the opening of Allegiant Stadium, it is anticipated that

pedestrian traffic will significantly increase in the area beyond the capacity of the existing 5 foot wide sidewalk. As part of the Stadium District Plan, the Plan will address pedestrian realm, sidewalks, and street landscaping. Staff recommends a condition for the applicant to work with Staff on the design of the pedestrian realm, sidewalks, and street landscaping along Polaris Avenue and Dewey Drive to comply with the intent of the resulting Stadium District Plan.

The proposed development meets Urban Specific Policy 7 in that the use is complimentary in scale and intensity with surrounding uses. Thoughtful site design taking into account the existing conditions of the site and the surrounding area to minimize negative impacts help to make this project comply with the Comprehensive Master Plan; 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.

Public Works – Development Review

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant to work with Staff on the design of the pedestrian realm, sidewalks, and street landscaping along Polaris Avenue and Dewey Drive to comply with the intent of the Stadium District Plan that is under development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that land use applications will be required for future uses; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TIM HERBST

CONTACT: MARNELL COMPANIES, 222 VIA MARNELL WAY, LAS VEGAS, NV 89119



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 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>6/26/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$1150.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>Adult Use</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0294</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/28</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/19 @9am</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Herbst Family L P II</u> ADDRESS: <u>3440 W Russell RD</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-798-6400</u> CELL: _____ E-MAIL: <u>tpherbst@terribleherbst.com</u>	
	APPLICANT	NAME: <u>Tim Herbst</u> ADDRESS: <u>3440 W Russell RD</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-798-6400</u> CELL: _____ E-MAIL: <u>tpherbst@terribleherbst.com</u> REF CONTACT ID #: <u>126243</u>	
	CORRESPONDENT	NAME: <u>Nolberto Fu</u> ADDRESS: <u>222 Via Marnell Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-739-2000</u> CELL: _____ E-MAIL: <u>nfu@marnellcompanies.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16229401016 / 16229401014 / 16229401013

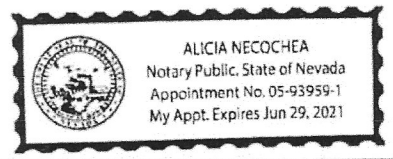
PROPERTY ADDRESS and/or CROSS STREETS: 3440 W Russell RD, Las Vegas NV 89118

PROJECT DESCRIPTION: New 4 Level, 710 Space Parking Structure

(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.

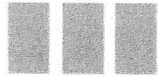
[Signature] Property Owner (Signature)*
Tim Herbst Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2020 (DATE)
 By Timothy P. Herbst
 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.

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PLANNER
COPY

WS-20-0294

22 June 2020

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, P.O. 551744
Las Vegas, NV 89155-1744

Attention: Comprehensive Planning Department

Reference: Herbst Parking Garage
Project Justification Letter
Architect's Project No. 192049

Dear Planner,

Marnell Architecture is currently assisting Terrible Herbst, Inc with the application submittal for a new parking garage at the corner of West Russell Road and Polaris Avenue in Las Vegas, Nevada. The proposed parking structure will be a total of 4 Levels, with 721 parking spaces and contain two shell spaces for future tenant build-outs. This application is to be used for the design review of the Parking Garage Structure. Future tenant spaces are labeled but will not be a part of this applications.

There is currently an existing structure on site that will be partially demolished to allow for the construction of the new parking garage. The existing structure currently covers the majority of APN 162-29-401-016 and APN 162-29-401-014. The new parking garage will primarily cover APN 162-29-401-013, APN 162-29-401-014 and extend partially into APN 162-29-401-016. Access into the new parking garage will be located on Dewey Drive. Two of the existing three driveways located on Polaris Avenue will be removed as they will no longer be needed.

The project will be located on the following Assessor's Parcels.

- APN#: 16229401016 Zone: M-1 (Light Manufacturing)
- APN#: 16229401014 Zone: M-1 (Light Manufacturing)
- APN#: 16229401013 Zone: M-1 (Light Manufacturing)

The proposed parking structure is permitted in M-1 Zoning areas so no zoning change will be necessary. The total building height of the structure will be +49'-4" to the top of the elevator overrun. Building Heights over 35'-0" require a 1:3 vertical setback per Site Development Standards and our design meets those requirements. The concrete design of the Herbst Parking Garage is consistent with other buildings associated within the neighborhood, thus should not cause any conflict amongst its neighbors.

In addition, there will be two Waiver of development standards needed for the following items:

1) Waiver of development standards for driveway width - Our current driveway width is 29'-0" which includes a 4'-0" median for controlled access gates. Due to the median, we are required to have a total of 36'-0" width at the entrance.

2) Waiver of development standards for reduced throat depth - The minimum throat depth for a parking garage with 201 spaces or more is 150'-0". We currently have 28'- 9 1/2". Providing a deeper throat would significantly impact the design of the parking garage.

20200622 Herbst-Justification Letter



MARNELL CONSULTING



MARNELL



MARNELL PROPERTIES



TRANSPORTATION

Page 2

Thank you for your consideration of this request. Please do not hesitate to contact our office should you have questions and/or require any additional information.

Sincerely,
MARNELL ARCHITECTURE

Nolberto Fu
Project Manager

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