

IV. Approval of Agenda for September 10, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0638-WINCHESTER VENTURES, LLC:**

USE PERMIT for a laundromat.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** reduce floor to ceiling height.

DESIGN REVIEW alternative parking lot landscaping on 0.3 acres in an H-1 (Limited Resort and Apartments) Zone in the South of Sahara Avenue (SOSA) Design Overlay District. Generally located on the west side of Lynnwood Street, 118 feet south of Sahara Avenue within Winchester. TS/nr/jd (For possible action) **10/01/19 PC**

2. **WS-19-0618-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/sd/jd (For possible action) **10/01/19 PC**

3. **ET-19-400113 (UC-0909-17)-2975 SAMMY DAVIS JR DRIVE, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a marijuana establishment (retail marijuana store).

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone in an MUD-1 Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Drive within Winchester. TS/al/jd (For possible action) **10/02/19 BCC**

VII. General Business

1. Review/Finalize FY 2021 budget request(s) and take public comment on the budget request(s). (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: September 24, 2019

X. Adjournment

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas NV 89121

Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121

United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

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

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



Winchester Town Advisory Board

August 27, 2019

MINUTES

Board Members: John Delibos – Chair – **Present**
 Robert O. Mikes, Jr. – Vice Chair- **Present**
 Kenneth Dayton – **Present**
 Judith Siegel – **Present**
 Roxana Valladeres – **Present**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Lorna Phegley; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of August 13, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 5-0 Unanimous
- IV. Approval of Agenda for August 27, 2019
Moved by: Delibos
Approve as submitted
Vote: 5-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Government Resource Fair at the Winchester Cultural

Center. This will be held on September 14, 2019 from 11:00 a.m.- 1:00 p.m.

VI. Planning & Zoning:

1. **UC-19-0577-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

USE PERMIT for financial services, specified (High Interest Loans) in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester.
TS/bb/jd (For possible action) **09/17/19 PC**

Moved By- Delibos
Approve- with staff conditions
Vote: 5-0 Unanimous

VI. General Business

1. Nominate and appoint a representative and alternate to the CDAC for 2019/2020

Representative – John Delibos
Vote: 5-0 Unanimous

Alternate – Robert O. Mikes Jr
Vote: 5 – 0 Unanimous

2. Review FY 2019 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action)

Request for FY 2021

1. New Chairs
2. Move to another room
3. Microphone with PA system
4. Pedestrian Crossing with flashing light at Mcleod and Palora

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be September 10, 2019

IX. Adjournment

The meeting was adjourned at 6:13 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 10, 2019**

10/01/19 PC

1. **UC-19-0638-WINCHESTER VENTURES, LLC:**
USE PERMIT for a laundromat.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduce floor to ceiling height.
DESIGN REVIEW alternative parking lot landscaping on 0.3 acres in an H-1 (Limited Resort and Apartments) Zone in the South of Sahara Avenue (SOSA) Design Overlay District. Generally located on the west side of Lynnwood Street, 118 feet south of Sahara Avenue within Winchester. TS/nr/jd (For possible action)

2. **WS-19-0618-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area. \
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/sd/jd (For possible action)

10/02/19 BCC

3. **ET-19-400113 (UC-0909-17)-2975 SAMMY DAVIS JR DRIVE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a marijuana establishment (retail marijuana store).
DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone in an MUD-1 Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/al/jd (For possible action)

LAUNDROMAT
(TITLE 30)

LYNNWOOD ST/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0638-WINCHESTER VENTURES, LLC:

USE PERMIT for a laundromat.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduce floor to ceiling height.

DESIGN REVIEW alternative parking lot landscaping on 0.3 acres in an H-1 (Limited Resort and Apartments) Zone in the South of Sahara Avenue (SOSA) Design Overlay District.

Generally located on the west side of Lynnwood Street, 118 feet south of Sahara Avenue within Winchester. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-10-111-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 18 spaces where 20 spaces are required per Table 30.60-1 (a 10% reduction).
2. Reduce floor to ceiling height to 12 feet where 16 feet is required per Section 30.48.975 (a 25% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2545 Lynnwood Street
- Site Acreage: 0.3
- Project Type: Laundromat
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 5,005
- Parking Required/Provided: 20/18

Site Plans

The plans show a 4,210 square foot building, built in 1963, with a proposed 795 square foot addition for a total of 5,005 square feet on the southern border of the parcel. The proposed addition to the rear of the building is to accommodate the service aisle behind the dryers and a storage room. Alleyways are adjacent to the south and west of the property lines. The 18 parking spaces are located to the north of the building. There is a 5 foot wide concrete walkway from the sidewalk on Lynnwood Street to the building and along the entire front of the parking lot. The trash enclosure is on the northwest corner of the lot and set back 5 feet from the rear property line. The property is accessed by an existing driveway off Lynnwood Street and a rear access to the alley on the west property line.

Landscaping

An 11 foot wide landscape area compliant with Figure 30.64-13 is located along the east property line along Lynnwood Street. A landscaping triangle is located along the northern property line and the corner of the parking lot. The plans show a landscape island east of the trash enclosure shielding the trash enclosure from Lynnwood Street. An additional landscape island is located on the southwestern portion of the parking area. Title 30 requires 6 foot wide landscape islands for every 6 spaces, the plan shows 9 spaces with landscape islands on each side of the parking area.

Elevations

The plans show a new design of an existing building including varied rooflines ranging from 15 feet high to parapets that are 19 feet 4 inches high. The building will be a sand stucco finish with painted wood and aluminum reveal joints and a metal roof canopy. The SOSA overly district requires a minimum of 16 foot high first floor elevation; however, the redesign of the existing building has a 12 foot high first floor; therefore, a waiver is being requested.

Floor Plans

The plans show a laundromat with a row of dryers along the back of the building, folding tables, 2 rows of washers, several seating areas, restrooms, customer service area, and a storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this is a great location for a laundromat to serve the surrounding community and visitors. The owner strives to run reputable, clean and safe laundromats for their customers. The proposed layout, with addition, can accommodate the washing/drying machines with plenty of room without customer crowding. The applicant respectfully requests consideration of the proposal and waivers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0178-14	Personal services (beauty salon) and retail sales	Approved by PC	May 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0076-14	Communication tower – expired	Approved by PC	May 2014
UC-0714-00	Personal services (beauty salon) – expired	Approved by PC	June 2000
UC-097-80	Laundromat in conjunction with an existing commercial building	Approved by BCC	July 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Convenience store
South, East & West	Commercial Tourist	H-1	Multi-family housing (apartments)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

There are several residential developments in the area which would benefit from the location of the proposed use. The proposed use complies with the Long Range Plan Policy #2 of the Comprehensive Master Plan which encourages smart growth by infill development in established areas; therefore, staff can support the request.

Waivers of Development Standards & Design Review

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

The building and parking lot present design challenges due to the size and orientation of the site. The applicant has designed the site to feature as much landscaping as possible to enhance the site where landscaping was absent before and not reduce the parking further than requested. Although the interior parking area will not have landscaping per Code, staff can support the design review due to the landscaping on the perimeter of the site.

The updated building design is in compliance with the Comprehensive Master Plan Goal #78. By the elimination of the existing mansard roof and proposal to construct elevation variations provides visual appeal to the building. The South of Sahara Avenue (SOSA) Design Overlay District requires the first floor elevations to be a minimum of 16 feet high; however, the integrated design elements meet the intent of the design district. Thoughtful site design taking into account the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with the Comprehensive Master Plan. For the reasons mentioned, staff can support the waiver requests and the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUCE GILLANT

CONTACT: ROBERT SHERMAN, 2804 GOLFSIDE DR, LAS VEGAS, NV 89134

SIGNAGE
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0618-CONCORD PRIME, LLC & VEGASSTARR, LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase wall sign area on the north elevation to 21,462 square feet where a maximum of 1,176 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- b. Increase the wall sign area on the east elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725 % increase).
- c. Increase the wall sign area on the west elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- d. Increase the wall sign area on the east parking garage elevation to 23,000 square feet where a maximum of 1,840 square feet is allowed per Table 30.72-1 (a 1,150% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3
- Project Type: Wall signage
- Square Feet: 77,112 (total signage area)

Site Plan

The plan depicts a 3.3 acre parcel with an existing 11 story building and plaza building with a parking garage at the southeast corner of Convention Center Drive and Channel 8 Drive. The property has 2 driveways, including the half circle driveway, off of Convention Center Drive. The parking garage is accessed from Channel 8 Drive.

Landscaping

The property has existing landscaping.

Signage Elevations

The plans show proposed wall signage consisting of 77,112 square foot building vinyl wraps located on the west, east, and north office building elevations, and on the east elevation of the existing parking garage.

Applicant's Justification

The applicant states the proposed vinyl wrap wall signage will be installed on a temporary basis and the subjects and timing of the signage will be limited to those events taking place at 101 Convention Center Drive, which are in conjunction with major conventions at the Las Vegas Convention Center. No changes are proposed to the existing buildings, landscaping, and parking. The applicant states that these locations are appropriate for super graphic signs for targeting specific conventions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0441	Banquet and convention facility	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Shopping center, long term/short term lodging & commercial buildings
South	Commercial Tourist	H-1	Broadcast facility & multi-family residential
East	Commercial Tourist	H-1	Undeveloped/approved hotel (The Majestic)
West	Commercial Tourist	H-1	Hotel (Royal Resort)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

The total square footage of 77,112 square feet of vinyl wrap sign areas for the west, east, and north office building elevations and the east parking garage elevation are excessive. The request does not comply with Urban Specific Policy 20 of the Comprehensive Master Plan, which states all signage should be compatible with surrounding development; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 2 years to commence and review as a public hearing;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised which shall be no longer than 10 days with a maximum of 6 events per year;
- Signs to be removed immediately after each event ends.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ELITE MEDIA INC

CONTACT: ELITE MEDIA INC, 145 BRIGHTMORE CT, LAS VEGAS, NV 89074

DRAFT

10/02/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

SAMMY DAVIS JR. DR/CIRCUS CIRCUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400113 (UC-0909-17)-2975 SAMMY DAVIS JR DRIVE, LLC;

USE PERMIT FIRST EXTENSION OF TIME for a marijuana establishment (retail marijuana store).

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone in an MUD-1 Overlay District.

Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-302-007

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2975 Sammy Davis Jr. Drive
- Site Acreage: 0.9
- Project Type: Marijuana establishment (retail marijuana store)
- Number of Stories: 1
- Building Height (feet): Up to 39 feet, 4 inches
- Square Feet: 6,940 proposed retail marijuana store/2,514 vacant/9,454 total
- Parking Required/Provided: 38/38

Site Plans

The approved plans depict a proposed 6,940 square foot retail marijuana store in an existing 9,454 square foot building. The existing parking lot is being redesigned. A taxi queuing lane is located along the southern portion of the site, 6 parking spaces are located on the west side of the building area behind a security gate, and additional parking spaces are located on the south and east sides of the building. Access to the site is from Sammy Davis Jr. Drive and the site will not have shared access with the adjacent parcel to the south. A trash enclosure is located on the western portion of the site.

Landscaping

There is an existing landscape area with an attached sidewalk adjacent to Sammy Davis Jr. Drive. No additional landscaping was proposed or required as a part of this request.

Elevations

The approved plans depict modifications/remodel to the exterior of the existing building to include increasing the height of the parapet walls, applying new exterior finishes, and raising the walls of the southeast corner of the building. The building will range in height from 20 feet to 39 feet 4 inches. The proposed exterior finishes include stucco smooth finish, porcelain tile exterior finish, and recycled glass panels.

Floor Plans

The approved plans depict an existing 9,454 square foot building with 2 suites. Suite 200 is 2,514 square feet and currently vacant. Suite 100 is reserved for the proposed 6,940 square foot retail marijuana store consisting of a lobby, check-in area, retail area, vault, offices, storage, break room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0909-17:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; that upon approval of use permit, CCWRD requires submittal of a summary of the body work and paint process for engineering review and pretreatment evaluation for any disposal other than domestic waste to the public sewer system; to follow current CCWRD Pretreatment Resolutions and any applicable portions of 40 CFR for any waters that may enter the sanitary 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.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that both the landlord and the proposed business operator have been making significant design changes to the interior space of the proposed project due to preliminary construction cost estimates. The exterior design of the building and the site plan have not deviated from the approved plans for the project. It is anticipated that the design team may not finish the construction documents to be submitted to the Clark County Building Department for review and permitting prior to the deadline of December 6, 2019 per the Notice of Final Action for UC-0909-17. Therefore, this request for an extension of time has been submitted to allow the additional time needed to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0909-17	Marijuana establishment (retail marijuana store)	Approved by BCC	September 2017
UC-1084-08	Transitional living facility for released offenders within an existing building – expired	Approved by BCC	December 2008
ZC-0436-07	Reclassified the subject site from U-V to C-2 zoning for a 512 room hotel	Approved by BCC	June 2007
ZC-1769-05	Reclassified the subject site from M-1 to U-V zoning for a 195 unit mixed-used project	Approved by BCC	April 2006
UC-0022-95	Medical office building	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	General commercial uses.
South	Commercial General	M-1	Adult use (Sapphire)
East	Commercial Tourist	H-1	Resort hotel under development
West	City of Las Vegas	M	Industrial uses

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. Records indicate that Building Permit BD-17-50193 was issued for commercial building remodel to allow for interior demolition for the future tenant (marijuana establishment - retail marijuana store).

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 6, 2021 to commence.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: SILVER SAGE WELLNESS

CONTACT: VEDELAGO PETSCH ARCHITECT, 3535 EXECUTIVE TERMINAL DRIVE,
STE 310, HENDERSON, NV 89052



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

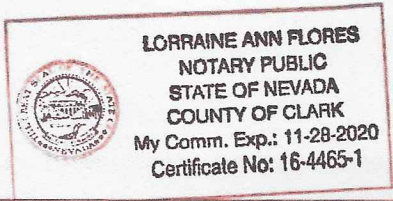
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8/14/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>1825</u> CHECK #: <u>4717</u> COMMISSIONER: <u>TS</u> OVERLAY(S): <u>MUD-1, SOSA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0638</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6pm</u> PC MEETING DATE: <u>10/01 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>LAS VEGAS COIN LAUNDRY</u> ADDRESS: <u>PO BOX 531471</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89053</u> TELEPHONE: <u>702-461-6160</u> CELL: <u>415-760-8554</u> E-MAIL: <u>BRUCE@GILLIAT.NET</u>	APPLICANT NAME: <u>BRUCE GILLIAT</u> ADDRESS: <u>PO BOX 531471</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89053</u> TELEPHONE: _____ CELL: <u>415-760-8554</u> E-MAIL: <u>BRUCE@GILLIAT.NET</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>ROBERT S SHERMAN</u> ADDRESS: <u>2804 GOLFSIDE DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-321-4383</u> E-MAIL: <u>NVARCHITECT@OUTLOOK.COM</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 1621-0114002
 PROPERTY ADDRESS and/or CROSS STREETS: 2545 LYNNWOOD ST @ E SAHARA
 PROJECT DESCRIPTION: EXISTING BUILDING FORMER LAUNDROMAT - REOPEN AS LAUNDROMAT

(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.

Bruce C Gilliat **BRUCE C GILLIAT**
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 2, 2019 (DATE)
 By Lorraine Ann Flores
 NOTARY PUBLIC: Lorraine Ann Flores



*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.

LAS VEGAS COIN LAUNDRY LLC

PO BOX 531471

HENDERSON, NEVADA 89053-1471

TEL: 702-461-6160

CELL: 415-760-8554

PLANNER
COPY

UC-19-0638

13 August 2019

Clark County Comprehensive Planning
500 S Grand Central Parkway
PO Box 551741
Las Vegas, Nevada 89155-3271

Dear Clark County Planning Department:

Las Vegas Coin Laundry LLC is requesting your consideration for our plan to take an existing vacant building located at 2545 Lynnwood St, Las Vegas, Nevada 89109 that we have recently purchased to a new state of the art laundromat. This new laundromat will serve the surrounding community as well as visitors to the Las Vegas strip that Clark County will be proud of.

In addition to the design review & permits we are requesting waivers as described in the attached document titled "Waivers of Development Standards".

Our company owns and operates six existing laundromats in the Las Vegas and Henderson area and we have been operating since 2012. We strive to run reputable stores that are clean for our customers, are well lit, and are a safe place for families to do laundry, hence our motto "Clean. Bright. Safe." as you can see on our web site (as well as see an overview of all of our stores):

www.lasvegascoinlaundry.com

The vacant store on Lynnwood was a laundromat in the past was divided into retail suites and more recently returned to a single occupancy retail shell. The building has a low ceiling that is not conducive to serving the equipment necessary to operate a laundromat. It is also our desire to have the western 2/3 of the south wall of the envelope moved to the south to meet the eastern 1/3 of the wall and to relocate where the utilities enter the building.

By moving the wall to the South the building envelope becomes a rectangle that allows us to efficiently install and operate the washer and dryer layout to make the store efficient. Our customers need to be able to easily navigate the store so they are able do their laundry without being crowded in aisles and folding areas where laundry carts, baskets, bags, and people accumulate around washer and dryer doors that are open while being loaded and unloaded.

Our latest two stores are representative of the design and layout that we will provide in this store as well. These two stores:

Las Vegas Coin Laundry #5, 1748 E Charleston Blvd, Las Vegas, NV 89106 (Est 2014)

and

Las Vegas Coin Laundry #6, 1200 W Owens Ave, Las Vegas, NV 89104 (Est 2017)

...are both stores that are laid out with plenty of aisle space for the safety and comfort of our customers.

Both of these stores have hosted free laundry days where we solicit volunteers to assist us in opening our doors to the public to offer free laundry events so that we are able to give back to the community that supports our business. Most weekends, and on days when we host these free events, our stores can become "standing room only" when families bring in their larger loads of laundry, thus the need for additional floor space.

We believe that by being granted the ability to expand the envelope of our building that our new Las Vegas Coin Laundry #7 at 2545 Lynnwood St will be a store that will be able to accommodate the larger weekend, holiday and special event occupancies that we frequently accommodate while keeping everyone comfortable and happy while completing the cumbersome task of completing the weekly family laundry task.

I have included two links of YouTube videos that were posted by the "Coin Laundry Association" (a non-profit organization and the largest trade association dedicated to the self-service laundry industry of which Las Vegas Coin Laundry has been a member since we have been in the self-service laundry business) where they hosted a free laundry day at Las Vegas Coin Laundry #6. These video clips will provide you with an example of the type of events that will occur frequently at Las Vegas Coin Laundry #7 at 2545 Lynnwood St once our store is open for business.

<https://www.youtube.com/watch?v=9gvHQhbGXhQ>

<https://www.youtube.com/watch?v=6B-YIZhQ7z8>

The location of this store will also provide a self-service laundry facility close to the Las Vegas Strip which will bring more hotel guests into the East Sahara business community and benefit E Sahara businesses while guests of the hotels wait for their laundry.

We appreciate your consideration of our needs and we look forward to receiving your approval for us to proceed with opening Las Vegas Coin Laundry #7 as our most successful project to date that the East Sahara neighborhood will be proud and pleased to have available to meet their laundry needs

Sincerely,



Bruce C. Gilliat

Owner – Las Vegas Coin Laundry

LAS VEGAS COIN LAUNDRY #7
(2545 Lynnwood Street, Las Vegas, Nevada 89109)

WAIVERS OF DEVELOPMENT STANDARDS – 14 August 2019

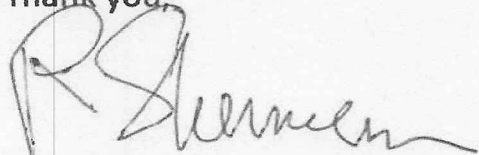
In addition to the Use Permit and Design Review Las Vegas Coin Laundry LLC is requesting the following waivers for our building project known as "Las Vegas Coin Laundry #7" located at 2545 Lynnwood St, Las Vegas, NV 89109.

These waivers are necessary due to the fact that the existing structure was constructed in 1962 and thus does not current meet Title 30 planning requirements.

The requested waivers are:

- 1) Reduce the required parking spaces by two (2) vehicles to accommodate the required trash enclosure and loading zone.
- 2) Waive the landscape requirements within the existing parking lot.
- 3) Waive the front yard setback of 15 feet. The existing building has a front yard setback of 11 feet.
- 4) Waive the 16 foot ceiling height requirement. We can accommodate a 12-ft height to the bottom of the roof structure.

Thank you,



Robert Sherman – Architect
RS Sherman Architecture



Bruce Gilliat – Owner
Owner – Las Vegas Coin Laundry



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>8/7/19</u>	APP. NUMBER: <u>WS-19-0618</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Winchester</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u>
	FEE: <u>\$1,150</u>	PC MEETING DATE: <u>10/1/19</u>
PROPERTY OWNER	CHECK #: <u>8884</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>F.S</u>	ZONE / AE / RNP: <u>H-1</u>
	OVERLAY(S)? <u>MND-1</u>	PLANNED LAND USE: <u>CT</u>
	PUBLIC HEARING? <u>(N)</u>	NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u>
APPLICANT	TRAILS? <u>Y / N</u> PFNA? <u>Y / N</u>	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>CONCORD PRIME LLC & Vegasstarr LLC</u>	ADDRESS: <u>101 CONVENTION CENTER DRIVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u>	TELEPHONE: <u>702-733-7900</u> CELL: _____
CO-RESPONDENT	E-MAIL: <u>aaron.labrum@ngkf.com</u>	
	NAME: <u>ELITE MEDIA INC</u>	ADDRESS: <u>140 BIRCHMOOR CT</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>	TELEPHONE: <u>702 510 1764</u> CELL: _____
	E-MAIL: <u>rod@ELITE-MEDIA-INC.COM</u> REF CONTACT ID #: _____	
	NAME: <u>SAME AS APPLICANT</u>	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-09-909-017

PROPERTY ADDRESS and/or CROSS STREETS: 101 CONVENTION CENTER DRIVE

PROJECT DESCRIPTION: TO ALLOW ADVERTISING (TEMPORARY) ON THE EXISTING EXTERIOR WALLS ON THE WEST, NORTH AND EAST FACADES OF THE BUILDING IN CONNECTION WITH THE CONVENTION CENTER.

(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]

[Signature]

Property Owner (Signature)* Concord Prime, LLC

Property Owner (Signature)* Vegasstarr, LLC

STATE OF _____ COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

see attached CA Acknowledgment

*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.

JURAT

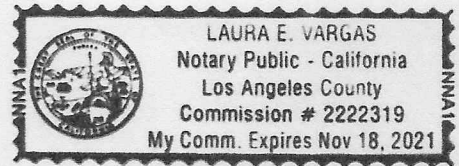
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California }

County of Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 24th day of June 2019, by **ENAYAT TABAN** proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *Laura E. Vargas*



(Seal)

DESCRIPTION OF THE ATTACHED DOCUMENT:

Date of Document: June 24, 2019

Name of Document: Land Use Application Clark County Comp. Planning Dept.

Reference: Temporary Advertising Est. Walls / Concord Prime, LLC & Vegasstarr, LLC / 101 Convention Center Drive.. Las Vegas, NV



August 5, 2019

Nancy Amundsen
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

WS-19-0618

RE: Justification Letter
Waiver of Development Standards
101 Convention Center Drive
162-09-805-017

Dear Nancy:

Enclosed please find the following information representing an application for a design review and waiver of development standards to permit four supergraphic signs on the property located at 101 Convention Center Drive:

Application	Legal Description
Ownership Disclosure Form	Justification Letter (this letter)
Fire Permit Survey Form	Overall Aerial Site Depiction
Assessor's Map	Elevations
Deed	Fees

While there are no proposed changes to the existing building, parking, or landscaping, this application requests approval to allow the installation of temporary signs on west, north, and east faces of the 101 Convention Center building, as well as the east face of the building's accompanying parking garage. The subjects and timing of the signage will be limited to those events taking place at the 101 Convention Center building in conjunction with the major conventions at the Las Vegas Convention Center.

Elite requests a Design Review and Waiver of Standards to permit a total of 77,112 square feet of wall signs on four building faces, as follows:

- North Building Face: 21,462 square feet
- East Building Face: 16,352 square feet
- West Building Face: 16,352 square feet
- East Parking Garage Face: 23,000 square feet

Elite's historic operations and signage approved and installed on other buildings within the immediate vicinity of the Convention Center have demonstrated the suitability of signage of this magnitude in the area. The expansion of the Convention Center directly to the north of the building makes this building ideal for the supergraphic signs that are targeted to specific conventions and which add to the excitement and distinctive atmosphere that attract industry groups to Las Vegas and keep the Convention Center at the forefront of convention venues. The signs are extremely important to the key corporate participants in the conventions, and similar signage exists in other markets that compete with Las Vegas for convention business.

If you have any questions regarding this application, please feel free to contact Elite Media.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rod Carter', written over a circular stamp or seal.

Rod Carter

Elite Media, Inc.

Vice President of Real Estate and Public Affairs

145 Brightmoor Ct

Henderson, NV 89074

(702) 510-1764



MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input checked="" type="checkbox"/> EXTENSION OF TIME UC - 0909 - 17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input checked="" type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>8/5/2019</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JUC</u> FEE: <u>\$2975</u> CHECK #: <u>1183/1184</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>ADULT MMDT</u> TRAILS? Y/N <input checked="" type="checkbox"/> PFNA? Y/N <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET/UC-19-400113</u> TAB/CAC: <u>WINDYSTER</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6pm</u> BCC MEETING DATE: <u>10/2/19</u> ZONE / AE: <u>C-2</u> PLANNED LAND USE: <u>CG</u> PUBLIC HEARING? _____ NOTIFICATION RADIUS: <u>500</u> <input checked="" type="checkbox"/> IN LETTER DUE DATE: _____
		PROPERTY OWNER	NAME: <u>2975 Sammy Davis Jr. Dr. LLC</u> ADDRESS: <u>3025 Sammy Davis Jr. Dr. #130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>310-444-4232</u> CELL: _____ E-MAIL: <u>ms@cochisecap.com</u>

APPLICANT	NAME: <u>Silver Sage Wellness LLC</u> ADDRESS: <u>6767 W Tropicana Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>760-636-9551</u> CELL: _____ E-MAIL: <u>braly@sswlv.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Vedelago Petsch Architects, Inc.</u> ADDRESS: <u>3535 Executive Terminal Dr. #310</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-951-0300</u> CELL: _____ E-MAIL: <u>tvedelago@vpa-lv.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-09-302-007

PROPERTY ADDRESS and/or CROSS STREETS: 2975 Sammy Davis Jr. Dr. Las Vegas, NV 89109

PROJECT DESCRIPTION: Free Standing, single story, marijuana retail store

(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.

David M Talla David Michael Talla
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____ COUNTY OF _____ see attached

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____ NOTARY PUBLIC: _____

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 8th
day of July, 2019, by David M Talla

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "David M Talla", written over a horizontal line.

July 21, 2019

**Justification Letter – Extension of Time
MME Retail Dispensary**

APN: 162-09-302-007
Address: 2975 Sammy Davis Jr. Drive. Las Vegas, NV 89109 (Suite100)
Current Zone Use: C-2
Desired Zone Use: C-2
Planned Landuse: General Commercial
Zoning Code: Title 30 – Clark County, Nevada

Application Category: Extension of Time (UC-0909-17)

Original Application

Review Categories: A: Use Permit for Recreational Marijuana Sales.
B: Design Review for Exterior Building Improvements.

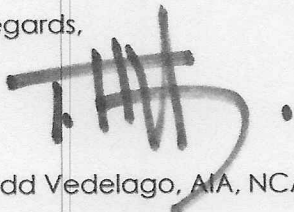
Please reference original project justification letter submitted with UC-0909-17 which has been copied to this letter as **Exhibit "A"**. That letter is being referenced to stipulate that the owner's & operator's intent for subject project has not changed since that original entitlement application submittal.

With respect to this application for Extension of Time on UC-0909-17, both the landlord and operator have been making significant design changes to the interior space of the proposed project due to preliminary construction cost estimates. The exterior design of the building & site plan has not deviated from the exhibits submitted with UC-0909-17 and will remain as-is with respect to design review submitted with UC-0909-17.

It is anticipated that the AE design team may not finish the construction documents to be submitted to Clark County Development Center – Building Division – for planscheck review and permitting prior to the deadline set forth in the Notice of Final Action letter for UC-0909-17. That date is December 6, 2019.

Therefore, we respectfully request that this Extension of Time application be approved for subject project so that the owner and operator may continue & complete subject project as originally intended.

Regards,



Todd Vedelago, AIA, NCARB, LEED AP BD+C

CC: file, Mark Spino, Jim Blasco
H:\2017\2017138\Docs\ExtentionofTime\2017138 ET Justification 01.doc

EXHIBIT 'A'

Proposed improvements concerning this application pertain to the following scope of work listed below:

Non Structural Tenant Building Improvements:

1. Interior Improvement – Suite 100 Level 1	8,357 SF
2. Exterior Improvements to existing structure	See Drawings
TOTAL	8,357 SF

A: Special Use Permit – On Site Purchasing of Recreational Marijuana**Use:**

Special Use Permit-On Site Purchasing of Recreational Marijuana is a requirement of Title 30 zoning code (SLUCM Code 6510) – “Dispensary” use category.

Reference "Suite 100" on submitted Site Plan & Floor Plan Exhibit with this Application. Subject project is located in a C-2 zone which is a conforming zone category for marijuana retail sales use. Refer to table 30.44-1, (SLUCM 6510) page 30.44-54ba.

Applicant wishes to improve 6,940 square feet of existing unoccupied space within existing building for the retail marijuana license use on subject property (Suite 100). Future lease suite 200 is currently an unoccupied vacant space that the landlord may or may not lease in the future. Reference both suite numbers on submitted Site Plan & Floor Plan Exhibit with this application.

On Site Parking:

Refer to Parking Table 30.60-1 & submitted site plan exhibit. Proposed site plan provides 38 parking stalls where 38 stalls are required (ratio 4:1000) to accommodate the "total" building area. This takes into account a future commercial tenant for suite 200 which is currently vacant. The required parking stall count for proposed suite 100 (this applicant) is 33 parking stalls. The submitted site plan provides 5 more parking stalls that what Title 30 requires. The operator plans to provide queuing for taxi cabs and ride-share vehicles that arrive at subject property. 10 queuing vehicles have been accounted for on designated queuing lane shown on submitted site plan exhibit.

Building Structure:

The building in which this tenant improvement will occur is pre-existing. It is a single story commercial building. Applicant intends to make exterior modifications to the building to improve the curbside aesthetic appeal. Refer to submitted exterior elevation drawings. Building parapets will be raised to screen new HVAC mechanical equipment. New exterior finishes to be applied to existing exterior walls to improve aesthetic appeal. The southeast corner of building will have the exterior walls raised to create signature on the building to help communicate arrival from the public vehicular entrance to the property. The heights of the proposed architectural embellishments to the building are within the allowed height for this zone area.

Landscaping:

Not Applicable. Current developed property is already landscaped. Applicant will provide minor ground cover and shrub landscaping up against the building as shown on site plan exhibit. Additional site landscaping will be provided along planter beds that separate subject land parcel from the adjacent land parcel to the south (APN: 162-09-302-006)

Signage:

Not Applicable. Proposed signage to be submitted under separate application.

Location:

The proposed location for this retail dispensary is .7 miles from the nearest pre-existing marijuana (mme) retail dispensary (Reef Dispensaries) which is to the southwest. The second closest pre-existing mme retail outlet is .72 miles to the north (Acres Dispensary). The proposed site is roughly equidistant to both existing retail outlets which lends itself to filling a void between those 2 retail outlets. The general location of this area is convoluted with circuitous pathing roadways that end abruptly due to the UPRR tracks and Interstate I-15 that intersect the city's street grid which changes angular direction in this part of the metro area. Due to the pathing of streets in this vicinity, the location of this proposed dispensary actually adds to the separation distance between retail outlets in a "lineal" pathing route vs. "as the crow flies" radial distance measurement that is listed in this letter.

Given the aforementioned, we believe the proposed improvements on subject property are compliant with Title 30 requirements and subject to approval.

Regards,

Todd Vedelago, AIA, NCARB, **LEED AP BD+C**

CC: file, Mark Spino, Jim Blasco
H:\2017\2017138\Docs\ExternionofTime\2017138 ET Justification 01.doc