



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 28, 2023

7:00pm

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: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

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 November 14, 2023. (For possible action)
- IV. Approval of the Agenda for November 18, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **TM-23-500156-2151 SUNSET LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/syp (For possible action) **PC 12/5/23**
 2. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action) **BCC 12/6/23**
 3. **ET-23-400141 (WS-21-0501)-LAS VEGAS 2760, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/nai/syp (For possible action) **PC 12/19/23**
 4. **PA-23-700023-AUTOZONE INC:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action) **PC 12/19/23**
 5. **ZC-23-0522-AUTOZONE, INC.:**
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 12/19/23**

6. **VS-23-0523-AUTOZONE, INC.:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action) **PC 12/19/23**
7. **UC-23-0748-2640 E TROPICANA, LLC:**
USE PERMITS for the following: 1) tire sales and installation facility; 2) reduce separation to residential use; and 3) allow accessory structures (shipping containers) not architecturally compatible with the existing building.
DESIGN REVIEWS for a tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. JG/lm/syp (For possible action) **PC 12/19/23**
8. **WS-23-0702-LOPEZ RODOLFO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed single family residence on 0.2 acres in an R-1 (Single-Family Residential) Zone. Generally located on the north side of San Sebastian Avenue, 285 feet east of El Oro Street within Paradise. TS/rp/syp (For possible action) **PC 12/19/23**
9. **WS-23-0727-HIGHLAND ASSOCIATES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce the gate setback; 3) eliminate pedestrian walkways; and 4) alternative driveway geometrics.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action) **PC 12/19/23**
10. **WS-23-0732-SALDIVAR LETICIA C:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Gabilan Court, approximately 175 feet south of Thornewood Place within Paradise. MN/dd/syp (For possible action) **PC 12/19/23**
11. **WS-23-0752-SG VEGAS OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the area of directional signs; 3) increase the area of freestanding signs; 4) increase the area of wall signs; and 5) alternative location for freestanding signs.
DESIGN REVIEWS for the following: 1) comprehensive sign plan; 2) increase area of projecting signs; 3) increase area of hanging signs; and 4) increase area of animated signs in conjunction with a shopping center on 9.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/jud/syp (For possible action) **BCC 12/20/23**

- 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 discussion, action, or vote may be taken on this agenda item. 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: December 12, 2023.

- 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

November 14, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **EXCUSED**
Angelo Carvalho- **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

Jazmine Harris; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of October 31, 2023 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for November 14, 2023

Moved by: Williams
Action: Approve with item #6 held, to return to the November 28, 2023 Paradise TAB meeting
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **UC-23-0712-NOVAL LP:**
USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District. Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action) **PC 12/5/23**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

2. **VS-23-0690-POLV LLC:**
VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action) **PC 12/5/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

3. **WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/syp (For possible action) **PC 12/5/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

4. **WS-23-0717-RPI REGAL LP:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action) **PC 12/5/23**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

5. **AR-23-400151 (UC-22-0521)-COUNTY OF CLARK (LV CONV AUTH):**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.
DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive and the east and west sides of University Center Drive within Paradise. TS/nai/syp (For possible action) **BCC 12/6/23**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

6. **ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action) **BCC 12/6/23**

Held per applicant. Return to the November 28, 2023 Paradise TAB meeting

7. **ET-23-400144 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increase density; and 3) an accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.
DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/tpd/syp (For possible action) **BCC 12/6/23**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be November 28, 2023
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.

12/05/23 PC AGENDA SHEET

SUNSET FLEX
(TITLE 30)

SUNSET RD/SURREY ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500156-2151 SUNSET LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-501-035

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2151 Sunset Road
- Site Acreage: 2.4
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 2.4 acre site which is part of a proposed office/warehouse complex which includes a recreational facility. Access to the site is from Sunset Road and a shared driveway on Surrey Street.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0681	Recreational facility in conjunction with an office/warehouse complex	Approved /Denied by PC	November 2023
ZC-22-0543	Reclassified 2.4 acres from C-2 to M-D zoning for an office/warehouse development	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with a design review for a motel	Approved by PC	October 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Harry Reid International Airport
South	Business Employment	C-2	Hotel
East	Business Employment	R-4	Multiple family residential
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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 2151 SUNSET, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

RIGHT-OF-WAY
(TITLE 30)

MARYLAND PKWY/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND & HISTORY:

Project Description

The original plans depicted the vacation and abandonment of portions of right-of-way. The right-of-way to be vacated included an 8 foot wide portion of University Avenue along the north side of the site, a 6 foot wide portion of Harmon Avenue along the south side of the site, and a 6 foot wide portion of Maryland Parkway along the west side of the site.

With the recent approval of UC-23-0267, the project has been altered to have attached sidewalks on University Avenue and Harmon Avenue. This deviates from the original approval of VS-21-0452, in which the vacation of portions of the right-of-way were approved to accommodate for detached sidewalks. Detached sidewalks are still provided along the Maryland Parkway frontage on the site.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0452:

Current Planning

- Satisfy utility companies' requirements.
- 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 the

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Applicant's Justification

The applicant is requesting an extension of time in order to meet all of the conditions of approval for UC-23-0267, which altered the original approval for VS-21-0452. The applicant also states that they have been working with Public Works on other aspects of this project, stating that they have two approved drainage studies, an approved tentative map application, an active traffic study, and more.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0267	UNLV Campus Village	Approved by BCC	June 2023
VS-21-0452	Vacation and abandonment for right-of-way	Approved by BCC	October 2021
ZC-21-0451	Zone Change for a commercial development - expunged	Approved by BCC	October 2021
TM-21-500134	UNLV Campus Village	Approved by BCC	October 2021
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Place of worship

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use	C-1	UNLV owned shopping center
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential complex
West	Public Use	P-F	UNLV campus

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 20, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: CLARK HILL, 1700 S. PAVILION CENTER DR., STE 500, LAS VEGAS, NV
89135

DRAFT

ET-23-400133



John T. Moran III
Email: jmoran@ClarkHill.com

Clark Hill
1700 S. Pavilion Center Dr.
Suite 500
Las Vegas, NV 89135
T (702) 862-8300
F (702) 778-9709

September 7, 2023

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for Extension of Time (EOT) Application
Campus Village Group L.L.C.
4440 S. Maryland Parkway, Las Vegas, NV 89119
Parcel Nos.: 162-23-204-001, 003, & 004
EOT Application for Record/Application No. VS-21-0452

To whom it may concern:

Please accept this Justification Letter for the above-referenced project. This justification letter concerns our application and request to extend Application No. VS-21-0452 and all entitlements, rights-of-ways, etc., thereunder, for the reasons set forth herein.

The Campus Village Project near UNLV on Maryland Parkway will consist of dormitory, office, and retail uses as well as a new convenience store, all within a Mixed-Use Development located on the East side of Maryland Parkway between University Avenue and Harmon Avenue in Clark County and in proximity to and directly across from the University of Nevada Las Vegas (UNLV) and within the Midtown Maryland Parkway District (Winchester/Paradise Land Use Plan). The project site will be comprised of three parcel Nos: 162-232-04-001, 003, and 004 totaling approximately 3.35 net acres (Site Acreage: 3.4). The Site Plan depicts a commercial complex with two (2) buildings. The Northern Building will include ground level retail, parking, and a dormitory. The Southern Building will consist of ground level retail, convenience store, parking and office uses.

In 2021, Applicant submitted Application No. VS-21-0452 for the Campus Village Project on the following basis (taken from the justification letter submitted for VS-21-0452):

Part of the proposed site improvements for the project includes a pedestrian realm along University Avenue, Maryland Parkway, and Harmon Avenue. Due to the unique elements of the pedestrian realm, Clark County Public Works has asked that we vacate the right-of-way adjacent to each street to the back of curb so that the pedestrian realm sits on private property entirely. . . .

clarkhill.com

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Campus Village – EOT Justification Letter
September 7, 2023
Page 2

Applicant has met all conditions of approval listed in the NOFA for VS-21-0452, which is set to expire in October 2023.

A Notice of Final Action (NOFA) (Reference: UC-23-0267) was more recently issued with respect to Record/Application No. 22-101580. Related to UC 23-00267, Applicant is working to meet all conditions listed in that NOFA, including initiating two administrative design reviews. Further:

- Applicant has two approved drainage studies: PW22-18770, PW21-17453.
- Applicant has an approved tentative map application, TM-21-500134.
- Applicant has an active offsite permit with Public Works: PW23-10448.
- Applicant has an active parcel map with Public Works: MSM-23-600049.
- Applicant has an active traffic study, PW22-18649.
- Applicant has met all conditions of approval listed in the NOFA for VS-21-0452.

Applicant must therefore extend VS-21-0452 to meet the requirements for this project, as the basis for the original justification of VS-21-0452 still applies.

We appreciate any comments you may have with this proposed development. Please let me know if you have any questions or need anything additional to complete review of this project application. Please do not hesitate to contact me with any concerns.

Sincerely,

CLARK HILL

/s/ John T. Moran III

John T. Moran III

WALL HEIGHT
(TITLE 30)

OAKLEIGH WILLOW WY/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400141 (WS-21-0501)-LAS VEGAS 2760, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:
162-25-301-018

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a solid wall up to 8 feet in height in the front yard where a maximum 6 foot high decorative fence is permitted per Table 30.64-1 (a 33% increase).
- b. Increase perimeter wall height up to 10 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2760 Oakleigh Willow Way
- Site Acreage: 0.6
- Project Type: Walls

Site Plan

The approved site plan depicts an existing single family residence centrally located on the site. The parcel is located on the northeast side of the terminus of Oakleigh Willow Way, and the house faces southwest. A gated driveway extends from the end of Oakleigh Willow Way along the south side of the site

Landscaping

No changes to the existing landscaping were proposed with the original application.

Elevations

The approved plans depict the existing walls surrounding the property were extended to various heights. Along the west property line and within the front yard, the wall transitions from 2 feet high up to 8 feet high. Along the north property line, the wall height varies between 5 feet and 8 feet. Along the east property line, the wall transitions from 7 feet up to 10 feet in height, and along the south property line, the wall is 7 feet to 8 feet in height, part of which is also in the front yard. All the walls consist of tan colored block. Wrought iron is included on portions of the wall along the west property line to create an overall height of 6 feet for the lower block portions of the wall.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0501:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Stucco to match the existing stucco;
- Paint the stucco to match in the backyards;
- Remove the excess mortar, the weeping mortar, and the excess cement on all the walls;
- Hire a professional, licensed, bonded contractor to do the work;
- Replace the landscaping that was removed;
- Hire a professional landscaper to do the work.
- Applicant is advised 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant hired an engineer to assist with calculating and building the wall correctly to be sure it is sturdy and safe, and is requesting a 2 year extension to complete the wall.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0501	Waived development standards to increase wall height	Approved by PC	January 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

Clark County Public Response Office (CCPRO)

CE-19-14985 is an active violation for building without a permit

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Staff finds that there is an active building permit (BD22-41847) for rebuilding the wall. The applicant also hired an engineer to assist with calculating and building the wall in a safe manner. Staff can approve the request for another year due to the ongoing effort to rebuild the wall.

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:

Comprehensive Planning

- Until January 04, 2025 to complete the building permit and inspection process with any extension of time to be public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DELL HYLAND

CONTACT: DELL HYLAND, 2760 OAKLEIGH WILLOW WAY, LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION **PLANNER**



DEPARTMENT OF COMPREHENSIVE PLANNING **COPY**

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> 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>WS-21-0501</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400141</u> DATE FILED: <u>9/20/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-14-23</u> PC MEETING DATE: <u>10-5-23</u> BCC MEETING DATE: _____ FEE: <u>\$ 475</u> PH
	PROPERTY OWNER NAME: <u>Delbert Hyland</u> ADDRESS: <u>2760 oakleigh willow way</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>504 296 9187</u> CELL: <u>702 406 1180</u> E-MAIL: <u>hyland29@msn.com</u>
	APPLICANT NAME: <u>Delbert Hyland</u> ADDRESS: <u>2760 oakleigh willow way</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>504-296 9187</u> CELL: <u>702 406 1180</u> E-MAIL: <u>hyland29@msn.com</u> REF CONTACT ID #: <u>191054</u>
	CORRESPONDENT NAME: <u>Delbert Hyland</u> ADDRESS: <u>2760 oakleigh willow way</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>504 296 9187</u> CELL: <u>702 406 1180</u> E-MAIL: <u>hyland29@msn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-25-301-018
 PROPERTY ADDRESS and/or CROSS STREETS: 2760 oakleigh willow way LV NV 89120
 PROJECT DESCRIPTION: Complete Existing 8 Ft Wall

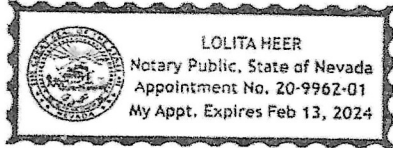
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2023 (DATE)

By Delbert E. Hyland
 NOTARY PUBLIC: Lolita Heer



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.

From Delbert E Hyland
Address 2760 Oakleigh Willow Way
LV NV 89120

To whom it may concern,

I am requesting this extension of
Time due to a second Engineer Reviewing
calculations to ensure all is proper
and done correctly. I would request
a two year extension to ensure the
matter is complete.



9-20-2023

PLAN AMENDMENT
(TITLE 30)

UPDATE
DESERT INN RD/MOJAVE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700023-AUTOZONE INC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise.
TS/gc (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2

Applicant's Justification

The applicant states the site is increasingly surrounded by employment areas and commercial uses, and that designating the site for Business Employment (BE) uses is in-line with the uses existing in the area. The site is underutilized as a large portion of the parcel is undeveloped. Designating the site as BE would revitalize the site. The site is located along a 100 foot wide arterial street (Desert Inn Road) that can support a land use designation of BE. The change in land use designation will not alter current traffic patterns. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated or existing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning and included a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0522	Zone change to reclassify the site from C-1 to M-D zoning, with a use permit to allow retail as a primary use; waivers for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request to redesignate the site to Business Employment (BE) to be too intense for, and not compatible with, the surrounding area. The site is adjacent and abutting to multiple family residential uses to the west and east, and an R-1 zoned place of worship to the south. The other corners at the intersection of Desert Inn Road and Mojave Road are developed with commercial uses. There are currently no industrial zoned or planned uses in the area. The nearest industrial zoned property is a 0.65 acre, M-D zoned property that is a little less than a mile to the east at the intersection of U.S. Highway 95 and Desert Inn Road. Even though that property is zoned M-D, it is undeveloped and designated as Corridor Mixed-Use (CM) in the Master Plan. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and the Flamingo Wash.

The request to BE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also not consistent with Policy 1.4.4 of the Master Plan

which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that BE uses should be concentrated near airports, major transportation corridors, and railroads. The site is located on an arterial street (Desert Inn Road) but at an intersection with a local road (Mojave Road), where Desert Inn Road does not have any direct access to major highways in the area such as I 15 or U.S. Highway 95. For these reasons, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on **January 17, 2024 at 9:00 a.m.**, unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that Overlength dead end in excess of 150 feet is not allowed, and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 card

PROTEST: 1 card, 1 letter

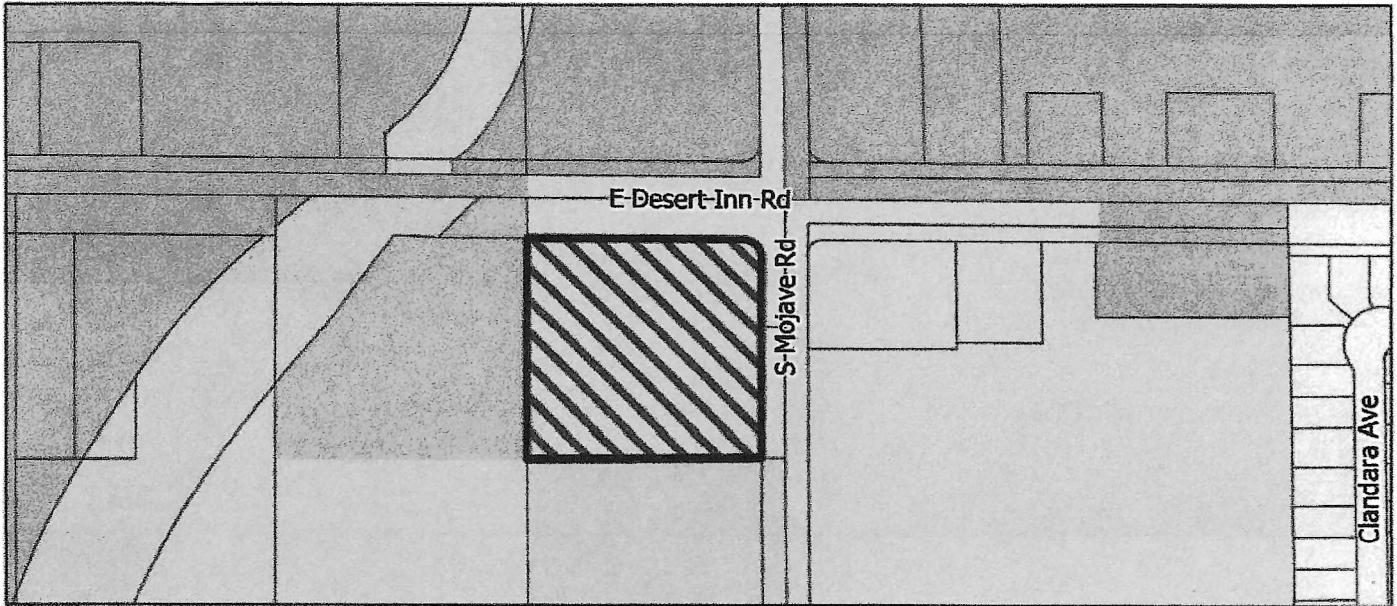
PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 12/19/23 – per the applicant.

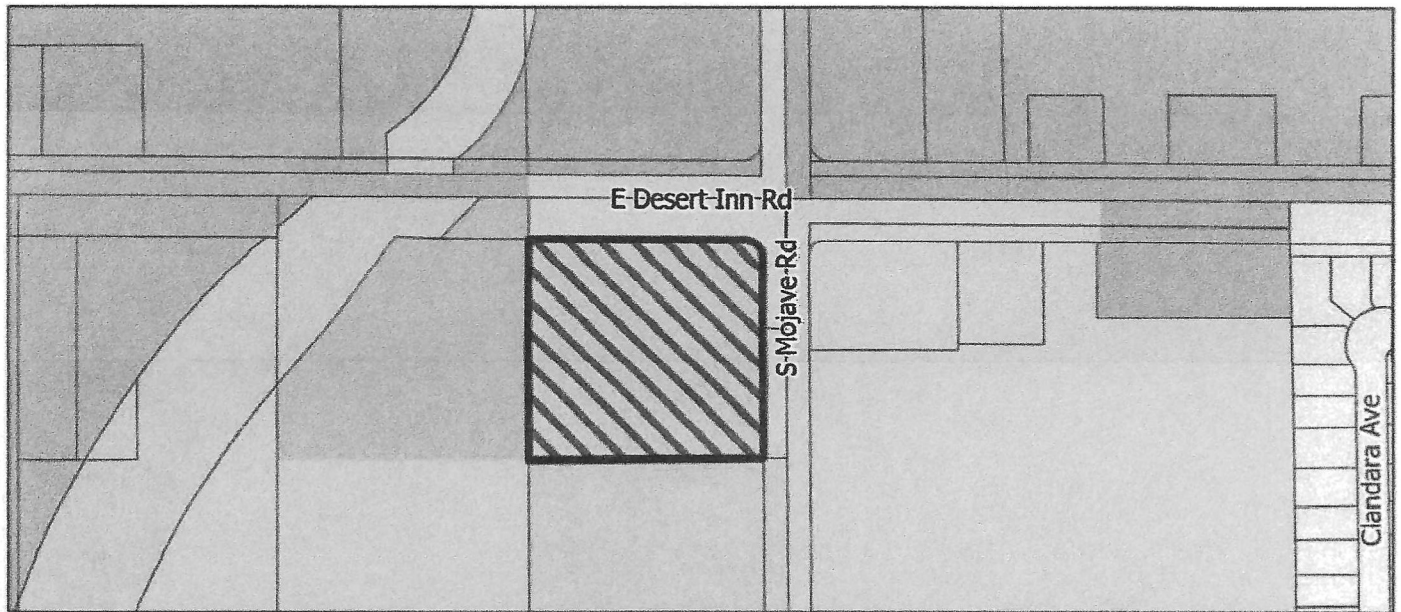
APPLICANT: AUTOZONE INC

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-23-700023



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

DRAFT
Winchester Paradise
Clark County, Nevada 4

Note: Categories denoted in the legend may not apply to the presented area.



WAREHOUSE BUILDING ADDITION
(TITLE 30)

UPDATE
DESERT INN RD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0522-AUTOZONE, INC.:

HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to allow retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** landscaping; **3)** increase retaining wall height; and **4)** driveway geometrics.

DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building.

Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-503-017

USE PERMIT:

Allow retail sales as a primary use within an M-D Zoning district.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the landscape strip adjacent to Desert Inn Road to 11 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 27% reduction).
 - b. Reduce the landscape strip adjacent to Mojave Road to 8 feet behind an attached sidewalk where 15 feet is required per Chapter 30.64 (a 47% reduction).
2.
 - a. Eliminate landscaping along the west property line where Figure 30.64-11 is required per Table 30.64-2.
 - b. Reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site where Figure 30.64-14 is required.
3. Increase the proposed retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed per Chapter 30.64 (a 66% increase).
4.
 - a. Reduce the driveway throat depth to 11 feet, 9 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce the driveway approach distance to 79 feet, 8 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

- c. Reduce the driveway departure distance to 155 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

DESIGN REVIEW:

A proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3185 E. Desert Inn Road
- Site Acreage: 2
- Project Type: Proposed warehouse/storage building addition in conjunction with an existing retail building (AutoZone)
- Number of Stories: 1
- Building Height (feet): 18 (Existing AutoZone retail building)/21 (Proposed warehouse/storage building addition)
- Square Feet: 8,153 (Existing AutoZone retail building)/18,340 (Proposed warehouse/storage building addition)
- Parking Required/Provided: 61/68

History and Site Plan

ZC-0307-97 reclassified the site from R-1 to C-1 zoning for an auto parts store. The existing building was constructed on the eastern half of the parcel, and 49 parking spaces were provided north and east of the building. Access is provided via 1 driveway along Desert Inn Road to the north, and a second driveway along the east property line adjacent to Mojave Road.

Today, the applicant is proposing to reclassify the entire site to M-D zoning, to add a proposed warehouse/storage building addition on the west and a portion of the south side of the existing retail building. Provided parking will increase to 68 parking spaces, where 61 parking spaces are required. Additional parking will be installed to the north and west of the building addition. The site plan also depicts a new screened loading area on the southeast corner of the proposed building addition. The proposed addition will be set back 47 feet, 2 inches from the west property line, 85 feet, 5 inches from the north property line, and 20 feet, 3 inches from the south property line. There is an existing 6 foot high CMU block wall along the west and south property lines. This application includes waivers to increase retaining wall height along the south property line to 5 feet where 3 feet is the maximum allowed, landscaping, and driveway geometrics.

Landscaping

Aerial photographs show that there is an existing attached sidewalk with landscape planters along Desert Inn Road and Mojave Road. The northeast corner of the site currently does not have parking lot landscaping.

The new landscape plan shows that the existing landscape planters adjacent to the attached sidewalks will remain, and 1 new landscape finger island will be installed along the east property line. North and northwest of the building will include parking lot landscaping per Figure 30.64-14. However, the parking spaces on the east facing elevation of the existing retail building and new parking spaces on the southwest corner will be missing 1 landscape finger island each. In these areas, there will be 7 continuous parking spaces without a landscape finger island after the sixth parking space. The landscape plan shows that the site does not provide the required amount of trees.

A 20 foot wide landscape planter will be constructed along the south property line, with 24 inch box trees spaced every 20 feet. The west property line does not include a landscape planter, the only landscaping adjacent to the west property line are the 3 landscape finger islands.

The applicant is requesting to eliminate landscaping along the west property line where Figure 30.64-11 is required. In addition, the applicant is requesting to reduce the required amount of landscape finger islands within existing parking spaces on the east facing elevation of the existing retail building, and on the southwest corner of the site (adjacent to the new parking spaces) where Figure 30.64-14 is required. Furthermore, the applicant is also requesting to reduce the landscape strip adjacent to Desert Inn Road to 11 feet where 15 feet is required per Code. Lastly, the applicant is requesting to reduce the landscape strip adjacent to Mojave Road to 8 feet where 15 feet is required per Chapter 30.64.

Elevations

The existing retail building for AutoZone has an overall height of 18 feet. The proposed building addition has an overall height of 21 feet. The proposed color scheme of the building addition includes white, orange, dark grey, red, and light grey. The plan shows that the proposed exterior finish includes split face CMU walls.

Floor Plans

The existing retail building floor plan of 8,153 square feet will remain the same, however, the building addition will allow 18,340 square feet of warehouse/storage space. The new addition will also include a breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The primary retail use of the existing AutoZone store will remain, a zone change is required due to the size of the proposed warehouse space. Per Code, the cumulative area of accessory buildings shall not exceed the footprint of the principal building. The proposed 18,340 square foot warehouse addition is more than double the size of the 8,152 square foot retail store. As a result, the applicant requests a zone change to M-D, to allow for an accessory warehouse use. The proposed zone change to M-D will not result in a change in the applicant's use of the site. Retail will remain the primary use of the site, with a larger scale storage/warehouse area as an accessory use. The additional warehouse space will allow AutoZone to continue its current operations, while better meeting the needs of the community. The site fronts onto East Desert Inn

Road, which is a highly trafficked, 100 foot right-of-way, with existing commercial and retail uses in both directions. Therefore, the site remains appropriate for retail and warehouse uses. This AutoZone location has been operating with the existing driveways for more than 2 decades, with no reported on-site, traffic issues. The design of the site will allow for sufficient on-site circulation, in that there are 2 points of ingress and egress. The applicant proposes five, 24 inch box Acacia Stenophylla Trees and one, 24 inch box Acacia Aneura tree along the western property line. Although not up to Code, the proposed landscaping will provide an adequate buffer between the retail use and the existing multiple family use to the west. The applicant also requests a waiver to reduce landscaping along East Desert Inn Road and South Mojave Road. The applicant proposed 11 feet of landscaping along East Desert Inn Road and 8 feet of landscaping along South Mojave Road, where 15 feet is required when adjacent to attached sidewalks. This landscaping is existing, and the applicant is not proposing any changes. Therefore, the proposed landscaping will not negatively impact the site or the surrounding uses. Additionally, the reduced landscaping will reduce water consumption, and therefore, support valley wide, water conservation efforts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment request to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda.
VS-23-0523	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from C-1 zoning to M-D zoning. Today, there are 3 multiple family residential complexes (R-3 and R-4 zoning) to the west, southwest, and to the east. South of the subject parcel is an R-1 zoned place of worship. Although there are C-1 and C-2 zoned parcels to the north and east, there are no industrial zoned parcels or planned land use designations within a 5,000 foot radius. The nearest industrial planned use in the Master Plan is approximately a mile to the northeast on the northeast corner of Boulder Highway and Flamingo Wash. The request is also not consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Staff does not support this request.

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. Retail use is an active business model on the site, however, since the applicant is requesting to reclassify the site's zoning from C-1 to M-D a use permit request is required. Staff determines that since the zone change is not supported by staff, the use permit also cannot be supported.

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 & #2

Staff finds that reducing or eliminating any required landscaping on the site does not support the visual image desired by the community when a commercial use expansion is adjacent to a less intense use. Landscaping provides a physical and visual buffer between a potential warehouse building addition and an existing multiple family complex to the west, and a place of worship to the south. With this information and since staff does not support the Zone Change or the Use Permit, staff also cannot support these waivers.

Waiver of Development Standards #3

Plans show that the proposed retaining wall height of 5 feet where 3 feet is the maximum allowed per Code is only along the south property line. The landscape plan shows that trees will be planted within a 20 foot wide landscape strip, and the retaining wall will be incorporated north of this planter area. Staff does not foresee a negative impact of raising the retaining wall height to 5 feet, however since staff does not support the request in its entirety, staff cannot support this request

Design Review

Staff finds that a warehouse/storage building addition to the existing retail building is not a compatible site design for the neighborhood. Staff cannot support the design review since the aforementioned applications do not garner staff's support.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the reduction in throat depth for the driveway on Mojave Road. The Mojave driveway has the loading dock opposite the driveway, so trucks will have to back into the dock from the right-of-way, as well as trucks turning will block the driveway, both causing stacking of vehicles and increasing the potential for collisions.

The Applicant worked with staff to provide extra landscape buffer and removed spaces to help mitigate the reduced throat depth for the Desert Inn driveway. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #4b & #4c

Staff cannot support the reduction in approach and departure distance for both driveways. Combined with waiver #4a the reductions will increase the potential for collisions as vehicles will not have enough distance to stop if vehicles are stacked in the right-of-way.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **January 17, 2023 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:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 Master Plan Amendment and 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; the installation and use of cooling systems that consumptively use water will be prohibited; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of

development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed, and that fire/emergency access must comply with the Fire Code as amended.

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: 1 card

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 12/19/23 – per the applicant.

APPLICANT: AUTOZONE, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0523-AUTOZONE, INC.:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-13-503-017

PROPOSED LAND USE PLAN:
WINCHESTER/PARADISE – BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate a 33 foot wide government patent easement along the west property line of the subject parcel, and a 3 foot wide patent easement along the east property line. These easements are no longer necessary for development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0307-97	Reclassified the site from R-1 to C-1 zoning with a use permit for an auto parts store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial center
South	Public Use	R-1	Place of worship
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Convenience store with gas pumps & multiple family residential
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Related Applications

Application Number	Request
PA-23-700023	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres is a companion item on this agenda.
ZC-23-0522	A zone change to reclassify the site from C-1 to M-D zoning, with a use permit to allow retail as a primary use; waivers for reduced throat depth, reduced approach and departure distances, and reduced landscaping; and a design review for a warehouse building addition is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **January 17, 2024 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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include an additional 5 feet concentric to the radii at the northeast corner of the site;

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that overlength dead end in excess of 150 feet is not allowed; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

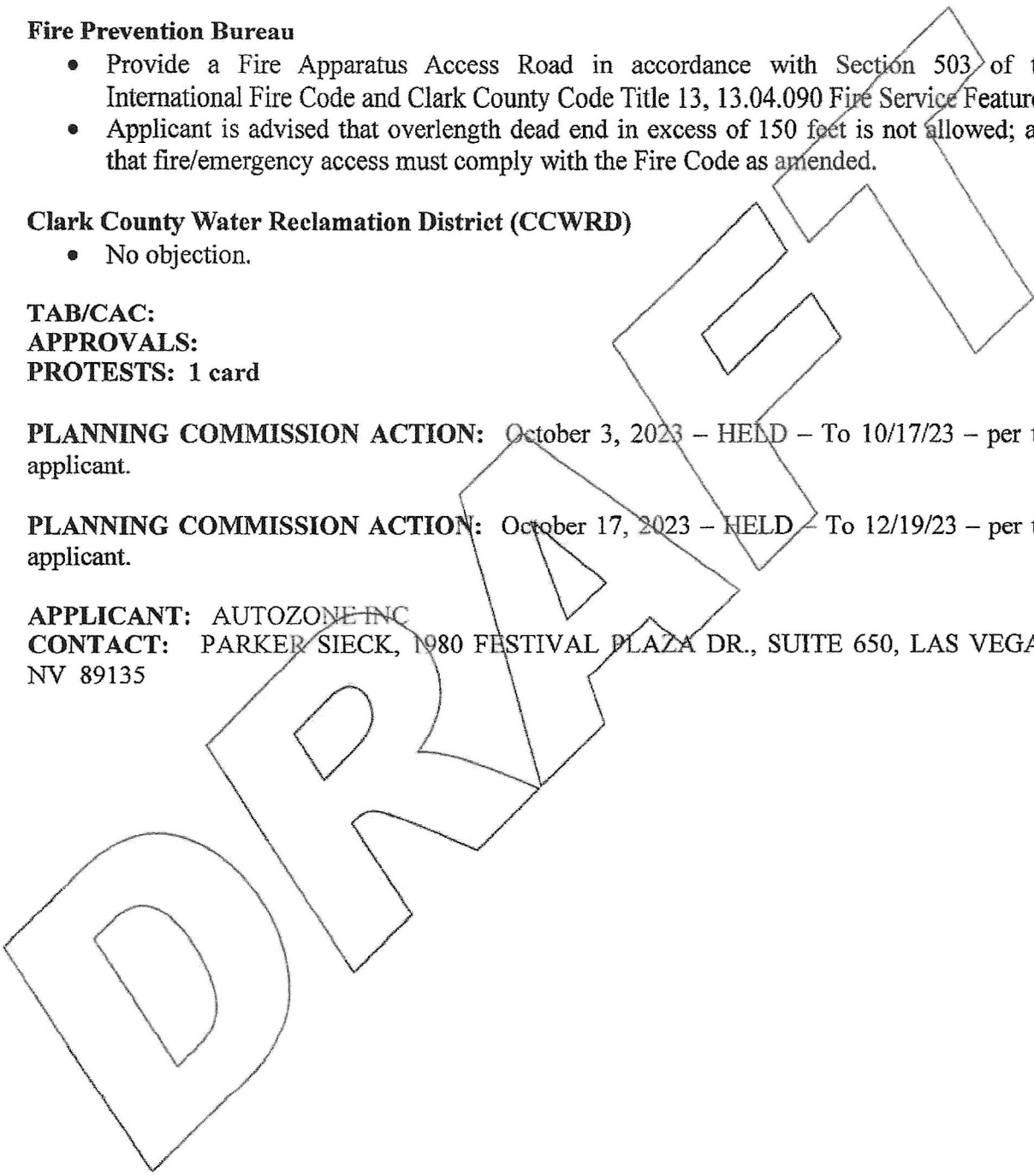
PROTESTS: 1 card

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 12/19/23 – per the applicant.

APPLICANT: AUTOZONE INC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



12/19/23 PC AGENDA SHEET

TIRE SALES AND INSTALLATION
(TITLE 30)

TROPICANA AVE/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0748-2640 E TROPICANA, LLC:

USE PERMITS for the following: 1) tire sales and installation facility; 2) reduce separation to residential use; and 3) allow accessory structures (shipping containers) not architecturally compatible with the existing building.

DESIGN REVIEWS for a tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-24-402-011

USE PERMITS:

1. Tire sales and installation facility.
2. Reduce separation to a residential use to 159 feet where 200 feet is required per Table 30.44-1 (a 20.5% reduction).
3. Allow accessory structures (shipping containers) not architecturally compatible with the principal building where required per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 0.9
- Project Type: Tire sales and installation
- Number of Stories: 1 plus basement
- Square Feet: 5,011 (building)/320 (shipping containers)
- Parking Required/Provided: 27/41

Site Plans

The plans depict an existing building being used for a tire sales and installation facility. The building is located 10 feet from the south (front) property line and 76 feet from the west property line. There are 2 enclosed work bays associated with the facility which are located on the east side of the building. Access to the site is granted via existing commercial driveways located along Tropicana Avenue and Topaz Street. The project site requires 27 parking spaces where 41 spaces are provided. The tire sales and installation facility is located 207 feet from residential uses to the north and therefore meets the minimum 200 feet setback requirement from residential uses. There are 2 shipping containers located north of the building that extend the use and reduce the separation to 159 feet from residential property to the north. The residential properties are located north of the adjacent self-serve vehicle wash. The containers are partially screened from Tropicana Avenue; however, and they are partially screened from Topaz Street. The parking area on the east side of the building has been redesigned for accessible parking spaces, and the parking areas along the east and north property lines remain unchanged.

Landscaping

A minimum 10 foot wide landscape area exists along Tropicana Avenue with trees and shrubbery. A portion of the landscaping along Topaz Street is existing and the remaining stumps will be removed and replaced with new trees and shrubbery. The shipping containers are surrounded by landscaping (trees and shrubbery) on the east, north, and south sides of the containers.

Elevations

The plans depict an existing 1 story building constructed of brick veneer with a pitched shingle roof. The 2 work bays, featuring overhead roll-up doors, consist of a stucco finish which are facing east, away from the right of way. The overall facility, including the roof, is painted white with a red accent trim. The photographs of the shipping containers depict the containers being painted desert tan.

Floor Plans

The plans depict an existing building consisting of 5,011 square feet that will be utilized for a tire sales and installation facility. The first floor of the building measures 2,900 square feet and consists of a showroom, waiting area, storage area, office, and restroom facilities. The basement measures 1,448 square feet and consists of a storage area. The work bays consist of 663 square feet. The shipping containers are 40 feet by 8 feet (320 square feet) and will be used for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that all tire installation activities will be performed within the interior of the building and that no installation activities will be conducted outside. Storage of tires will be provided within the 2 shipping containers. Hours of operation are proposed from 8:00 a.m. to 7:00 p.m., 7 days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0242	Gasoline station and convenience store – expired	Approved by PC	August 2020
WC-19-400012 (UC-1037-17)	Food cart extended hours - expired	Approved by PC	March 2019
AR-19-400167 (UC-1037-17)	First application to review a food cart - expired	Approved by BCC	February 2020
UC-18-1023	Tire sales and installation facility - expired	Approved by PC	February 2018
UC-1037-17	Food cart - expired	Approved by PC	January 2018
UC-0047-16 (AR-400109-17)	First application to review a tire sales and installation facility, with waivers to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues, and a design review for a tire sales and installation facility - expired	Approved by PC	October 2017
UC-0692-16	Reduced setback from a non-section line street and reduced separation from an existing residential development, with waivers for reduced setback from a residential development to a proposed trash enclosure, modified parking lot landscape island and modified development standards, with design reviews for a convenience store, gasoline pumps, demolition of existing buildings and increased finished grade - expired	Approved by PC	November 2016
UC-0047-16	Tire sales and installation facility, with waivers to allow a use not within a permanent enclosed building and allowed exterior colors to display vivid hues, with a design review for a tire sales and installation facility - expired	Approved by PC	March 2016
UC-0405-14	Medical cannabis establishment (dispensary)	Withdrawn without prejudice	December 2014
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east - expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east - expired	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-use	C-2	Self-serve car wash
South	Corridor Mixed-use	C-2	Commercial center
East	Corridor Mixed-use	C-2	Undeveloped
West	Corridor Mixed-use	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 use has been previously approved on the site several times. The new operator indicates that hours of operation will be less than previously approved. The addition of the shipping containers will allow for the storage of new and used tires and provide an additional buffer for the neighboring properties. Staff finds that with the addition of repainting the shipping containers to match the building and providing the proposed additional landscaping along the street frontage and around the shipping containers, adequate buffers are provided for the neighborhood to the north. All tire sales and installation will be conducted within the interior of the facility, with no proposed outside uses or activities. Therefore, staff recommends approval of this request.

Design Reviews

The redesigned parking area on the east side of the building is located within an existing paved area. Landscaping will be located within existing landscape islands to the north of the building surrounding the shipping containers. Landscaping is also being reestablished along Topaz Street, which may provide an adequate buffer between the proposed use from Topaz Street. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to complete, including obtaining any necessary building permits (for shipping containers and modifications to the site including ADA parking), with any extension of time to be a public hearing;
- Hours of operation limited from 8:00 a.m. to 7:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

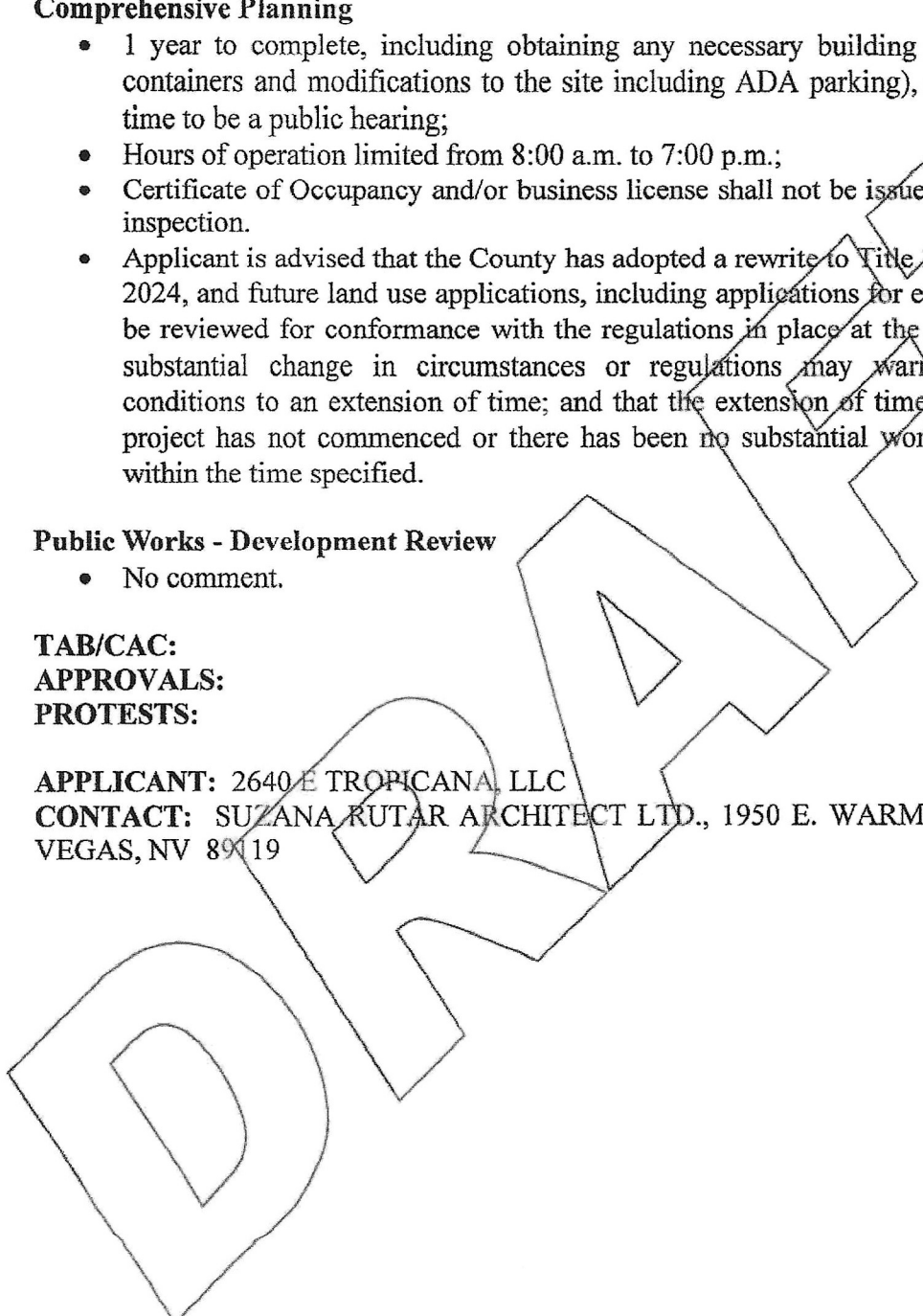
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 2640 E TROPICANA, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119





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) Yes <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) Yes <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-23-0748</u> DATE FILED: <u>10/25/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$1175</u> <u>APR-23-101319</u>
	PROPERTY OWNER NAME: <u>2640 E. Tropicana LLC</u> ADDRESS: <u>441 Mountain Villa Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>2640 E. Tropicana LLC</u> ADDRESS: <u>441 Mountain Villa Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-609-9800</u> CELL: <u>702-808-9375</u> E-MAIL: <u>VHernandez@NevadaFinacial.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SUZANA RUTAR Architect, Ltd., A Professional Corporation</u> ADDRESS: <u>1950 E. Warm Springs Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-263-6176</u> CELL: <u>702-338-4407 / 702-234-3865</u> E-MAIL: <u>suzana@srutar.com / Simona@SRutar.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-24-402-011
 PROPERTY ADDRESS and/or CROSS STREETS: 2640 E. Tropicana Avenue
 PROJECT DESCRIPTION: Use Permit to operate a tire shop in an existing building on a property zoned General Commercial (C-2)

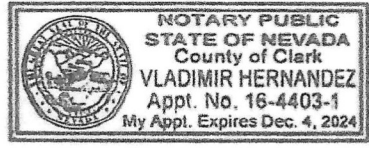
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and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

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 14, 2022 (DATE)
 By Bulmaro Enriquez

NOTARY PUBLIC: Vladimir Hernandez



*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.

CIVIL ENGINEERING

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

October 25, 2023

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pky.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Special Use Permit
Justification Letter**
2640 E. Tropicana Ave.
Las Vegas, NV 89121
APN # 162-24-402-011

To Whom It May Concern:

Please accept this as the required justification letter for Special Use Permit at 2640 E. Tropicana Avenue for Auto Accessories, Wheel, and Tire Sales and Installation. The existing building is 5,011 square feet with 663 square foot Service Bays. The site is existing and operational, and no changes are intended. Special Use was approved in 2018 (application # UC-18-1023), however, due change in tenants, the Special Use has expired.

All installation activities to be performed indoors only, and not outside. No storage of old tires on site, disposal of old tires will be picked up and transferred to an authorized disposal facility on regular basis. Additional storages of tires will be provided within two containers (already existing) that 8'-0" x 40'-0". Hours of operation proposed are 8AM to 7PM, 7-days per week, as previously approved. The parcel is separated from the carwash to the north by curb, and there is no direct access between the sites. Same with the parcel to the east, separated by curb, there is no direct access. Carwash acts as a buffer between the tire shop and the residence to the north which are located 204 feet from the tire shop.

Owner also has installed storage/ shipping containers on site to store additional tires. The containers are located 159'-6" from residential, see request for a Special Use below. The containers are located at the existing parking area and is surrounded by landscape island on three sides. New landscaping will be provided to screen it. The site meet parking requirements even after removing 6 spaces to install the containers.

This application includes flowing Special Use Permits:

- Allow tire sales and installation in C-2 zoning. The use was originally approved under UC-18-1023, but has expired and therefore new ownership is wanting to renew it. The shop has not had negative impact

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

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SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

on the surrounding areas and therefore would like to continue to operate.

- Allow 159'-6" separation between tire sales and installation facility to residential use where 200 feet is the minimum requirement. The distance between an existing building to residential is over 200 feet, however, new storage containers are not. The containers will provide additional code compliant storage for tires, new and used (prior to it being picked up and transferred to an authorized disposal facility). The containers have been located adjacent to an existing landscape isle where new landscape is being added, therefore it will be screened from residential use.
- Allow accessory structures that are not architecturally compatible with the principal structure. As mentioned above, accessory structures will provide means of storage that is code compliant. New landscape is being added to an existing landscape island to screen the containers as well.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702- 263-6176.

Sincerely,


Simona Stephens
Project Architect

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

SETBACKS
(TITLE 30)

EL ORO ST/SAN SEBASTIAN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0702-LOPEZ RODOLFO:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a proposed single family residence on 0.2 acres in an R-1 (Single-Family Residential) Zone.

Generally located on the north side of San Sebastian Avenue, 285 feet east of El Oro Street within Paradise. TS/rp/syp (For possible action)

RELATED INFORMATION:

APN:
161-20-511-060

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback for a proposed single family residence to 15 feet where a minimum of 20 feet is required per Table 30.40-2 (a 25% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4774 San Sebastian Avenue
- Site Acreage: 0.2
- Project Type: Setback
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 2,180

Site Plan

The site plan depicts a 0.2 acre property with a proposed 2,180 square foot, 1 story single family residence. The proposed single family residence is facing south towards San Sebastian Avenue and will be set back 15 feet from the rear property line.

Landscaping

The plans show trees and shrubs per Southern Nevada Regional Planning Coalition list are proposed in the front and rear yards.

Elevations

The plans depict a 1 story, 16 foot high single family residence. The exterior materials are primarily stucco arranged in a contemporary design. Architectural enhancements are provided on all elevations.

Floor Plans

The plan depicts a 2,180 square foot proposed single family residence which consists of 4 bedrooms, 2 bathrooms, dining room, living room, kitchen, and a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is to reduce the 20 foot setback requirement from the rear property line to 15 feet. The neighbors support the request of the waiver. The applicant applied for a building permit (BD23-12407); however, it is on hold pending the approval of this waiver of development standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that setbacks help preserve the appeal of a neighborhood. The proposed setback reduction is a self-imposed hardship, and the applicant has provided no alternatives to mitigate the negative impacts on the surrounding area. Although the applicant stated the neighbors support this request, they have not provided justification as to why the waiver of development standards should be approved; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0400-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RODOLFO LOPEZ

CONTACT: JAIME DELA VEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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>WS-23-0702</u> DATE FILED: <u>10/18/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$400</u>
	PROPERTY OWNER NAME: <u>RODOLFO LOPEZ</u> ADDRESS: <u>338 SANTA MONICA DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-271-7908</u> CELL: <u>702-271-7908</u> E-MAIL: <u>Rude70213@gmail.com</u>
	APPLICANT NAME: <u>RODOLFO LOPEZ</u> ADDRESS: <u>338 SANTA MONICA DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702-271-7908</u> CELL: <u>702-271-7908</u> E-MAIL: <u>Rude70213@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>JAIME DE LA VEGA</u> ADDRESS: <u>6944 ERIN CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-2619</u> CELL: <u>702-569-5127</u> E-MAIL: <u>d1vchr@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-20-511-060

PROPERTY ADDRESS and/or CROSS STREETS: 4774 San Sebastian Ave. Las Vegas, NV. 89121

PROJECT DESCRIPTION: 2,180 s.f. one story residence , 400 S.F. Attached Garage

(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.

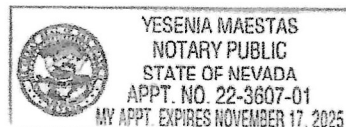
Rodolfo Lopez
Property Owner (Signature)*

Rodolfo Lopez
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 20, 2023 (DATE)

By Rodolfo Lopez
NOTARY PUBLIC: Yesenia Maestas



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

RODOLFO LOPEZ

338 SANTA MONICA DR. LAS VEGAS, NV 89014

702-271-7908 Rude70213@gmail.com

Las Vegas NV. September 20, 2023

Re: 4774 San Sebastian Ave.
Las Vegas, NV. 89121

PLANNER
COPY
WS-23-0702

JUSTIFICATION LETTER

Dear Planning & Zoning Department, Respectfully I write to you, requesting a waiver for my Residence at 4774 San Sebastian, Ave. Las Vegas, NV 89121.

The waiver is for the Rear Set Back. We have 15'-00" where 20'-00" is required for a R-1 Zone.

We ask our Neighbors if they have any inconvenience or if they are in opposition to this request, all of them support the waiver of 5'-00". We are sure this 5'-00" won't affect in any way to our Neighbors or to any other person related to this project.

About a year ago we submit our Constructions Plans to Building Department and it is just recently when this problem show up, We have our Grading Plan, Structural Calculations and Architectural Drawings review by the Building Department and we believe it is ready to go, so it will be a tremendous disaster if we have to re-do Our Calculations and Plans and start all over.

We Kindly ask you to approve this waiver. After all, 15'-00" set-back is not bad at all, must of the single residences have 15'-00" rear set-back.

We thank you in advance for your comprehension, time, and dedication to solve this matter.

Thank you so Much.

Sincerely


Rodolfo Lopez

Homeowner



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0727-HIGHLAND ASSOCIATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce the gate setback; **3)** eliminate pedestrian walkways; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing office/warehouse complex on a portion of 12.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive and the south side of Capella Avenue (alignment) within Winchester. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-807-002; 162-08-899-035; 162-17-501-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where parking lot landscaping is required and install metal decorative plant art instead of living plant material per Figure 30.64 14 (a 100% reduction).
- b. Waive street landscaping along a portion of Highland Drive where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 100% reduction) and install metal decorative plant art instead of living plant material.
2. Reduce the gate setback to 9 feet where 50 feet is required per Section 30.64.020 (an 82% decrease).
3. Waive pedestrian walkway where required per Section 30.60.050.
4. Reduce driveway throat depth to a minimum of 9 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3271 Highland Drive
- Site Acreage: 12 (portion)
- Project Type: Parking lot expansion
- Parking Required/Provided: 348/550 (entire site)

Site Plan

The site plan depicts a new 58 space parking lot located at the east end of parcel 162-08-899-035. Approximately 37 of the parking spaces are shown under the existing Desert Inn Road overpass, with the remaining 21 parking spaces south of the overpass. Access to the site with existing office warehouse uses is from 2 driveways along Highland Drive. The proposed new parking lot, located on a Nevada Department of Transportation (NDOT) right-of-way will share the northern access driveway at Highland Drive and have a new access driveway from Capella Avenue, approximately 160 feet west of Highland Drive. An existing attached sidewalk is located along Capella Avenue and Highland Drive. On-street parking is available along Highland Drive and is not included with this application. The 2 existing parcels south of the NDOT property are currently used for office warehouses and associated businesses with 492 parking spaces provided where 348 are required. After the proposed parking spaces are built, the entire block with all 4 parcels will have 550 parking spaces where 348 spaces are required.

Landscaping

The NDOT property is proposed without living plant material or water service and reduced street landscaping areas. The landscape plan depicts the use of metal decorative plant art such as metal shaped shrubs and cactus in place of living materials for landscaping on this property. The existing office warehouse and the 2 parcels south of the NDOT property have existing landscaping.

Applicant's Justification

The applicant states that they are constructing a surface parking lot on an NDOT right-of-way on the east side of parcel 162-08-899-035. The parking lot will extend under the existing Desert Inn Road overpass and include a gated emergency access to Capella Avenue. The Capella Avenue access gate will be locked and only used for emergency access. This gate should not create a nuisance for the traveling public or disrupt traffic on the adjacent streets. Primary access to the parking lot will take place from Highland Drive on 2 existing driveways south of the NDOT property. A one-way drive aisle accesses the west side of the northern most building on parcel 162-08-807-002. There are a total of 6 driveways along Highland Drive, but only the northern driveway will be modified and require a throat depth waiver. The interior dimensions of the parking lot meet Clark County standards for aisle width and space size. A waiver is being requested to allow decorative rock, boulders, and metal plants (art) to replace living plant material that cannot grow under the overpass.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900239	Outcall referral service	Approved by ZA	April 2019
ADR-17-900112	Outcall promoter	Approved by ZA	February 2017
ADR-15-900360	Outcall promoter	Approved by ZA	April 2015
ADR-15-900064	Outcall entertainment	Approved by ZA	January 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0747-14	Recreational facility in conjunction with an existing office/warehouse	Approved by PC	October 2014
ADR-0210-14	Outcall Entertainment	Approved by ZA	April 2014
ADR-0456-13	Outcall Entertainment	Approved by ZA	June 2013
ADR-0129-12	Outcall Entertainment	Approved by ZA	March 2012
UC-0608-11	Postal services facility in conjunction with an existing office and warehouse development	Approved by PC	February 2012
UC-0010-11	Rental store within an existing suite of the complex	Approved by PC	March 2011
UC-0374-09	Photography studio	Approved by PC	July 2009
VC-1789-99	Allow an off-premises advertising sign to project over a building at a reduced setback	Approved by PC	January 2000
ZC-074-84	Reclassified to M-1 zoning for an office and warehouse development	Approved by BCC	May 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1	I 15 & warehouse
West	Business Employment	M-1	I 15, warehouse, & City of Las Vegas

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

This property is located in NDOT right-of-way that is intended to provide street access to the public. The subject property is partially located below a major overpass for Desert Inn Road. It would not be beneficial to plant landscaping under a major arterial roadway structure when considering the lack of solar access for plants and increased maintenance concerns. While staff normally would support live landscaping in those areas not located under the overpass, staff recognizes the NDOT landscape enhancements along major arterials and highways as being more artistic in nature to meet a regional theme. However the remaining area not located under the overpass, staff believes this area can be landscaped with live plant material. Staff cannot support the waiver request.

Waiver of Development Standards #2

The proposed gate is located along Capella Avenue, a local connector road to Westwood Drive, that sees very little foot traffic on the south side of the road and will not provide general vehicular access. Any emergency access would require the emergency vehicles to stop in Capella Avenue prior to accessing the property, with little to no hazard for emergency personnel in approved equipment. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Waiver of Development Standards #3

The users of the parking lot are not for the most part the general public. Staff recommends the site have painted pedestrian walkways for the safety of employees using clearly marked pedestrian areas at obvious crossing points. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Design Review #1

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed parking lot is compatible with the adjacent development and existing condition of the property when considering it is currently part of the right-of-way. A parking lot would not be unsightly when considering the replacement of live plant material with proposed metal plant art that is similar to the regional theme used by NDOT for right-of-way beautification. The proposed metal plant art in this utility area of right-of-way, that includes large amounts of concrete, an overpass, and large retaining walls would save water and meet an aesthetic standard that is currently being applied regionally by NDOT. However, because live plant material should be planted in areas with open sky, staff cannot recommend approval.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depths for the northernmost commercial driveway on Highland Drive. The the applicant worked with staff to remove parking spaces, which provides

more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;
- Landscape the areas not under the overpass with living plant materials to meet the number of trees and shrubs for the open area landscape area;
- Provide internal parking lot painted pedestrian paths to the office/warehouse property.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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

APPLICANT: CARON MILSTEAD

CONTACT: CARON MILSTEAD, ATKINS GLOBAL, 2270 CORPORATE CIRCLE,
HENDERSON, NV 89074



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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>WS-23-0727</u> DATE FILED: <u>10/19/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise/Winchester</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/2023</u> BCC MEETING DATE: _____ FEE: <u>\$1150⁰⁰</u>
	PROPERTY OWNER NAME: <u>Nevada Department of Transportation</u> ADDRESS: <u>1263 S Stewart Street</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89712</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Highland Associates, LLC</u> ADDRESS: <u>3271 S Highland Dr Suite 707</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-726-8521</u> CELL: <u>702-420-6116</u> E-MAIL: <u>akoch@eurekamesquite.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Caron Milstead -Atkins NA</u> ADDRESS: <u>2270 Corporate Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-551-0370</u> CELL: <u>240-472-0182</u> E-MAIL: <u>caron.milstead@atknsglobal.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-08-899-035, 162-17-501-001, 162-08-807-002

PROPERTY ADDRESS and/or CROSS STREETS: Highland Drive and Capella Ave

PROJECT DESCRIPTION: Install surface parking in NDOT ROW

(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.

Alexander C Koch
Property Owner (Signature)*

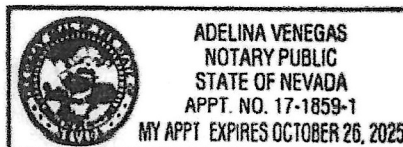
Alexander C Koch on behalf of Highland Associates LLC
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 05/31/2023 (DATE)

By Alex Koch

NOTARY PUBLIC: Adri Venegas



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



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2270 Corporate Circle, Suite 200
Henderson, Nevada 89074-7755

Telephone: +1.702.263.7275
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www.atkinsglobal.com/northamerica

Clark County Government Center

10/04/2023

500 S. Grand Central Pkwy.
Las Vegas, NV 89155

WS-23-0727

Subject: Highland Business Park- Parking Lot Expansion

CIVIL
ENGINEERING

Planning Department,

Please accept this Justification letter for Design Review and Waiver of Development Standards for proposed parking lot expansion on NDOT Parcel 162-08-899-035 adjacent to 3271 S. Highland Dr. also known as APN 162-08-807-002 and 162-17-501-001.

A long-term lease has been negotiated with the Nevada Department of Transportation to provide additional parking and alternate landscaping for the business park. Highland Business Park, APN 162-08-807-002 is located on the west side of Highland Drive between Desert Inn overpass and Western Ave / Desert Inn Ramp. This project has been permitted by NDOT and they have requested that we seek concurrent Clark County approval. This plan proposes adding 61 new parking spaces to the existing 347 parking spaces currently provided for Highland Business Park.

Identified land use application requests:

- Waiver of Development Standards requested for alternative parking lot landscaping with reduce parking lot fingers and alternative materials is requested as most of the propose parking lot is under the bridge and plants will not grow/thrive under the bridge or in the shadow of the bridge. Alternative materials such as decorative metal faux plants will be used in all locations where landscape islands are proposed and are modified from code standards.
- Waiver of Development Standards to reduce Street landscaping (Highland Drive) to 9.5 feet where 15 feet is required. As the existing office warehouse was constructed in the 1980s when landscape widths along street frontage had a different width requirement, we designed the landscaping to complement the existing grandfathered condition. Trees and ground cover are existing. The proposed landscape consists of metal faux materials and ground cover with boulders. The alternative landscaping has been spaced between 6 and 42 feet apart. While different than the one tree for each 30-foot requirement with live plants, the alternative landscaping has been designed to effectively use the space along the frontage road as well as under and in the shadow of the bridge. .
- Waiver of Development Standards to reduce gate setback to 9 feet where 50 feet is required is being requested the gate will be a locked emergency gate for security purposes. The parking spaces are intended primarily for employee use. The locked gate along Capella Ave along with the proposed landscape in the area will be used to deter unwanted vehicle use visiting the busy barbeque restaurant to the north.

9

- Waiver of Development Standards to reduce the driveway throat depth to 9.6 feet where 75 feet is required (Highland Dr.) is being requested to match the existing driveway throat depth. The parking lot design is based on the overpass design.
- Waiver of Development Standards: Elimination of pedestrian walkways is being requested as the parking area is to be used primarily by employees and will facilitate maximum number of spaces and landscaped areas, with the public sidewalks are available if needed.
- Design Review for a proposed parking lot expansion for an existing office/warehouse complex is being requested as a long-term lease has been negotiated with the Nevada Department of Transportation to provide additional parking under the overpass. This transforms land that is currently sitting vacant into productive and aesthetically pleasing space that will be similar in design to what has been approved on the east side of Highland Drive at the same Desert Inn bridge and will provide a service for Highland Business Park by increasing the total parking available

The applicant wishes to construct improvements allowing surface parking within NDOT's right-of-way. APN 162-08-899-035, adjacent to and north of the northern boundary of APN 162-08-807-002. The proposed new parking surface to the north will extend under the Desert Inn Arterial overpass and include gated emergency access to Capella Avenue. The access to Capella Avenue will be constructed per Clark County standards and gated to only allow emergency access. Per discussions with Public Works, because the access to Capella Avenue will be via a locked emergency gate the design of the driveway has been modified to be per CCAUSD 224. The access to the additional parking will be via the existing parking lot driveway on APN 162-08-807-002 and employees will be instructed to park there. The driveway to Highland Drive is now proposed to be modified to meet CCAUSD 222.1 and 225, although it will require a throat depth waiver, this is the sixth and northernmost existing driveway to the site. The parking lot has been designed per Clark County parking guidelines for parking spaces and drive aisles, most of the spaces being the standard 9'x18' perpendicular spaces with a 24' drive aisle, the southwest portion has 6 spaces angled at 45-degrees and a 13' one-way drive aisle. Where the existing bridge ground cover is located the south side of the bridge, the site will be paved to create the parking and drive aisles. The design allows for better circulation of emergency vehicles and delivery trucks throughout the area by connecting the northern end of 3261 S Highland Dr. The leased area will also receive an alternate landscaping treatment (per the waiver of development standards discussion above) featuring metal plants, decorative rocks, and decorative boulders that will improve the overall look and aesthetics of the Highland Drive neighborhood.

The waivers maintain the current conditions of the existing community and are compatible with other improvements in the area.

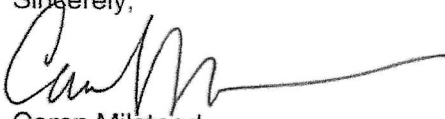
We believe this to be an excellent addition to the existing facility and respectfully request your approval.

On behalf of our client, Highland Associates LLC, thank you for your attention and assistance.

9

Please do not hesitate to contact me should additional information be required, or you have questions I can be reached by email at caron.milstead@atkinsglobal.com or by phone at 702-551-0370.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caron Milstead', with a long horizontal flourish extending to the right.

Caron Milstead,
Senior Operations Coordinator I
Engineering, Design and Project Management

9

PATIO COVER SETBACK
(TITLE 30)

GABILAN CT/THORNEWOOD PL

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0732-SALDIVAR LETICIA C:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Gabilan Court, approximately 175 feet south of Thornewood Place within Paradise. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

177-15-316-025

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the interior side setback of an existing patio cover where a minimum of 3 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8619 Gabilan Court
- Site Acreage: 0.2
- Project Type: Attached patio cover
- Number of Stories: 1
- Building Height (feet): 13.5

Site Plan

The site plan depicts an existing single family residence with an attached patio cover. The patio cover is currently attached to the southern portion of the home and is 43 feet long and 12 feet wide. The patio cover was originally built without a permit and has a zero foot setback from the southern property line where 3 feet is required per Title 30.

Landscaping

No changes to the landscaping are proposed with this application.

Elevations

The patio cover is constructed of wood with a tiled roof to match the single family residence to which it is attached. The patio cover is 13.5 feet tall at the highest point.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that their patio cover setback came into question during their building permit approval process for a separate project. The applicant is requesting a waiver of development standards in order to eliminate their required interior side setback.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. Although the patio cover is architecturally compatible with the residence, setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for adjacent properties. The elimination of the required setback is a self-imposed hardship, and the applicant has provided no alternatives to mitigate the negative impacts on the surrounding area. Staff finds that the applicant has not provided justification as to why the waiver of development standards should be approved; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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.

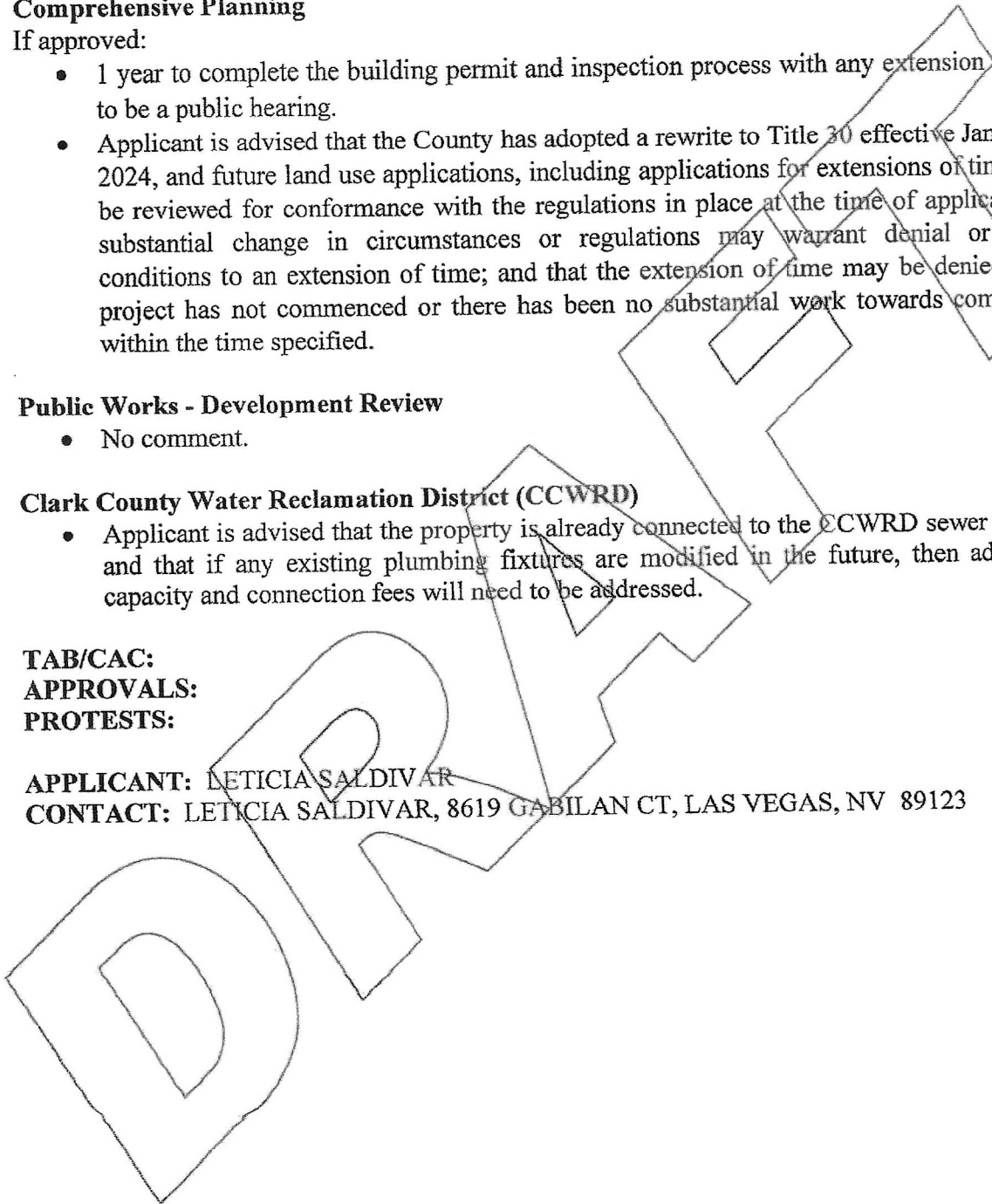
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LETICIA SALDIVAR

CONTACT: LETICIA SALDIVAR, 8619 GABILAN CT, LAS VEGAS, NV 89123





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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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>WS-23-0732</u> DATE FILED: <u>10/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/28/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>	ENGINEERING CIVIL
	PROPERTY OWNER NAME: <u>Leticia Saldivar</u> ADDRESS: <u>8619 Gabilan Ct</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702 496-6994</u> E-MAIL: <u>lospilares1969@gmail.com</u>	
	APPLICANT NAME: <u>Leticia Saldivar</u> ADDRESS: <u>8619 Gabilan Ct</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702 496-6994</u> E-MAIL: <u>lospilares1969@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Leticia Saldivar</u> ADDRESS: <u>8619 Gabilan Ct</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>702 496-6994</u> E-MAIL: <u>lospilares1969@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-15-316-025

PROPERTY ADDRESS and/or CROSS STREETS: 8619 Gabilan Ct Las Vegas Nv. 89123

PROJECT DESCRIPTION: Play Room

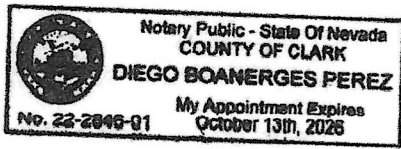
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Leticia Saldivar Leticia Saldivar
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/02/2023 (DATE)
 By Leticia Colon de Saldivar

NOTARY PUBLIC: [Signature]



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

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10/03/2023

I wanted to build a Play Room and started my process with building Department BD-23-40777 and one of my comment was to address my patio Cover Setback.

My Patio Cover is at zero to the side property line and would like to ask for a wavier to Development standards to eliminate my side setback.

I do have a shed in back however I will be removing within 3 months

Leticia Saldivar
WS-23-0732

COMPREHENSIVE SIGN PACKAGE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0752-SG VEGAS OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the area of directional signs; 3) increase the area of freestanding signs; 4) increase the area of wall signs; and 5) alternative location for freestanding signs.

DESIGN REVIEWS for the following: 1) comprehensive sign plan; 2) increase area of projecting signs; 3) increase area of hanging signs; and 4) increase area of animated signs in conjunction with a shopping center on 9.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-318-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce setback for a proposed freestanding sign to 4 feet where minimum setback of 10 feet is required from a right-of-way per Table 30.72-1, Section 30.56.40, Section 30.56.060, and Table 30.40-7.
- b. Allow a projecting sign to extend onto the setback 4 feet from wall where 3 feet is required per Table 30.72-1.
2. Increase the area of directional signs to 383 square feet where 128 square feet is permitted per Table 30.72-1.
3. Allow a total of 7,789 square feet of freestanding signage area where 3,170 square feet is permitted per Table 30.72-1.
4. Increase the overall wall sign area to 46,694 square feet where 13,872 square feet is permitted per Table 30.72-1.
5. Allow freestanding signs to not be located within landscaped or rockscaped area where required per Table 30.72-1.

DESIGN REVIEWS:

1. A comprehensive sign plan.
2. Allow 1,040 square feet of projecting signage where 32 square feet is permitted per Table 30.72-1.

3. Allow 63 square feet of hanging signage where 32 square feet is permitted per Table 30.72-1.
4. Increase the overall animated signage area to 29,516 square feet where 150 square feet is permitted per Table 30.72-1.

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Acreage: 9.5
- Project Type: Comprehensive sign package

History & Site Plan

In August 2022, UC-22-0410 approved a shopping center on the subject property and adjacent parcels. This development consists of retail buildings including shops, restaurants with outside dining, supper clubs, service bars and outside entertainment space. The property is the site of the former Hawaiian Marketplace which has been demolished. The site plan shows a 15 foot wide pedestrian easement on the property along the front of the 2 proposed retail buildings. The overall site plan indicates there will be 7 kiosks which are adjacent to the northern building will be a minimum of 19 feet apart, while the kiosks adjacent to the southern building will be a minimum of 13 feet apart. The kiosks are placed on the property line, with no setback from Las Vegas Boulevard South as approved by UC-23-0553. The required number of parking spaces is 1,324, while 456 parking spaces will be provided which was a parking reduction approved with UC-22-0410.

Signage

The plans depict 4 freestanding signs with an overall square footage of 7,788.3 square feet of area. The sizes of the signs range from 43.3 square feet to 5,690 square feet. The heights of the freestanding signs range from 10 feet to 92 feet. A total of 90 proposed wall signs with an overall square footage of 46,694 square feet is included in this sign package. The freestanding and wall signs all contain animation. Details related to the exact location and area of each sign type are provided on file.

The applicant is proposing the below signage for the overall site:

Type of Sign	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Proposed Signs
Freestanding	7,788.3	7,788.3	3,170	4
Wall	46,694	46,694	13,872	90
Directional	382.5	382.5	128	15
Monument	0	0	420	0
Projecting	1,040	1,040	32	20
Hanging	63	63	32	1
Roof	0	0	0	0
Overall	55,967.8	55,967.8	17,654	130

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

Type of Sign	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Proposed Signs
Animated	29,515.9	29,515.9	150	88

Applicant's Justification

The applicant states the proposed waivers of development standards and design reviews for increased signage requests are appropriate for the site and will not create any negative impacts to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. 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. The site is located on the Las Vegas Strip; therefore, it is compatible with the surrounding uses. Las Vegas Boulevard South is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0553	Retail sales (kiosks)	Approved by PC	October 2023
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
WS-0332-15 (AR-17-0003)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WS-0332-15 (WC-0072-16)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-0025-08	Record of Survey	Reviewed by staff	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Travelodge Motel, Polo Towers Hotel timeshare
South	Entertainment Mixed-Use	H-1	Shopping center
East	Entertainment Mixed-Use	H-1	MGM Resort Hotel
West	Entertainment Mixed-Use	H-1	City Center Resort Hotel complex & Park MGM Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

While staff finds that there may be other design solutions that could otherwise reduce the need to request reduced setbacks for the proposed freestanding signs, the proposed locations are sufficiently set back from the traveled portion of Las Vegas Boulevard South and away from pedestrian crossings. In addition, the design of the signs is similar in setback and scale to other freestanding signs in the area with no discernable concerns. The 4 feet projecting sign setback intrusion is at a much higher level than the vehicle and pedestrian traffic flow, approximately 27 feet above grade. Additionally, the request to increase the area for directional signs is like others in the vicinity, also with no discernable concerns. For these reasons, staff can support these requests.

Design Reviews

Overall, staff finds that the proposed signs are compatible with existing developments along Las Vegas Boulevard South. The proposed comprehensive sign package complies with Policy 6.2.1 of the Master Plan which states that all new developments should be compatible with the established neighborhood in terms of building styles on-site, and with surrounding developments. Policy 5.1.3 of the Master Plan also states that tourism is one of the bases of the local economy and should continue to be enhanced where possible. Given that Las Vegas Boulevard South is designated and recognized as a National Scenic Byway, and signage contributes to this important designation, staff finds that the proposed sign package follows Policy 5.1.3 and the proposed signage is appropriate and compatible with the surrounding uses and would contribute to the overall visual atmosphere. Therefore, staff can support these requests.

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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SG VEGAS OWNER, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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>WS-23-0752</u> DATE FILED: <u>10/25/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/20/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$975</u> APR. 23-10/130
	PROPERTY OWNER NAME: <u>SG Vegas Owner, 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: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>SG Vegas Owner, 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: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-702-7000</u> CELL: _____ E-MAIL: <u>ckaempfer@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-009, 016 and 018 - former APN's replaced by 162-21-318-001

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

PROJECT DESCRIPTION: Design Review for 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.


 Property Owner (Signature)*

Jack Braha
 Property Owner (Print)

STATE OF New York

COUNTY OF Albany

SUBSCRIBED AND SWORN BEFORE ME ON March 14, 2023 (DATE)

By Jack Braha

NOTARY PUBLIC: Richard A. Lewis

DEBORAH DITARANTO
 Notary Public - State of New York
 NO. 01016404967
 Qualified in New York County
 My Commission Expires Mar 2, 2024

*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 OFFICE
 1980 Festival Plaza Drive, Suite 650
 Las Vegas, NV 89135
 T: 702.792.7000
 F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

October 2, 2023

WS-23-0752

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
 500 S. Grand Central Parkway, 1st Floor
 Las Vegas, NV 89106

Re: Justification Letter – Comprehensive Sign Package
APNs: 162-21-301-009, 016 and 018
SG Vegas Owner, LLC

To Whom It May Concern:

This firm represents SG Vegas Owner, LLC (the “Applicant”) in the above referenced matter. This application is a request for a comprehensive sign package on property located near the southeast corner of Las Vegas Boulevard and Harmon Avenue (the “Site”). The Site is more particularly described as Assessor’s Parcel Numbers 162-21-301-009, 016 and 018.

The Site is zoned Limited Resort and Apartment (H-1) with an underlying master plan designation of Entertainment Mixed-Use (EM) and was recently approved for retail and restaurant uses, including on-site consumption of alcohol and live entertainment via application UC-22-0410. The Applicant is now submitting a comprehensive sign package and related waivers.

The Applicant is proposing the below signage for the overall Site:

Type of sign	Approved/ Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	0	7,788.3	7,788.3	3,170	N/A	0	4	4
*Wall	0	46,694	46,694	13,872	N/A	0	90	90
Directional	0	382.5	382.5	128	N/A	0	15	15
Monument	0	0	0	420	N/A	0	0	0
Projecting	0	1,040	1,040	32	N/A	0	20	20
Hanging	0	63	63	32	N/A	0	1	1
Roof	0	0	0	0	N/A	0	0	0
Temporary	0	0	0	1500	N/A	0	0	0
Overall Total	0	55,967.8	55,967.8	19,154	N/A	0	130	130

*The freestanding and wall signs also contain animation.

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The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Animated	0	29,515.9	29,515.9	150	N/A	0	88	88

*29,182 sq ft of animated signage is digital.

Per the above charts and overall signage package included with this submittal, the Applicant is requesting the following waivers:

1. To allow a total of 7,789 square feet of freestanding signage area where 3,170 square feet is permitted.
2. To allow a total of 46,694 square feet of wall signs where 13,872 square feet is permitted.
3. To allow a total of 383 square feet of directional signage where 128 square feet is permitted.
4. To allow 1,040 square feet of projecting signage where 32 square feet is permitted.
5. To allow 63 square feet of hanging signage where 32 square feet is permitted.
6. To allow 1,500 square feet of temporary signage where 0 square feet is permitted.
7. To allow 29,516 square feet of animated signage where 150 square feet is permitted.
8. To allow freestanding signs to not be located within landscaped or rockscaped area where required.
9. To allow a freestanding sign to be setback 4-feet from the right-of-way where 10-feet is required.
10. To allow a projecting sign to extend 4-feet from wall where 3-feet is permitted.

The proposed waivers and increased signage requests are appropriate for the Site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. 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 and within the Resort Corridor. The Site is located on the Las Vegas Strip and is therefore compatible with the surrounding uses. Las Vegas Boulevard is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail during the pre-review process. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

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