



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 8, 2022

7:00pm

AGENDA

Note:

- 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 Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- 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 February 22, 2022. (For possible action)
- IV. Approval of the Agenda for March 8, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:**
USE PERMIT to allow a cannabis establishment (cultivation).
DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/sd/jo (For possible action) **BCC 3/16/22**
- 2. **NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:**
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a CRT (Commercial Residential Transition) (AE-60) Zone partially in the Russell Road Transition Corridor Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** fence height; and **3)** alternative driveway geometrics.
DESIGN REVIEW for the conversion of an existing single family residence to an office use. Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (For possible action) **PC 4/5/22**
- 3. **UC-22-0074-COUNTY OF CLARK (AVIATION) ET AL:**
USE PERMIT to allow a major training facility within an existing office/warehouse complex on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road, 135 feet east of Escondido Street within Paradise. JG/jor/syp (For possible action) **PC 4/5/22**
- 4. **DR-22-0061-CAESARS CONVENTION CENTER OWNER, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the number of wall signs; and **3)** increase overall wall sign area on a 31.0 acre portion of approximately 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

5. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.
DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 4/6/22**
6. **ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action) **BCC 4/6/22**
7. **UC-22-0066-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:**
USE PERMITS for the following: **1)** brew pub; **2)** craft distillery; **3)** live entertainment; and **4)** outside dining/drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow encroachment into airspace; **2)** increase building height; **3)** reduce parking; and **4)** reduce the height setback ratio adjacent to an arterial street.
DESIGN REVIEW for a brew pub and craft distillery in conjunction with an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Park Avenue within Paradise. JG/jor/syp (For possible action) **BCC 4/6/22**

8. **UC-22-0077-2895 UNIVERSAL, LLC:**
USE PERMIT for a hookah lounge within an existing supper club in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/bb/syp (For possible action) **BCC 4/6/22**

VII. General Business (For possible action)

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: March 29, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

February 22, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw– **PRESENT**
 Katlyn Cunningham – **PRESENT**
 Roger Haywood- **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

Jillee Rowland; Planning, Blanca Vazquez; Town Liaison, Beatriz Martinez, Vivian Kalarski;
Planning Commissioner

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

II. Public Comment:
None

III. Approval of February 8, 2022 Minutes

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

Approval of Agenda for February 22, 2022

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **NZC-22-0015-7405 SS, LLC ET AL & DCL REVOCABLE LIVING TRUST:**
ZONE CHANGE to reclassify 3.9 acres from a C-P (Office & Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located 150 feet north of Twain Avenue, 230 feet east of Eastern Avenue within Paradise (description on file). TS/rk/jo (For possible action) **PC 3/1/22**

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

2. **TM-22-500009-SIGNATURE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located 150 feet north of Twain Avenue and 230 feet east of Eastern Avenue within Paradise. TS/rk/jo (For possible action) **PC 3/1/22**

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

3. **WC-22-400015 (NZC-2181-04)-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** subject to revised plans; **2)** the development being “residential in character” as shown on the revised plans; **3)** mature landscaping of pine trees to screen the residential properties to the north and northwest of the subject property will be installed and maintained by the owner of the development; **4)** the trash enclosure not being moved from the location shown on the revised plans; **5)** the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; **6)** applicant constructing a private gate for Gateway Street its agreed to by the neighbors; **7)** no access to the private cul-de-sac on the east property line; and **8)** access controls on the private drive on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
ADDED conditions

- **Class size limited to 25**
- **Maintain driveway to all the way down to Patrick**

VOTE: 4-0 Unanimous
Philipp abstained from comment and vote

4. **WC-22-400016 (ZC-1624-98)-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** residential character to be maintained; and **2)** B-2 landscaping along Patrick Lane frontage on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/ja (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw
APPROVE-Subject to staff conditions
ADDED conditions

- Class size limited to 25
- Maintain driveway to all the way down to Patrick

VOTE: 4-0 Unanimous

Philipp abstained from comment and vote

5. **UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:**

AMENDED HOLDOVER USE PERMIT for a minor training facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure and approach distance (previously not notified) from the intersection.

DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action) **BCC 3/2/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

ADDED conditions

- Class size limited to 25
- Maintain driveway to all the way down to Patrick

VOTE: 4-0 Unanimous

Philipp abstained from comment and vote

6. **NZC-22-0023-JOSEPHS FAMILY LAND, LP:**

ZONE CHANGE to reclassify 7.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and a C-1 (Local Business) Zone to an R-5 (Apartment Residential) Zone.

DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, 330 feet east of Tamarus Street within Paradise (description on file). JG/rk/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

7. **VS-22-0024-JOSEPHS FAMILY LAND, LP:**

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Tamarus Street and Spencer Street within Paradise (description on file). JG/rk/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

8. **UC-21-0752-525 E TWAIN, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduce the separation from an on-premises consumption of alcohol use and a residential use; and 3) hookah lounge (previously not notified) in conjunction with a shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Palos Verdes Street and Twain Avenue within Paradise. TS/jvm/jo (For possible action) **PC 3/15/22**

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

9. **UC-22-0031-LAS VEGAS UNIVERSITY GARDENS LLC:**
USE PERMIT to reduce the separation of a supper club from a residential use within an existing shopping center (University Gardens) on a portion of 3.2 acres in a C-2 (Commercial General) (AE-60) Zone within the Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/nr/jo (For possible action) **PC 3/15/22**

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

10. **UC-22-0032-TIBERTI R & I, LLC:**
USE PERMIT for retail sales (floor covering products) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. MN/md/jo (For possible action) **PC 3/15/22**

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

11. **WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; and 2) setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action) **PC 3/15/22**

MOVED BY-Wardlaw
DENY
VOTE: 5-0 Unanimous

12. **UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:**
USE PERMIT to allow a cannabis establishment (cultivation).
DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/sd/jo (For possible action) **BCC 3/16/22**

Held per applicant to work with Staff denial on the Staff report. Return to the March 8, 2022 Paradise TAB meeting

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be March 8, 2022

IX. Adjournment
The meeting was adjourned at 9:10 p.m.

CANNABIS CULTIVATION
(TITLE 30)

PEPPER LN/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:

USE PERMIT to allow a cannabis establishment (cultivation).

DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise.
JG/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-703-012

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3365 Pepper Lane
- Site Acreage: 0.7
- Project Type: Cannabis establishment (cultivation)
- Number of Stories: 2
- Building Height (feet): 31 (existing)/13 (addition)
- Square Feet: 23,318
- Parking Required/Provided: 15/23

Site Plans

The submitted plans depict a 23,318 square foot, 2 story structure centrally located on the subject parcel. This structure is part of a larger office/warehouse development that shares parking and ingress/egress. The subject site is shaped as a flag lot with access from the northernmost property line adjacent to Pepper Lane. The applicant has submitted plans that include a planned addition of approximately 314 square feet onto the east façade. The first floor is planned for a cultivation area of 11,502 square feet and the second floor for cultivation and offices. Access to the site is provided by driveways from both Pepper Lane and Pecos Road.

Landscaping

Existing landscaping is located within a landscape planter along the north and west property lines of the overall complex, and within the parking lot landscape finger islands. No new landscaping is required or a part of this request. Landscaping is shown along the west exterior of the building adjacent to parking spaces and will include 5 gallon Red Yucca and Purple Texas Sage and Lantana species.

Elevations

The exterior walls include white stucco and in-fill windows on all 4 elevations. The height of the existing warehouse/office building is approximately 31 feet. The plans also depict a 314 addition on the southeast façade and will be enclosed around the existing roll-up door and includes a ramp for ease of egress/ingress. The applicant is proposing several in-fill windows along the exterior and will match the materials of the building. The total height of the proposed addition is approximately 13 feet and will include stucco finish to match the existing building. The addition is not visible from the right-of-way.

Floor Plans

The plans depict a 2 story warehouse floor plan for cannabis cultivation. The first floor consists of grow rooms, trim room, vegetation room, restroom, utility room, and an exit to internal stairwell to the upper floor. The second floor consists of grow rooms, clone room, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed cultivation use will be a partner to the existing cannabis cultivation development directly to the east (Nevada Medical Group located at 3375 Pepper Lane). The applicant states that a cultivation facility at this location will not create an adverse impact on the immediate neighborhood. The request is compatible with the existing use permits for cannabis cultivation and with the M-D zoning district.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1501-02	Reduced parking	Approved by PC	November 2002
DR-2070-93	5,600 square foot office/warehouse in M-D zoning	Approved by PC	January 1994

*Additional land use applications have been approved within this office/warehouse complex for cannabis establishment (cultivation).

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 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 site meets all the required separations, as the use is not within 300 feet of a community facility, 660 feet from a residential use, 1,000 feet from a school, or 1,500 feet from non-restricted gaming property. However, staff is aware of known odor issues in the area due to a concentration of cannabis cultivation facilities and these odor issues are impacting schools and other public facility and residential uses in the area. Therefore, staff cannot support this request.

Design Review

Staff finds the proposed use is compatible with the existing and adjacent properties as there is existing cannabis cultivation within the immediate area. The proposed 315 square foot addition along the southeast façade will include a ramp, will meet all setbacks, will be flush with the existing exterior wall along the south exterior, and does not encroach into the setback. Staff finds the proposed addition and modifications to the existing building will have minimal to no impact on the surrounding neighborhood; therefore, however, since staff cannot support the use permit, staff cannot support the design review.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid 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 Harry Reid 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 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 business 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 the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

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: NEVADA MEDICAL GROUP

**CONTACT: DAVID MCKEE, DAVID MCKEE ARCHITECT, 5250 S. RAINBOW BLVD
UNIT 2006, LAS VEGAS, NV 89118**

OFFICE CONVERSION
(TITLE 30)

RUSSELL RD/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:

ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a CRT (Commercial Residential Transition) (AE-60) Zone partially in the Russell Road Transition Corridor Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) fence height; and 3) alternative driveway geometrics.

DESIGN REVIEW for the conversion of an existing single family residence to an office use.

Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-103-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Russell Road where landscaping per Figure 30.64-17 is required.
- b. Reduce perimeter landscaping on the east, west, and south sides where intense landscaping per Figure 30.64-12 is required.
- c. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Increase fence height to 4 feet tall along Russell Road where 3 feet is the maximum fence height allowed per Section 30.64.020 (a 34% increase).
3. Allow the existing pan style driveways to remain where commercial curb return driveways are required per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2825 E. Russell Road
- Site Acreage: 1.3
- Project Type: Conversion of a single family residence to an office use

- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,363
- Parking Required/Provided: 14/16

Neighborhood Meeting Summary

Notices were mailed to property owners within a 1,500 foot radius of the site informing them of a neighborhood meeting. The meeting was held virtually on December 15, 2021. One neighbor attended the meeting and asked questions about location of parking and types of vehicles that would park on the site.

Site Plans

The plans depict an existing single family residence that will be converted to an office building. Setbacks for the office building are 96 feet to the north property line along Russell Road, 65 feet to the east property line, 121 feet to the south property line, and 18 feet to the west property line. A detached garage, which will remain, is in the southeast portion of the site, and is set back 35 feet from the east property line and 5 feet from the south property line.

Access to the site is provided by a circular driveway with existing pan style driveways from Russell Road. A waiver of development standards is included with this application to keep the existing pan style driveways. Three parking spaces are provided near the center of the circular driveway, 9 spaces are provided on the east side of the site, and 4 additional spaces are provided in the detached garage in the southeast portion of the site. Additionally, 4 bicycle parking spaces are provided on the north side of the building, and 4 motorcycle parking spaces are provided on the east side of the building.

Title 30 allows alternatives to a standard trash enclosure to be approved with any land use application to the Commission or Board. The applicant is requesting to keep the existing residential trash and recycling containers for the proposed office use. The containers will be stored on the property behind a gate, which completely screens the trash and recycling containers from view. The applicant indicates that the containers will be wheeled to the front of the property for pick-up on the appropriate days.

Landscaping

Existing mature landscaping will remain on the property; however, the existing landscaping does not meet the required landscape width, tree spacing, and parking lot landscaping standards per Title 30. For example, 5 bushes and 1 tree is provided along Russell Road where 2 rows of off-set trees are required within a 15 foot wide landscape strip behind the existing attached sidewalk. The existing attached sidewalk can remain along Russell Road since no changes are proposed for the existing sidewalk. Additional trees are provided interior to the site. Also, an intense landscape buffer with 2 rows of off-set trees spaced 20 feet on center is required along the east, west, and south property lines. While mature trees and landscaping are located throughout the site, portions of the east property line will have no landscaping to accommodate the parking lot and access to the detached garage. Lastly, the parking lot will not include the required parking lot landscape fingers. As result, waivers of development standards are included for the street

landscaping adjacent to Russell Road, landscaping around the perimeter of the site, and parking lot landscaping.

An existing split wood rail fence with brick columns up to approximately 4 feet in height is located along Russell Road behind the existing attached sidewalk. While this fence is allowed for a single family residential zoned property, a fence within the front setback is only allowed up to a height of 3 feet for a commercially zoned property. As a result, a waiver of development standards is necessary to keep the existing fence.

Elevations

The office building will maintain the existing elevations, which consist of multiple pitched roofs up to 23 feet in height and painted stucco and brick veneer exterior materials. The detached accessory garage consists of grey block and a flat roof at 9 feet in height; however, this structure is not visible from the right-of-way or adjacent properties.

Floor Plans

The 3,363 square foot office will include a lobby, reception area, 7 offices, a break area, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the office conversion of the single family residence is appropriate. The northern two thirds of the site (approximately 200 feet) is within the Russell Road Transition Corridor Design Overlay. As a result, the zone change to CRT for the northern two thirds of the site is conforming. However, the non-conforming zone change is necessary for the southern one third (approximately 90 feet) of the site, which is not within the overlay district. Nevertheless, the 1.3 acre site can accommodate most Title 30 standards for the conversion, such as minimum parking requirements. The alternative design standards are only necessary to keep the existing site characteristics such as landscaping, fence height, and existing driveways. Furthermore, additional trees will be added to enhance the existing landscaping. These alternative design standards will not create any negative impacts.

Surrounding Land Use

	Planned Category	Land Use	Zoning District	Existing Land Use
North	Neighborhood Commercial		C-P	Office conversions of single family residences
South & East	Ranch Estate Neighborhood (up to 2 du/ac)		R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)		R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Changing market conditions have resulted in a trend since the most recent adoption of the Land Use Plan. Due to the tremendous increase in the cost of land, this large lot residential property will be more viable as an office use. Also, with the increased traffic along Russell Road, an office use will be more appropriate.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

Several single family residential properties have been converted to office uses in this area along Russell Road. In addition, new offices have been constructed in the CRT and C-P zones in the area, and the Russell Road Transition Corridor Overlay District allows conforming zone changes to CRT and CP. Lastly, a CRT zoning designation is compatible with the adjacent single family residences. As a result, the intensity of uses allowed in the CRT zoning is compatible with the existing and planned land uses in the area.

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

There has been no indication from the public utility purveyors that the nonconforming zone change will have any negative impacts on public facilities and services.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Policy 3.2.5 encourages growth that is sustainable for the region and takes future climate impacts into consideration, and Policy 3.4.2 encourages the adaptive reuse of existing buildings. Here, reclassifying the site to CRT zoning will allow the existing single family residence to be used as an office. This creates sustainable growth by reusing an existing building, which is one of the

most sustainable methods of growth. Building waste is diverted from the landfill, and green house gas emissions associated with constructing a new building are eliminated.

Lastly, Policy 6.1.2 encourages a mix of residential and non-residential uses to support a balance of housing and jobs. Here, the CRT zoning will allow for an office use that is compatible with the surrounding office and residential uses.

Summary

Zone Change

A changing trend in the area indicates that an office use will be the most viable use of the property. In addition, the CRT zoning will be compatible with the surrounding development and planned uses, and it will not create any negative impacts on public facilities and services. Lastly, the nonconforming zone change conforms to applicable policies in the Master Plan; therefore, staff can support the request.

Waivers of Development Standards

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

Waivers of Development Standards #1 and #2

Policy 3.6.1 encourages site features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces, and Policy 1.3.1 encourages character-defining features to contribute to a distinct neighborhood identity. Here, the waivers of development standards will allow the existing mature landscaping and front fence to remain, which are character-defining features for properties along Russell Road.

Furthermore, Policy 1.4.4 encourages flexible standards to promote in-fill redevelopment that is compatible with the scale and intensity of the surrounding area. Although the landscaping and fence height do not meet Title 30 standards for an office use, allowing flexibility will encourage adaptive reuse of the existing property. Staff does not anticipate any negative consequences from reducing the landscaping since it is off-set by the large size of the existing trees. Also, the front fence is aesthetically pleasing and allows an appropriate amount of visibility from the street to the front of the property. As a result, staff can support the waivers of development standards.

Design Review

The large size of the existing single family residence makes the site appropriate to be used as an office. Parking, circulation, setbacks, and height will meet Title 30 standards for an office use while maintaining the character of a single family residence, which increases the compatibility with other existing single family residences. Although a garage is in the southeast portion of the site, both the property to the east and the property to the south are undeveloped. Also, the height of the detached garage is similar to the height of the surrounding block wall. As a result, the project is harmonious with the surrounding properties, and staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to allow the existing pan style driveways to remain. There will be a minimal volume of traffic using the driveways since this is a low-intensity use. Additionally, the flow of traffic will be one way, further reducing potential conflicts in the right-of-way.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 4, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future, 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

- Right-of-way dedication to include 50 feet for Russell Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that off-site improvement permits may be required; and that existing and proposed signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- 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: MARK STANEK

CONTACT: G. C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2/1/22</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$3,112.50</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>RUSSELL ROAD</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-22-0054</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>3/8/22</u> TIME: <u>7PM</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: <u>5/4/22</u> ZONE / AE / RNP: <u>R-E → CRT</u> PLANNED LAND USE: <u>WPRN</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>MARK JAMES & DONNA MARIE STANEK</u> ADDRESS: <u>2825 E. Russell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 564-2400</u> CELL: <u>702 499 2961</u> E-MAIL: <u>mark@dmstaneek.com</u>	
	APPLICANT	NAME: <u>Mark Stanek</u> ADDRESS: <u>2825 E. Russell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 564 2400</u> CELL: <u>702 499 2921</u> E-MAIL: <u>mark@dmstaneek.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>G.C. Garcia, Inc. c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr., Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-36-103-009
 PROPERTY ADDRESS and/or CROSS STREETS: Russell & McLeod, SWC (2825 E. Russell Rd)
 PROJECT DESCRIPTION: Rezone the property to CRT to allow for the conversion of an existing home to an office.

(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.

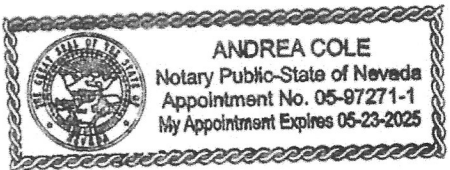
 Property Owner (Signature)*

Mark J STANEK

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 28, 2021 (DATE)
 By Mark Stanek
 NOTARY PUBLIC: Andrea Cole



*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.



January 5, 2022

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

NZC-22-0054

RE: Office Conversion at 2825 E. Russell Road
Request: Nonconforming Zone Change from R-E to CRT, Design Review
and Waivers of Development Standards
APN: 162-36-103-009

Dear Nancy:

On behalf of our client, DM Stanek Corporation, please accept the attached Nonconforming Zone Change (R-E to CRT), Design Review and Waivers of Development Standards for an Office Conversion of an existing single-family home.

The subject site currently is composed of one parcel totaling approximately 1.25+ acres with a developed single-family home.

The subject site currently has a land use designation of Ranch Estates Neighborhood which allows for a residential density of 2.0 units per acre. The site is zoned Rural Estates Residential (R-E). The northern 2/3 of the site is located (approximately 200 feet from Russell Road to the south) within the Russell Road Transition Corridor. The Zone Change from R-E to CRT is conforming for this portion of the site. The southern 1/3 of the parcel (approximately 90 feet) is not part of the Russell Road Transition Corridor and requires a Nonconforming Zone Change to go from R-E to CRT.

The plan is to convert the interior of the existing home to office while preserving the exterior of the home and as much of the mature landscaping as possible. The office would operate from 8 am to 5 pm Monday through Friday. There will be 6 employees who will work from this office on any typical day.

Non-Conforming Boundary Amendment Approval Criteria 30.16-3(i)4

For a nonconforming boundary amendment, the applicant shall provide compelling justification that approval of the nonconforming zoning is appropriate. The Board may consider cumulative impacts of the nonconforming zone boundary amendments within the planning area.

Section 30.08.030 Compelling Justification in the Development Code, establishes criteria for proposed amendments, which are:



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

2

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

The subject site is located in an area that is transitioning from the historic ranch style homes on large lots that face Russell Road to office uses. This request would continue that transition from residential to office.

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

The density and intensity of the proposed use by this amendment is compatible with the existing and planned land uses in the area. Within the general area of this site are multiple properties developed as office all along Russell Road.

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

The proposed project will not be a substantial adverse effect on public facilities and services such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities which already exist. It will take advantage of the existing infrastructure and no additional improvements will be needed.

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

The proposed project conforms to the other applicable adopted plans, goals, and polices and is partially located in the Russell Road Transition Corridor where such zoning is contemplated and per staff only the southern portion of the legal lot require a non-conforming zone change. Particularly to the following goals of the Comprehensive Land Use Goals:

- ***Provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated (nodes).***

And the following policies

- ***Promote infill development to be integrated to the existing surrounding new development and provide opportunity for linking infill sites to existing or proposed transit systems.***

- ***Where infrastructure is available and transit is accessible, maximize the use of infill and redevelopment in existing urban/suburban areas. Infill development should be consistent with existing adjacent development.***
- ***Land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated.***

Project Design

Site Plan

The proposed project is to convert an existing 3,363 SF single-family home to an office. The site plan provides for 16 parking spaces where 14 are required, four motorcycle spaces and four bike parking spaces. The existing driveway entrances and sidewalk will remain in place. The existing carport will be removed from the site. The existing garage on the southeast portion of the site will remain and will be used for parking. The height of the garage is nine feet and has a setback of five feet from the property line. A waiver is requested to allow the existing 3.83-foot-tall split rail fence in the front of the property to remain.

Landscape Plan

The landscape plan keeps the existing landscaping in place in conformance with the CRT zoning district. A waiver for alternative landscaping is needed for the perimeter landscaping and street landscaping to keep the mature existing landscaping. Two new trees will be added along Russell Road to provide additional landscape screening. A total of 22 existing trees will remain onsite in addition to the two new trees as indicated on the landscape plan for a total of 24 trees on site.

Floor Plan

Floor plans depicts 2,867 SF of office and 496 SF of interior storage for a total of 3,363 SF of space.

Elevations

Elevations for this project will not be changed from the current residential features in keeping with the CRT zoning district.

Design Review Approval Criteria 30.16-9(i)

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

The proposed development is compatible with the adjacent development and development in the area in terms of intensity and the heights of the buildings as there are no changes being proposed.

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

The request is for a non-conforming zone change for a portion of the site and a conforming zone change for the remainder of the site. The proposed project is consistent with the zoning and regulations, plans and policies of the district that is being requested.

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

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The number of peak trips generated by the change in use from residential to office is minimal.

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

The building and landscape materials are appropriate for the area and for the County.

5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. The buildings will be harmonious with development in the area.

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

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

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

The project meets the FAA and other additional requirements and standard as established in Sections 30.16.210-30.16.240.

Waivers

1. To modify the street landscaping and sidewalk along Russell Road in order to maintain the existing sidewalk and mature landscaping; Code Sections 30.48.660 (6); 30.64-11 and 30-64-17(f) and to allow for Alternative Standards for landscaping per Title 30.64.050

Waiver A: Requests for no detached sidewalk along Russell Road and to maintain existing landscaping from the back of sidewalk with four mature trees where five are required.

Waiver B: Requests for a reduction in the number of perimeter trees along the east and south property lines and to approve the alternative landscaping that currently exist. The east property line provides 4 trees

where 8 are required; the south property line provides 3 trees where 5 are required; and the west property line provides 11 trees where 7 are required.

Waivers are justified in that the site is an existing single-family home being converted into an office. In keeping with the CRT zoning district, the existing mature landscaping is remaining in place and two new trees will be added (24 total trees where 21 trees are required).

2. To allow no parking lot fingers where two are require Figure 30.64-14

Waiver is justified in that the site is an existing single-family home being converted into an office. In keeping with the CRT zoning district, the existing mature landscaping is remaining in place and two new trees will be added (24 total trees where 21 trees are required) this will provide sufficient landscaping in lieu of the parking lot landscaping requirement.

3. To allow an existing split rail fence in the front setback area to be 3.83 feet tall where three feet is the maximum allow 30.64.020.1.C

Waiver is justified in that the site is an existing single-family home being converted into an office. In keeping with the CRT zoning district, the existing split rail fence will remain to keep that single-family look of the site.

4. To construct a commercial pan driveway per Uniform Standard Drawing 224 in lieu of a commercial curb return driveway per Uniform Standard Drawing 222.1 and Title 30 Section 30.52.

This Waiver is justified in that the change of use at this location will have minimal affect in the peak hours generated and will still provide for safe movements (right in and right out only) at this location. The total number of staff at the site will not exceed six and there are no customers that come to the site for the proposed use.

Waiver Approval Criteria:

- A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The proposed Waivers will not affect the use and value of the area adjacent and will not affect the surrounding area in a substantially adverse manner.

- B. The use will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare;

The proposed Waivers will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standard of the Plan and of this Title; and

The project as proposed and the requested Waivers are consistent with the purpose, goals and objective of the Plan and Title 30 as demonstrated by this letter and supporting documentation.

- D. The proposal will be adequately served by and will not create an undue burden on any public improvements, facilities or services.

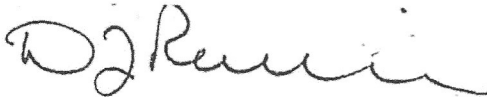
The proposed project will not create an undue burden on any public improvements, facilities, or services

SUMMARY JUSTIFICATION:

The proposed office conversion on this site is appropriate given the site fronts Russel Road and is no longer appropriate for residential. The transit along Russel Road from residential to office uses has already begun and this project would further that transition.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,



Doug Rankin, AICP
Planning Manager



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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"/> 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 APP. NUMBER: <u>UC-22-0074</u> DATE FILED: <u>2/7/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/8/22</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>COUNTY OF CLARK (AVIATION)</u> ADDRESS: <u>P.O. BOX 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111-1005</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Redhead Supports</u> ADDRESS: <u>1421 EAST SUNSET RD., STE. 4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 300-6040</u> CELL: _____ E-MAIL: <u>david.nuestro@redheadsupports.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>David Nuestro</u> ADDRESS: <u>1421 EAST SUNSET RD., STE. 4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 300-6040</u> CELL: _____ E-MAIL: <u>david.nuestro@redheadsupports.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17702102039

PROPERTY ADDRESS and/or CROSS STREETS: 1421 E. Sunset Road., Las Vegas, NV. 89119

PROJECT DESCRIPTION: Job and Day Training for Individuals with disabilities

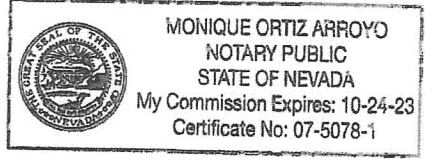
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Lisa Kremer Lisa Kremer, Director, CC Real Property Mgmt.
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 21, 2021 (DATE)
 By LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____



3

*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.

UC-22-0074



November 20, 2021

Re: Justification letter for Redhead Supports' request to become a major training facility

To whom it may concern,

Redhead Supports specializes in providing Jobs and Day Training to adults with developmental and physical disabilities. We currently serve 25 individuals in learning various life and vocational skills through hand-over-hand and activity-based programming to better prepare our participants for real-world encounters. Our intentions is to increase the amount of individuals to 30 or more. Activities include, but are not limited, to résumé building, working on writing, typing and literacy skills, learning how to make informed choices, and achieving individualized goals that are established by the participant and their support team. We also teach social and communication skills, and provide transportation for community outings and volunteer opportunities throughout Las Vegas. Our hours of operations are 7am to 5pm, Monday – Friday.

The size of our programming building on Sunset has afforded us the room to create focused spaces that accommodate the varying activities we offer to our participants, including sensory and quiet rooms. It satisfies our company's mission of desiring to make a positive and definable difference in our world as we strive to improve and enhance the lives of our participants, who, without our services, generally remain at home and do not otherwise have the opportunity to pursue personal goals, learn new skills, or become integrated into their community.

Because of the number of adults with disabilities throughout Clark County who are still in desperate need of community-based services, we are requesting Special Permit. Awarded the Special Permit, Redhead Supports would be able to become a major training facility and expand our capacity to provide programming to those not receiving services, as well as offer Supported Employment options for participants who require assistance and job skills training to become competitively employed within the community. Currently, the unemployment rate for people with disabilities is disproportionately higher than for people without disabilities, and Redhead Supports aims to reduce the gap by providing those much-needed supports. However, we are unable to do so at the current capacity cap.

We ask that you please consider our justification for the Special permit so that Redhead Supports can support a larger capacity of participants and enhance its efforts to make a positive impact for individuals with disabilities throughout Clark County. We sincerely appreciate your consideration.

Thank you,

David NUESTRO
Program Director
Email: david.nuestro@redheadsupports.com
725.300.6040

04/05/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

SUNSET RD/ESCONDIDO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0074-COUNTY OF CLARK (AVIATION) ET AL:

USE PERMIT to allow a major training facility within an existing office/warehouse complex on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone.

Generally located on the south side of Sunset Road, 135 feet east of Escondido Street within Paradise. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-102-039

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1421 E. Sunset Road Suite 4
- Site Acreage: 6
- Project Type: Major training facility
- Number of Stories: 1
- Square Feet: 13,125 (lease space)
- Parking Required/Provided: 168/238

Site Plan

The site plan depicts an existing office/warehouse complex located south of Sunset Road, 135 feet east of Escondido Street. The complex is comprised of 2 buildings. The western half includes a U-shaped building (Building 1), and an L-shaped building (Building 2) is located on the east half of the complex. Two hundred thirty eight parking spaces are provided throughout the site and access to the complex is provided via driveways along the north property line adjacent to Sunset Road.

The applicant is proposing a major training facility within Building 1, in Suite #4. The purpose of the major training facility is to provide job training and day training to adults with developmental and physical disabilities. The proposed facility currently serves 25 individuals, the intent is to serve 30 or more individuals within this lease space.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

Photos show that the existing buildings include stucco walls, various tones of blue color paint, wall signs above each lease space, and black aluminum wall and window systems.

Floor Plans

The proposed major training facility is located within Building 1, which has an overall area of 44,498 square feet. Building 2 has an overall area of 34,290 square feet. The submitted floor plan includes a lease space with an overall area of 13,125 square feet. The different areas of the lease space include the following: offices, training areas, restrooms, workstations, and other back of house areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant, Redhead Supports, specializes in providing job training and day training to adults with developmental and physical disabilities. The applicant currently serves 25 individuals in learning various life and vocational skills through hand-over-hand and activity-based programming to better prepare the participants for real world encounters. The intent is to increase the number of individuals to 30 or more. Activities include, but are not limited to, resumé building, working on writing, typing, and literacy skills, learning how to make informed choices, and achieving individualized goals that are established by the participant and their support team. Redhead Supports also teaches social and communication skills and provides transportation for community outings and volunteer opportunities throughout Las Vegas. Hours of operations are 7:00 a.m. to 5:00 p.m., Monday through Friday. The size of the programming building on the subject site has afforded the applicant the room to create focused spaces that accommodate the varying activities offered to participants, including sensory and quiet rooms. Because of the number of adults with disabilities throughout Clark County who are still in desperate need of community-based services, the applicant is requesting approval of a special use permit. Upon approval, Redhead Supports would be able to become a major training facility and expand the capacity to provide programming to those not receiving services, as well as offer supported employment options for participants who require assistance and job skills training to become competitively employed within the community. Currently, the unemployment rate for people with disabilities is disproportionately higher than for people without disabilities, and Redhead Supports aims to reduce the gap by providing much needed training and support.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0881-17	Banquet facility (children's birthday parties)	Approved by PC	December 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0288-15	Private recreational facility (indoor children's playground)	Approved by PC	June 2015
UC-1097-02	Allowed offices as principal use, reduced parking, and allowed alternative landscaping	Approved by PC	September 2002
ZC-2153-97	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	R-E & M-D	Undeveloped, FAA radar site & office warehouse facilities
East	Business Employment	C-2	Shopping Center
West	Business Employment	M-D	Commercial building with a restaurant, hookah lounge, and banquet hall

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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use is adequately served by public improvements as well as on-site parking, and the proposed use should not render negative ramifications to the overall complex. The proposed use is compatible to the surrounding area and is much needed service to the Las Vegas community; therefore, staff supports this request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours for Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- 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.

Fire Prevention Bureau

- 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: REDHEAD SUPPORTS

CONTACT: REDHEAD SUPPORTS, 1421 E. SUNSET RD, STE 4, LAS VEGAS, NV 89119

SIGNS
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0061-CAESARS CONVENTION CENTER OWNER, LLC:

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the number of wall signs; and **3)** increase overall wall sign area on a 31.0 acre portion of approximately 63.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-312-002; 162-16-401-008; 162-16-411-003; 162-16-411-005; 162-16-412-002; 162-16-413-001

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel).
2. Increase the number of wall signs to 270 where 268 signs were previously approved.
3. Increase the overall wall sign area to 260,894 square feet where 260,776 square feet was previously approved and a maximum of 49,733 square feet is permitted per Table 30.72-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3911 Koval Lane & 3545 Las Vegas Boulevard South
- Site Acreage: 31 (request area)/63 (overall area)
- Project Type: Amended sign plan with 2 proposed wall sign additions

Site Plan

The applicant is proposing 2 additional wall signs to the previously amended comprehensive sign plan. The proposed request is for the southwestern portion of the Caesars Forum Meeting Center, north of an existing staircase which leads to a pedestrian bridge which directs pedestrians

toward the High Roller Observation Wheel and the LINQ Promenade. This wall sign (known as Sign A) will be installed on an existing wall area above the elevator. The second sign is located on the south facing elevation of a pedestrian bridge which is above Linq Lane. This pedestrian bridge connects the Caesars Forum Meeting Center and the High Roller Observation Wheel and the LINQ Promenade.

Signage

Sign A is a 48 square foot wall sign that is a non-illuminated cabinet with a white polycarbonate face with 3M black letters. Sign A will be flush mounted to the elevator wall fascia. Lastly, Sign A cannot be seen from Linq Lane since the sign faces west towards the Caesars Forum Meeting Center.

Sign B has an overall area of 70 square feet and will be attached to the south facing elevation of the pedestrian bridge. Currently, the pedestrian bridge includes an existing "clearance height" sign, and the proposed wall sign will be installed to the east of that sign. Plans show that the sign is a non-illuminated panel with a blue background and 3M white reflective letters.

Applicant's Justification

Modifications to the approved comprehensive sign plan include 2 wall signs which total 118 square feet.

The following table is a summary for signage:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	260,776	118	260,894	49,733	268	2	270
Freestanding	8,353	0	8,353	12,600	23	0	23
Directional	293	0	293	32	18	0	18
Roof	7,592	0	7,592	0	18	0	18
Hanging	88	0	88	32 per tenant	3	0	3
Revolving	10	0	10	Per design review	1	0	1
Projecting	605	0	605	32 per tenant	9	0	9
Overall Total	277,717	118	277,835	N/A	340	2	342

Some existing wall signs and freestanding signs also contain animated sign area, and the table below is a summary of animated signage.

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	43,860	0	43,860	150	33	0	33

UC-21-0120	Use permit and design for comprehensive sign package (Dunkin Donuts)	by BCC	
UC-19-0685	Ticket kiosks and amended sign plan	Approved by BCC	October 2019
DR-19-0646	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	October 2019
UC-19-0482	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	August 2019
WS-19-0149	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	April 2019
WS-18-1022	Modified an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	Approved by BCC	February 2019
UC-18-0951	Modified the LINQ Resort/Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign package	Approved by BCC	January 2019
DR-18-0934	Modified an approved comprehensive sign package for the LINQ Resort/Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved by ZA	December 2018
UC-18-0611	Restaurant with outside dining and modified an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modified an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modified an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip line)	Approved by BCC	December 2017
UC-0625-16	Modified an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0244-15	Modified an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, food and beverage sales with outdoor dining, and drinking areas	Approved by BCC	May 2015
DR-0105-14	Modified an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, roof sign, and modified a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allowed commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Harrah's Resort Hotel
South	Entertainment Mixed-Use	H-1	Flamingo Resort Hotel
East	Entertainment Mixed-Use	H-1	The Meridian at Hughes Center, multiple family residential, undeveloped, & Wynn Resorts employee parking structure
West	Entertainment Mixed-Use	H-1	Caesar's Palace

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 within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area. Therefore, staff can support the design review requests.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900828	Increased the height of an existing landscape planter wall located north of the western entrance to the LINQ Promenade	Approved by ZA	January 2022
DR-21-0635	Amended the sign plan for Dunkin Donuts	Approved by BCC	December 2021
VS-21-0297	Vacated and abandoned a portion of the pedestrian access easement along Las Vegas Boulevard South	Approved by PC	August 2021
UC-21-0100	Use permit and design review to update the	Approved	May 2021

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EASTSIDE CONVENTION CENTER, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, AND SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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"/> 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 APP. NUMBER: <u>DR-22-0061</u> DATE FILED: <u>2/2/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/8/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Caesars Convention Center Owner, LLC (Owner)/ Eastside Convention Center, LLC (Tenant)</u> ADDRESS: <u>3911 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Eastside Convention Center, LLC (Tenant)</u> ADDRESS: <u>3911 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck, LLP</u> ADDRESS: <u>100 North City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>Rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-413-001, 162-16-312-002, 162-16-401-008, 162-16-411-003, 162-16-412-005
 PROPERTY ADDRESS and/or CROSS STREETS: 3911 Koval Lane 162-16-412-002
 PROJECT DESCRIPTION: Signage

(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.

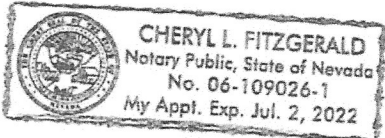
[Signature]
 Property Owner (Signature)*

Gary Bogan, Authorized Signatory
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec 14, 2021 (DATE)

By [Signature]
 NOTARY PUBLIC: Cheryl L. Fitzgerald



*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.

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

January 31, 2022

DR-22-0061

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Design Review for Signage for the Caesars Forum Convention Center
Comprehensive Sign Package APNs: 162-16-413-001, 162-16-401-008, 162-16-411-005,
162-16-411-003, 162-16-412-002 and 162-16-312-002

To Whom It May Concern:

We represent Eastside Convention Center, LLC, a Delaware limited liability company ("Applicant"), a long-term tenant operating the Caesars Forum Convention Center located at 3911 Koval Lane, Las Vegas, Nevada 89109 and bearing Clark County Assessor Parcel Number ("APN") 162-16-413-001 (the "Property"), in connection with the land use application attached hereto.

The Applicant is seeking approval of the following at the Property:

Design Review: to (a) modify the existing comprehensive sign package in conjunction with a resort hotel (LINQ, LINQ Promenade, Harrah's Hotel & Casino and Forum Convention Center); (b) increase the number of wall signs from 268 to 270; and (c) increase the overall wall sign area from 260,776 square feet to 260,894 square feet.

Specifically, the Applicant is requesting approval of two (2) wall signs located on the Property, consisting of (a) a wall sign approximately 6' x 8' and approximately 48 square feet, to be mounted flushed to the building façade, and (b) a wall sign approximately 18' 8" x 3' 9" and approximately 70 square feet (for a total of 118 square feet), to be located on the existing pedestrian bridge crossing Linq Lane (a private right of way), as shown on the enclosed plans. Included herewith, is the proposed updated comprehensive sign chart for the LINQ, LINQ Promenade, Harrah's Hotel & Casino and Forum Convention Center.

The Proposed Signs are visually compatible with the adjacent development, and consistent with previously approved signs along the Resort Corridor. As such, the Proposed Signs comply with Urban Specific Policy 20 of the Comprehensive Master Plan.

Clark County Comprehensive Planning
January 31, 2022
Page 2

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca L. Miltenberger". The signature is written in dark ink and is positioned below the word "Sincerely,".

Rebecca L. Miltenberger
Enclosures

RESORT HOTEL
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

USE PERMITS for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.

DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

USE PERMITS:

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 loading spaces.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval had deviation #1 (reduce the 1:3 height setback ratio from Spring Mountain Road) withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

Current Planning

- Until July 18, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0035-16):

Current Planning

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); 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

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial

of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;
- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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.
- 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.

Applicant's Justification

The applicant states that the property was recently acquired by the current property owner and needs additional time to determine optimal feasibility of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1 & H-1	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	H-1	Retail & office spaces
East	Entertainment Mixed-Use	M-1	Industrial buildings
West	Entertainment Mixed-Use	M-1 & H-1 (under ROI)	Vehicle repair & industrial buildings

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.

Since approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 4 times; once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) and the most recent in September 2018 with ET-18-400166 (ZC-0425-07). During the last extension of time, staff indicated there is an expectation for progress to provide technical studies or complete the required Development Agreement. Since no progress has been made, staff cannot support the request to extend this application.

Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- **Until September 5, 2024 to complete.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited;** the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

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;
- 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 and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: October 6, 2021 – HELD – To 04/06/22 – per the applicant.

APPLICANT: PACIFIC PLACE SITE, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

RESORT CONDOMINIUM
(TITLE 30)

LAS VEGAS BLVD S/SANDS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:

USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file.

DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-16-213-002 through 162-16-213-004; 162-16-213-006; 162-16-213-010 through 162-16-213-012; 162-16-213-021 through 162-16-213-047; 162-16-213-050; 162-16-213-051; 162-16-301-011; 162-16-311-003 through 162-16-311-006; 162-16-311-009; 162-16-311-011 through 162-16-311-012; 162-16-702-002

USE PERMITS:

1. Allow 280 resort condominiums with kitchens in rooms.
2. Increase building height to 632 feet where 100 feet is the standard in an H-1 Zone without use permit (a 532% increase).
3. Allow for accessory uses including commercial/retail restaurants, meeting rooms, and recreational areas.
4. Deviations from development standards.

DEVIATIONS:

1. Reduce the on-site parking requirement for the Palazzo Resort condominium tower from 178 spaces to 157 spaces (a 12% reduction).
2. Reduce the height setback ratio from Las Vegas Boulevard South to 100 feet where 200 feet is the standard (a 50% reduction).

3. Permit encroachment into airspace.
4. All other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3377 Las Vegas Boulevard South
- Acreage: 63 (portion)
- Number of Units: 280 resort condominiums
- Project Type: High-rise resort tower including kitchens
- Building Height (feet): 632
- Parking Required/Provided: 11,990/12,025

Site Plan & History

The original application UC-1721-06 was approved by the Board of County Commissioners (BCC) in January 2007. The request consisted of use permits, deviations, and design reviews to allow construction of 632 foot high resort condominium tower with retail areas. Construction was completed on the lower level retail portion of the project; however, construction on the condominium tower was halted with the downturn of the economy in 2008. The land use requests have been extended 5 times, the last of which was approved in April 2017 via ET-0021-17. The original plans depicted a resort condominium tower located on a portion of the west side of the existing resort hotel adjacent to Las Vegas Boulevard South. The approved tower included 280 resort condominium units as well as retail and restaurant uses. The resort condominium portion of the tower is located above the existing Walgreens and other commercial areas of the Palazzo Resort Hotel. No revisions to the previously approved site plans are proposed with this extension of time.

Elevations

The approved tower has an overall height of 632 feet with the first stories consisting of traditional design which includes brick facades, extended vertical windows, pillars, and other enhancements. Above the first stories and podium, the remainder of the tower consists of condominium units with modern glass and steel facade. Vertical fins and thick decorative cornice cap the top of the tower. No revisions to the previously approved elevations are proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1721-06 (ET-0021-17):

Current Planning

- Until January 17, 2022 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; 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

- Compliance with previous conditions

Listed below are the approved conditions from UC-1721-06 (ET-0053-15):

Current Planning

- Until January 17, 2017 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; 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 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.

Building/Fire Prevention

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

Listed below are the approved conditions from UC-1721-06 (ET-0001-13):

Current Planning

- Until January 17, 2015 to commence;
- Crane used when construction recommences shall be removed months after or suspension of construction.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to existing public sanitary sewer; at the time of restart of construction of the unfinished condo tower, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out to verify sewer point-of-connection; connection fees at the current CCWRD rates will also need to be addressed at restart; and that CCWRD has no objection to the time extension.

Listed below are the approved conditions from UC-1721-06 (ET-0004-11):

Current Planning

- Until January 17, 2013 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised to dismantle the cranes for the condominium tower until construction commences per conditions of DR-0562-10; finalize Development Agreement prior to any permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06 (ET-0008-09):

Current Planning

- Until January 17, 2011 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06:

Current Planning

- Expunge UC-1191-06;
- Design review as public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within years of approval date or it will expire.

Civil Engineering

- Coordinate additional off-site improvements required by UC-2002-04 and revise off-site plans, if necessary.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file 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 "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to "Property Owner's Shielding Determination Statement," then applicant must also receive either Permit from the Director of Aviation or Variance from the Airport Hazard Areas Board of Adjustment prior to construction as required by Section 30.48 Part of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or AHABA Variance will be approved.

Applicant's Justification

Per the applicant, the project remains viable and relevant to the surrounding areas. Furthermore, the project continues to be screened to minimize any visual impacts from the unfinished portions of the project. In addition, the applicant is a party to an agreement for the acquisition of the property, along with the entire Venetian/Palazzo campus. With the anticipated change in ownership of the property, the land use entitlements should be maintained in order to provide some additional time for the new ownership process and assess the completion of the project or alternative options for the future development of the property which will provide first class facilities to the property and the Las Vegas Strip.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1721-06 (ET-0021-17)	Fifth extension of time for 280 resort condominiums with kitchens	Approved by BCC	April 2017
UC-1721-06 (ET-0053-15)	Fourth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2015
UC-1721-06 (ET-0001-13)	Third extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2013
UC-0591-12	Permit primary means of access to an outside November dining/drinking area from the exterior of the resort hotel and waiver of conditions of a use permit (UC-0214-12) limiting temporary events longer than 10 days to 1 event per year	Approved by BCC	November 2012
DR-0231-12	Animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	November 2012
UC-0214-12	Outdoor festival	Approved by BCC	June 2012
UC-0052-12	Animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	March 2012
UC-1721-06 (ET-0004-11)	Second extensions of time for 280 resort condominiums with kitchens - until January 17, 2013	Approved by BCC	March 2011
DR-0140-11	Redesigned and modifications to the exterior and interior of the existing resort hotel	Approved by BCC	May 2011
DR-0562-10	Sign package	Approved by BCC	January 2011

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0017-09	Reduced setback along Las Vegas Boulevard South and a design review for revisions/additions to a previously approved comprehensive sign package	Approved by BCC	February 2009
UC-1721-06 (ET-0008-09)	First extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2009
UC-0347-08	Allowed 421 resort condominiums with kitchens in the units where 280 were previously approved with UC-1721-06 - expired	Approved by BCC	May 2008
UC-1721-06	Original application for 280 resort condominiums with kitchens	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Wynn/Encore Resort Hotel
South	Entertainment Mixed-Use	H-1	Harrah's Resort Hotel
East	Entertainment Mixed-Use	H-1	MSG Sphere, parking lot for Wynn, & portions of Palazzo/Venetian Resort Hotels
West	Entertainment Mixed-Use	H-1	T.I. & Mirage Resort Hotels

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 finalized a Certificate of Completion for what currently exists today. However, the applicant has not diligently pursued completion of the project since its approval 16 years ago (UC-1721-06). Any new development on the site should be reviewed by staff since Current Planning is presently undergoing an update on the Development Code. Since the applicant has not shown a significant progress towards completing the project, staff recommends denial.

Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid, and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until April 6, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Compliance with previous conditions.

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;
- 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 and is still valid.
- 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; and that the FAA's

airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PALAZZO CONDO TOWER, LLC

CONTACT: JAMIE THALGOTT, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZO) <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-06-1721</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400017</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/8/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Palazzo Condo Tower, LLC</u> ADDRESS: <u>3331 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Palazzo Condo Tower, LLC</u> ADDRESS: _____ CITY: <u>3331 S. Las Vegas Blvd.</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Jamie Thalgott - Brownstein Hyatt Farber Schreck, LLP</u> ADDRESS: <u>100 North City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 464-7082</u> CELL: <u>N/A</u> E-MAIL: <u>jthalgott@bhfs.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-16-213-010, 162-16-213-046
 PROPERTY ADDRESS and/or CROSS STREETS: 3331 S. Las Vegas Blvd.
 PROJECT DESCRIPTION: Resort condominium tower (UC-06-1721) - Extension of Time

(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.

D. Z. Hudson
 Property Owner (Signature)*

DAVID ZACHARY HUDSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 14, 2022 (DATE)
 By DAVID ZACHARY HUDSON

NOTARY PUBLIC [Signature]



SHARI S. HEWES
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 03-26-23
 Certificate No: 11-4862-1

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

THE VENETIAN RESORT

LAS VEGAS

January 26, 2022

ET-22-400017

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Extension of Time – Palazzo Resort Condominium Tower – 6th Extension of Time Request (UC-06-1721)
APNs: 162-16-213-010, 162-16-213-046

To Whom It May Concern:

Palazzo Condo Tower, LLC (the "Applicant"), owner of the Palazzo resort condominium tower at the Venetian/Palazzo campus, located at 3331 South Las Vegas Boulevard, bearing Clark County Assessor Parcel Numbers 162-16-213-010 and 162-16-213-046 (the "Property"), is seeking to extend the time period within which it must commence construction on a portion of the project approved under application no. UC-06-1721 (the "Project").

The Project was initially approved on January 17, 2007, following which construction commenced on a portion of the Project. However, due to economic conditions at the time, construction halted and a request for an extension was subsequently approved on February 18, 2009 (ET-09-400008), extending the time to commence construction until January 17, 2011.

A subsequent extension of time was requested in 2011 and on March 2, 2011, the Board of County Commission approved an additional two (2) year extension, until January 17, 2013 (ET-11-400004). The Applicant intended to recommence the Project following the improvement of then-current economic conditions. Since the construction halted, the unfinished portions of the project were "wrapped" and "masked" to blend in with the surrounding buildings and areas, and the construction cranes were dismantled. Several capital expenses were incurred for the Project, and alternative options were explored following the approval of application ET-11-400004. A third extension was subsequently requested and approved on February 20, 2013, extending the deadline until January 17, 2015 (ET-13-400001).

Following the third extension, the economic recovery of the Las Vegas Strip and the condominium market continued to remain in flux, but the Project still remained viable. In light of the intervening circumstances, a fourth extension was requested and approved on September 2, 2015 (ET-15-0053), extending the deadline until January 17, 2017. By 2017, the economic market for a condominium project had not yet materialized, and in light of the considerable sums expended towards the Project, an extension was again requested to maintain the current approvals. On April 5, 2017, the latest extension was approved (as the fifth extension of time, ET-0021-17), extending the deadline to commence construction until January 17, 2022.

Despite the continued delays, there remains a need for the Project. The ongoing delay has been a culmination of several intervening factors, including financial economic conditions, market recovery, and most recently the COVID-19 pandemic, which has been ongoing since March 2020.

The Project remains viable and relevant to the surrounding areas. The Project continues to be "masked" to minimize any visual impacts from the unfinished portions of the Project and there is no material impact



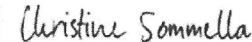
Principal Planner
Clark County Comprehensive Planning Department
January 26, 2022
Page 2

on the surrounding uses or community due to the delayed construction of the remainder of the Project. Moreover, the Applicant is party to an agreement for the acquisition of the Property, along with the entire Venetian/Palazzo campus. With the anticipated change in ownership of the Property, the entitlements should be maintained in order to provide some additional time for the new ownership to assess the completion of the Project or alternative options for the future development of Property which will provide first-class facilities to the Property and Las Vegas Strip.

As such, the Applicant is requesting an additional extension of two (2) years to commence construction on the remainder of the Project, in order to preserve the current entitlements and allow for time to review and assess the current economic conditions in light of the COVID-19 pandemic.

We appreciate your review and consideration of this application. Please let us know if you have any questions or require additional information.

Sincerely,
DocuSigned by


Christine Sommella

Enclosures

BREW PUB
(TITLE 30)

LAS VEGAS BLVD S/PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0066-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:

USE PERMITS for the following: 1) brew pub; 2) craft distillery; 3) live entertainment; and 4) outside dining/drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increase building height; 3) reduce parking; and 4) reduce the height setback ratio adjacent to an arterial street.

DESIGN REVIEW for a brew pub and craft distillery in conjunction with an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Park Avenue within Paradise. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028 through 162-21-401-029

USE PERMITS:

1. Brew pub.
2. Craft distillery.
3. Live entertainment.
4. Eliminate the 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area (rooftop) where pedestrian access is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Encroachment into airspace.
2. Increase the building height to 130 feet where 100 feet is maximum allowed per Table 30.40-7 (a 30% increase).
3. Reduce parking to 1,485 spaces where 2,087 spaces are required.
4. Reduce the 1:3 height setback ratio for a building addition adjacent to Las Vegas Boulevard South to 14 feet where 42 feet is required per Figure 30.56-4 (a 67% decrease).

DESIGN REVIEW:

For a proposed brew pub and craft distillery establishment with a rooftop deck which includes an outside dining/drinking area, and indoor seating.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

General Summary

- Site Address: 3767 Las Vegas Boulevard South
- Site Acreage: 6.1
- Project Type: Brew pub and craft distillery with a rooftop deck with an outside dining/drinking area
- Number of Stories: 4
- Building Height (feet): 99 (existing)/130 (total proposed)
- Square Feet: 144,975 (existing)/8,615 (expansion on rooftop deck)/153,590 (new total)
- Parking Required/Provided: 2,087 (required with this application)/1,485 (previously approved with WS-18-0165)

History

UC-0657-17 was previously approved in September 2017 by the Board of County Commissioners (BCC) for an expansion to the existing shopping center (Showcase Mall). Phase 1 and Phase 2 included the buildings south of the MGM Resort Hotel private drive, Phase 3 included the buildings north of the private drive and the parking garage to the east, and Phase 4 included the subject parcel which is part of this request. Per the submitted plans with this application, Phase 4 was the primary portion of the expansion since it added 1.8 acres to the Showcase Mall and included a new 4 story building with an overall area of 144,975 square feet with an overall height of 99 feet.

UC-0657-17 included 18 use permit requests that were approved, and they are the following: a grocery store, pharmacy, offices, retail sales and services, restaurants, alcohol sales - beer and wine packaged only, alcohol sales - liquor packaged only, alcohol on-premises consumption (service bar, supper club, tavern), arcade, art gallery/studio, personal services, caterer, child care facility, health club, jewelry sales, photo studio, sporting goods, and museums.

Waivers of development standards approved with UC-0657-17 included the reduction of the 1:3 height setback ratio to 14 feet where 25.5 feet is required, reduced parking to 1,498 parking spaces where 1,927 parking spaces is required, eliminated parking lot landscaping and landscaping adjacent to an arterial street (Las Vegas Boulevard South), and allowed non-standard improvements (landscaping and fence within a public right-of-way) where off-site improvements and Figure 30.64-17 are the standard.

Lastly, WS-18-0165 was approved in April 2018 by the BCC to further reduce the parking to 1,485 parking spaces (previously approved at 1,498 parking spaces) where 1,927 parking spaces

are required. A design review with this waiver was for the surface level parking lot. Due to the requirements for fire lane and wider turning radii for fire trucks, the surface parking lot (to the east of the new building) reduced parking by 58 parking spaces.

Site Plan

The site plan depicts an existing shopping center (Showcase Mall) located on the east side of Las Vegas Boulevard South and bisected to the north and south by an MGM Resort Hotel private drive. The scope of the project is located within APN 162-21-301-014 only. Direct access to the subject parcel is located via an existing driveway on the northwest corner of the parcel which heads east on a private drive aisle and into a rear parking lot.

Per the submitted plans, there are no changes to the basement level or the first and second floors of the building. The applicant (Brewdog Brewpub and Craft Distillery) is a new tenant for 50% of the third floor (southern half) and the fourth level which is a rooftop deck. The third floor also includes a mezzanine area. The fourth level currently has 9,558 square feet approved with UC-0657-17; however, the applicant is adding 8,615 square feet to the rooftop deck in order to accommodate a proposed outside dining/drinking area, area of signage, and an indoor seating space.

Today, the applicant is requesting approval of the following use permits: allow a brew pub, a craft distillery, live entertainment, and eliminate the 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area (rooftop) where pedestrian access is required per Table 30.44-1.

The applicant is also requesting waivers to encroach into airspace and increase the building height to 130 feet where 100 feet is the maximum allowed per Title 30. In addition, the applicant is proposing to utilize the rooftop deck with the proposed addition of 8,615 square feet and the proposed outside dining/drinking area, which impacts the parking requirement. Therefore, the applicant is requesting a waiver to maintain the 1,485 parking spaces that exist today but increased the required parking spaces to 2,087 parking spaces (1,927 parking spaces previously required). Lastly, due to the increase in building height the 1:3 height setback ratio request is now 14 feet where 42 feet is required (25.5 feet previously required).

Landscaping

This request does not propose any changes to the previously approved landscape waivers. The existing landscaping west of the subject parcel will remain.

Elevations

Plans show that the existing building for the proposed brew pub and craft distillery currently has an overall height of 99 feet which is primarily on the east half of the building. The west half of the building currently has an overall height of 79 feet. The submitted elevations and cross section show that only the west half and a portion of the southern portion of the rooftop deck will be designed to accommodate the proposed outside dining/drinking area and indoor seating area. There is an existing elevator room on the western portion of the rooftop deck (also known as the "Cube" per plans on file) which will serve as a base for a proposed sign (not a part of this request). The "Cube" currently has an overall height of 14 feet, and the applicant will include a

35 foot high trellis design sign on top of the Cube. Furthermore, the applicant is proposing a 5 foot high glass safety railing around the rooftop deck area. The eastern half of the rooftop deck will remain, since this area currently includes mechanical equipment.

With the addition of a raised floor system and the overall redesign of the rooftop deck and the signage, the overall height of the entire project extends to an overall height of 130 feet where 100 feet is the maximum allowed per Title 30. As previously stated, due to the increase in building height to 130 feet, the 1:3 height setback ratio waiver request is now 14 feet where 42 feet is required (25.5 feet previously required with UC-0657-17).

Floor Plan

No changes are proposed to the basement floor, first floor, second floor, and northern portion of the third floor.

The submitted floor plans show that the southern half of the third floor is part of the applicant's proposed brew pub and craft distillery. The northern half will remain under an existing tenant (Olive Garden). The areas for the third floor include seating area, a kitchen, restrooms, retail area, a bar, and other back of house rooms. There are 3 elevators on the western portion of the floor plan, these elevators service floors 1 through 3. However, the easternmost elevator (far right) will be retrofitted to allow customers to continue to the fourth floor (rooftop deck). The third floor also has a mezzanine which includes a seating area, private seating, and a museum area, and another bar area. The rooftop deck (fourth level) will include an elevator room (also known as the "Cube" per plans on file) which offers an enclosed seating area for customers utilizing this elevator, outside dining/drinking areas, an indoor seating area, another bar area, restrooms, and back of house areas for staff. Per the submitted plans only the western and the southern portions of the rooftop deck will be designated for the applicant's establishment, while the eastern portion will remain, maintaining the existing mechanical equipment.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, the proposed uses are allowed in the H-1 zoning district subject to special use permit approval. The proposed uses are similar to or previously approved on numerous properties on Las Vegas Boulevard South (The Strip). The applicant states that existing parking structure and existing surface level parking proves to be sufficient to serve employees and customers even with full occupancy of all of the units. Furthermore, the movie theatre is no longer operating. Lastly, the request to increase the height is appropriate since the existing building is surrounded by existing resort hotels which are higher than the applicant's request of 130 feet. The proposed project will be aesthetically pleasing and is compatible to the existing building and the surrounding establishments.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0607	Modification to an approved comprehensive sign plan - Fly Over Las Vegas	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area - Fly Over Las Vegas signage recorded	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan - Olive Garden	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan - Raising Canes Restaurant	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan - Burlington	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Commercial development
South & East	Entertainment Mixed-Use	H-1	MGM Grand Resort Hotel
West	Entertainment Mixed-Use	H-1	Park MGM & New York-New York Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits #1, #2, & #3

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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant is requesting use permits to allow a brew pub, a craft distillery, and live entertainment. According to the Master Plan, the proposed uses are in line with tourist focused districts such as the Resort Corridor which is located in the Entertainment Mixed-Use planned land use category. The primary land uses in this area are a mix of retail, restaurants, entertainment, gaming, and other tourist oriented services. These proposed uses are similar to what was previously approved via UC-0657-17. Since the proposed uses are comparable to the existing uses throughout the Showcase Mall, staff finds the request to be appropriate for the site; therefore, staff supports these requests.

Use Permit #4

Typically, outside dining/drinking areas are designed to be on the finished floor (or grade) level of a commercial development. The unique rooftop deck design allows the applicant to utilize the western half of the roof for a proposed outside dining/drinking area. Typically, Title 30 requires a 48 inch wide pedestrian access area around the outside dining/drinking area. However, since the applicant is proposing this feature on the rooftop deck, the 48 inch wide pedestrian access area is not possible. Staff finds that the request to eliminate this design feature is appropriate due to the location of the proposed outside dining/drinking area. Staff recommends approval of this request.

Waivers of Development Standards

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

Waiver of Development Standards #2

The applicant is requesting to increase the building height to 130 feet where 100 feet is the maximum allowed per Table 30.40-7 (a 30% increase). Currently, the highest point of the building is 99 feet, which was previously approved with UC-0657-17. The elevation plans show that the height increase to 130 feet is primarily due to a proposed sign structure that will be constructed on top of the elevator room (also known as the "Cube" per plans on file). The "Cube" is existing and is approximately 14 feet in height, and with the addition of the proposed trellis sign to be constructed on top, the overall height increases to 130 feet respectively. Staff finds that customers and employees will be limited to the rooftop deck area only (not the signage area) and the applicant is not proposing to add a fifth story to the building. Increasing the height to 130 feet is to accommodate proposed signage (design review to be reviewed by a separate land use application). Lastly, only the western building frontage of the project building will be seen as being similar in height and scale to the surrounding resort hotels along The Strip; therefore, staff supports this request.

Waiver of Development Standards #3

Staff does not typically support parking reduction requests, especially in areas with a significant amount of existing and proposed uses. However, the Showcase Mall is typically visited by tourists who are walking throughout The Strip, and staff finds that pedestrian traffic is a common method of how tourists navigate the Showcase Mall and the Resort Corridor in general. Staff finds that maintaining the existing 1,485 parking spaces is a sufficient amount for the site. This request does not reduce the existing provided parking spaces (1,485) but increases the required parking spaces to 2,087 (where 1,927 parking spaces were previously required via WS-18-0165). Staff supports this request.

Waiver of Development Standards #4

Plans show that the project building is existing, and there are no exterior changes to the first through third floors. Staff finds that reducing the height setback ratio to 14 feet where 42 feet is now required (25.5 feet was previously approved with UC-0657-17) is automatically required due to the height increase request to 130 feet (primarily because of proposed signage). The height increase will automatically affect the 1:3 height setback ratio requirement adjacent to Las Vegas Boulevard South. Staff does not find this request to be out of character with previously approved developments within the Resort Corridor. The reduction is consistent and compatible to the surrounding developments in the immediate area; therefore, staff can support this request.

Design Review

The submitted plans depict that the southern half of the third floor (applicant's lease space) is completely internal and will not affect the building in a negative manner. The proposed expansion of the rooftop deck to accommodate outside dining/drinking and seating area for the proposed brew pub and craft distillery is appropriate for the Showcase Mall. The plans show that the design is complementary to the existing building and is compatible to the typical architectural features of the Resort Corridor. Since staff supports the aforementioned requests, staff also recommends approval of the design review.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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: MIMI HARO

CONTACT: MIMI HARO, LAS VEGAS, 3330 W. DESSERT INN RD., LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>UC-22-0066</u> DATE FILED: <u>2/3/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/8/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/6/22</u> FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>GC Vegas Retail LLC</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>212-760-3565</u> CELL: <u>646-457-1785</u> E-MAIL: <u>jack@gindicapital.com</u>
	APPLICANT NAME: <u>Jack Braha</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>212-760-3565</u> CELL: <u>646-457-1785</u> E-MAIL: <u>jack@gindicapital.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Gregory Borgel, Fennemore Law</u> ADDRESS: <u>300 S. Fourth Street, Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-791-8219</u> CELL: <u>702-383-8953</u> E-MAIL: <u>GBorgel@fennemorelaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-014, 162-21-401-005, 007, 023, 028, & 029

PROPERTY ADDRESS and/or CROSS STREETS: 3767 South Las Vegas Blvd., Las Vegas, NV 89109

PROJECT DESCRIPTION: New Brew Pub and Craft Distillery

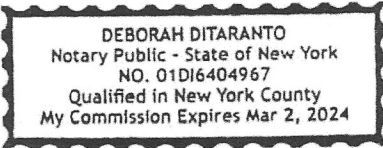
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Jack Braha
 Property Owner (Signature)* Property Owner (Print)

STATE OF New York
 COUNTY OF New York

SUBSCRIBED AND SWORN BEFORE ME ON 7/15/21 (DATE)
 By Deborah DiTaranto

NOTARY PUBLIC: Deborah D. Taranto



7

*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.

January 6, 2022

UC-22-0066


Clark Co. Planning
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit, waivers of development standards, and design review for an addition to the Showcase Mall, APN 162-21-301-014:

1. A special use permit is requested for a craft distillery, brew pub, live entertainment, and outside dining/drinking area (partly without the required 48" wide pedestrian access area around the perimeter of the outside dining area), all in conjunction with previously approved arcade, museum, tavern, service bar, supper club and packaged liquor uses on the same property (ref: UC-17-0657).
2. Waivers of development standards are requested as follows:
 - A. To reduce parking to the existing 1485 spaces, where 2,087 would be required after the addition of 8,564 sq. ft. of indoor restaurant/tavern and 51 sq. ft. of outside dining.
 - B. To increase maximum building height to 130', where 100' is allowed.
 - C. To encroach into the airspace of Harry Reid International Airport.
 - D. To reduce the height / setback ratio to 14' where 42' is now required.
3. Design review approval is requested for the overall structural additions to accommodate the proposed BrewDog Brew Pub and Craft Distillery as shown on the separately submitted plans.

Justification: As to the special use permit, all requested uses are allowed in the H-1 District subject to a special use permit, and are similar to or previously approved on numerous properties on Las Vegas Boulevard in this area. As to the waiver for parking, the existing parking structure has proven to be more than sufficient to serve the Showcase Mall complex, even with full occupancy of all units and when including particularly intense parking uses such as a movie theater (no longer operating). Further, the patronage of the proposed new facility is expected to overwhelmingly attract tourists who would walk to the property from nearby hotels, as opposed to Las Vegas residents who would drive to patronize specially the new uses. As to the height-related issues, the property is essentially surrounded by higher structures with similar waivers. As to the design review, the structural addition will be aesthetically compatible with the existing building and entirely within the overall spectacular Las Vegas experience character which brings visitors to Las Vegas.


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

04/06/22 BCC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

GREEN VALLEY PKWY/RAMROD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0077-2895 UNIVERSAL, LLC:

USE PERMIT for a hookah lounge within an existing supper club in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-802-025 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2895 Green Valley Parkway
- Site Acreage: 1.6 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,176
- Parking Required/Provided: 63/80

Site Plan

This request is treated as a project of Regional Significance, as a use permit is required and the City of Henderson is across the street. The plans depict a supper club located in the northernmost tenant space of an existing 10,800 square foot building. The outside dining area is located at the northwest corner of the existing building and meets Code requirements for this type of use. Access to the site is from Green Valley Parkway with additional cross access provided with the properties to the north, south, and west. A total of 80 parking spaces are provided where 63 parking spaces are required. The proposed hookah use will take place in the outside dining area with the option of being inside.

Landscaping

The existing landscaping on-site will remain, and no changes are proposed.

Elevations

The plans depict a single story, 26 foot high building with stucco finishing and glass storefronts.

Floor Plans

The plans show a supper club with a kitchen, walk-in cooler, restrooms, seating area, and a bar.

Signage

Signage is not a part of this request.

Applicant's Justification

The supper club (BBQ kabob) and additional liquor sales (UC-21-0393) has had a major impact on the success of this business. The small hookah lounge will be located in the outdoor open air patio area for use by customers. The hookah use will be located at the northwest corner of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0393	Supper club	Approved by BCC	September 2021
UC-0742-12	Supper club - expired	Approved by PC	February 2013
UC-0558-97	Outside dining - expired	Approved by PC	May 1997
UC-0085-97	Restaurant/supper club - expired	Approved by PC	February 1997
VC-1416-96	Reduced street landscape area	Approved by PC	October 1996
UC-0779-96	Tanning salon	Approved by PC	June 1996
ZC-0391-94	Reclassified the site and properties to the north from R-E to M-D zoning	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Vehicle repair & parking lot
South	City of Henderson	CC-AE	Shopping center
East	City of Henderson	CC-AE	Bank
West	Business Employment	M-D	Health club

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 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 hookah use is located on the north and west side of the building and not in close proximity to residential uses. Surrounding properties are used for a variety of commercial purposes and will not be adversely impacted by the proposed hookah use. The proposed hookah use will be in harmony with the purpose, goals, and objectives of the Master Plan, including Policy 5.5.3, which encourages expansion of small businesses.

Department of Aviation

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

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: BBQ KABOB

CONTACT: BBQ KABOB, 2895 N. GREEN VALLEY PARKWAY, SUITE A,
HENDERSON, NV 89014

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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"/> 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 APP. NUMBER: <u>UC-22-0077</u> DATE FILED: <u>2-7-2022</u> PLANNER ASSIGNED: <u>BGB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3-8-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-6-2022</u> FEE: <u>\$450 UC-PRS</u>
	PROPERTY OWNER NAME: <u>2895 Universal LLC</u> ADDRESS: <u>2895 Green Valley Parkway Suite B</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>310-880-2538</u> CELL: <u>310-880-2538</u> E-MAIL: <u>gallobh2@aol.com</u>
	APPLICANT NAME: <u>Tony Saroya</u> ADDRESS: <u>2895 N. Green Valley Parkway Suite A</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-480-9335</u> CELL: <u>702-480-9335</u> E-MAIL: <u>tonysaroya@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

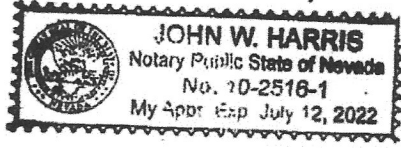
ASSESSOR'S PARCEL NUMBER(S): 161-31-802-025
 PROPERTY ADDRESS and/or CROSS STREETS: 2895 N. Green Valley Parkway Suite A, Henderson, NV/Ramrod & GVP
 PROJECT DESCRIPTION: Addition of Hookah entertainment

(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.

Giulio Gallo
 Property Owner (Signature)*

 Giulio Gallo
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/21/2021 (DATE)
 By Giulio Gallo
 NOTARY PUBLIC: John Harris



*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.

APR-21-161437



BBQ KABOB

From the Desk of Tony Saroya

Owner/Managing Member

October 20

Attention:2021


Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741
(702) 455-4314

Reference: Justification Letter

Planning,

The Supper Club, BBQ Kabob, has initially exceeded our expectations. The addition of a liquor (UC-21-0393) component to our business model has had a major impact on our success as well. Our intentions are to be great neighbors, successful business partners and community leaders for the long term and we feel we can best accomplish those goals by adding a relatively small Hookah lounge in our outdoor open air patio area.

Cordially,


Tony Saroya

PLANNER
COPY