



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 28, 2025

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: Kimberly Swartzlander-Chair
 John Williams-Vice-Chair
 Susan Philipp
 Trenton Sheesley
 Renee Waitas

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 January 14, 2025 (For possible action)
- IV. Approval of the Agenda for January 28, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action) **PC 2/4/25**
 - 2. **UC-24-0744-QC STANDBY 24, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action) **PC 2/4/25**
 - 3. **VS-24-0748-SIERRA INVESTMENT PROPERTIES, LLC - SER CAMERO:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Aziza Street and Eastern Avenue within Paradise (description on file). MN/mh/kh (For possible action) **PC 2/18/25**
 - 4. **VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):**
VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action) **PC 2/18/25**
 - 5. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 2/19/25**

6. **DR-24-0335-BCORE PARADISE, LLC:**
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp
(For possible action) **BCC 2/19/25**

7. **WS-24-0735-J & J INVESTPROP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative loading spaces; 2) alternative driveway geometrics; and 3) allow attached sidewalks.
DESIGN REVIEW for a proposed office/warehouse building with outdoor storage in conjunction with an existing industrial complex on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the eastside of Mojave Road and the southside Pepper Lane within Paradise. JG/jud/kh (For possible action) **BCC 2/19/25**

VII. General Business (For possible action)
None

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: February 11, 2025.

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

January 14, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Susan Philipp- **EXCUSED**
Trenton Sheesley-**PRESENT**
Renee Woitas-**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

Brady Bernhart; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of December 10, 2024 Minutes

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

Approval of Agenda for January 14, 2025

Moved by: Swartzlander
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
Motion was made by Williams to appoint Swartzlander Chair
Vote: 4-1 Unanimous

Motion was made by Swartzlander to appoint Williams Vice-Chair
Vote: 4-1 Unanimous

VI. Planning & Zoning

1. **AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh
(For possible action) PC 1/21/25

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

2. **ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)
PC 1/21/25

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

3. **UC-24-0700-OZ OPTICS HOLDINGS, INC.:**
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) restaurant and related facilities.
DESIGN REVIEWS for the following: 1) modifications to building elevations; and 2) outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action) PC 1/21/25

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

4. **WS-24-0697-CASAS, JASON:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh
(For possible action) PC 1/21/25

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

5. **UC-24-0659-CEBALLOS, IVANA LAGONELL:**
USE PERMIT to allow a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action) **PC 1/21/25**

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous

6. **WS-24-0688-JHGV TWO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Maryland Parkway Overlay design standards; 2) eliminate buffering and screening; 3) eliminate residential adjacency standards; 4) allow attached sidewalks; and 5) alternative driveway geometrics
DESIGN REVIEW for modifications to the existing commercial site on 0.47 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located on the southeast corner of Maryland Parkway and Elizabeth Avenue within Paradise. JG/rg/kh (For possible action) **BCC 1/22/25**

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

7. **UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:**
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action) **PC 2/4/25**

NO Show. Return to the January 28, 2025 Paradise TAB meeting

8. **UC-24-0744-QC STANDBY 24, LLC:**
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action) **PC 2/4/25**

MOVED BY-Williams
RETURN to the January 28, 2025 Paradise TAB meeting
VOTE: 4-0 Unanimous

9. **PA-24-700038-KAENRAT, NARIN:**
PLAN AMENDMENT to redesignate the land use category on 2.50 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action) **PC 2/4/25**

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

10. **ZC-24-0710-KAENRAT, NARIN:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action) **PC 2/4/25**

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

11. **VS-24-0712- ACRE-AMIGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action) **PC 2/4/25**

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

12. **DR-24-0711-ACRE-AMIGO,LLC:**
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) **PC 2/4/25**

MOVED BY-Williams
APPROVE- Subject to staff conditions
ADDED Condition

- No 2 story homes to be built on Lots #1, #2, #11 and #12

VOTE: 4-0 Unanimous

13. **TM-24-500153-ACRE-AMIGO, LLC:**
TENTATIVE MAP consisting of 12 lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action) **PC 2/4/25**

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

14. **VS-24-0737-3400 WESTERN AVENUE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Western Avenue located between Desert Inn Road and Highland Drive within Paradise (description on file). TS/lm/kh (For possible action) **BCC 2/5/25**

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

15. **WS-24-0736-3400 WESTERN AVENUE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow attached sidewalks; and 3) allow modified driveway design standards.
DESIGN REVIEW for site modification in conjunction with an existing cannabis retail store, cannabis cultivation facility, and cannabis production facility on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action) **BCC 2/5/25**

MOVED BY-Swartzlander

APPROVE- Waivers #1, #3a. #3b. - Subject to staff conditions

APPROVE- Design Review- Subject to staff conditions

DENY- Waivers- #2a, #2b.

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
Board reviewed TAB Bylaws, Instructed to contact Blanca with any questions or concerns
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 28, 2025
- IX. Adjournment
The meeting was adjourned at 8:25 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0704-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:

USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-29-202-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5115 Dean Martin Drive
- Site Acreage: 9.39
- Project Type: Office
- Square Feet: 1,900

Site Plan

The plan depicts a 1,900 square foot suite within an existing office/warehouse complex on 9.39 acres. The property has access from Ali Baba Lane to the south and Dean Martin Drive to the east. The complex includes 9 buildings, and the proposed use is located within Building 4, along the west property line. The uses within the property are mostly industrial, however, there are previously approved office uses within portions of the property.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photos show an existing 1 story building with a mansard roof. No changes are proposed to the exterior of the building.

Floor Plans

The plan shows a 1,900 square foot storage area with a small bathroom and an entry office.

Applicant's Justification

The applicant would like to use the space as an office area for their business. They state that this office use will cause no disturbances to the area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| UC-24-0540 | Use permit for an office | Approved by PC | November 2024 |
| ADR-23-900033 | Outcall entertainment referral service | Approved by ZA | February 2023 |
| UC-21-0682 | Personal services (barber shop) within an industrial complex on 9.4 acres | Approved by PC | January 2022 |
| ADR-19-900619 | Outcall entertainment referral service | Approved by ZA | September 2019 |
| ADR-0917-17 | Outcall entertainment referral service | Approved by ZA | September 2017 |
| ADR-0362-15 | Outcall entertainment referral service | Approved by ZA | May 2015 |
| UC-0097-13 | Minor training facility (baseball instruction) within an industrial complex on 9.4 acres | Approved by PC | May 2013 |
| ET-0264-08 | Extension of time to reclassify 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired | Approved by BCC | November 2008 |
| ZC-1202-05 | Reclassified 7.2 acres from M-1 to U-V zoning, and use permit and design review for residential condominiums with increased height - expired | Approved by BCC | October 2005 |
| UC-1932-95 | Permit an auction facility and reduce the parking | Approved by PC | December 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|---|
| North | Entertainment Mixed-Use | PF | Las Vegas Valley Water District |
| South | Entertainment Mixed-Use | IL (AE-60) | Warehouse |
| East | Entertainment Mixed-Use | CR & IL (AE-60) | Motel & warehouse |
| West | Entertainment Mixed-Use | IL & PF | Warehouse & Las Vegas Valley Water District |

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff notes that similar uses have been approved in the recent past, such as UC-24-0450, which allowed an office space in the nearby Building 7. This request is not out of character for the area; therefore, staff can therefore 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

- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIMBERLY KRUCZYNSKI

CONTACT: KIMBERLY KRUCZYNSKI, 9555 SUMMER FURNACE STREET, LAS VEGAS, NV 89118

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0744-QC STANDBY 24, LLC:

USE PERMIT for a school.

DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-101-002; 162-14-101-003; 162-14-213-001 through 162-14-213-003; 162-14-314-001 through 162-14-314-003

LAND USE PLAN:

WINCHESTER/PARADISE CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3634 S. Maryland Parkway
- Site Acreage: 2.0 (project site)/76.04 (overall)
- Project Type: School
- Number of Stories: 3 (garage and mall building)
- Building Height (feet): 40 (garage)/80 (mall building)
- Square Feet: 49,912 (school area only - third floor of mall building)/120,498 (mall building)
- Parking Required/Provided: 2,878/4,767 (overall)

History

This portion of the Boulevard Mall was originally constructed in 1966 and features retail space consisting of a department store with multiple levels, and multiple parking garages throughout the site. The project site is located within the Maryland Parkway Overlay (MPO) District and the site has existing buildings and parking garage and associated pedestrian access.

Site Plan

An overall site plan has been submitted which includes 8 parcels associated with the Boulevard Mall extending from Desert Inn Road on the north to Katie Avenue on the south and located along the east side of Maryland Parkway. This area is 76.04 acres and includes 1,077,929 square

feet of existing retail, office, and theater space, with both existing surface parking and parking structures.

The site plan shows parcel 162-14-213-003 is a previous retail store, the third floor of this building will be converted into a school. A new pedestrian walkway is proposed to connect the parking garage to the building.

The existing mall building that will house the school is setback approximately 300 feet east of the Maryland Parkway, and 940 feet north of Katie Avenue. This building is also 60 feet east of the existing 3 story parking garage. The parking garage is west of the shopping center building adjacent to Maryland Parkway.

The main ground floor building entrance is located on the west side of the existing mall building. A new access is proposed with a pedestrian bridge connecting the top level of the parking garage with the third floor of the existing mall building. The main entrance and proposed third level pedestrian access bridge entrance faces west towards Maryland Parkway, with student drop-off and pick-up proposed at the top level of the parking garage. Two additional entrances are located along the south and north sides of the building. The main floor entrances provide internal access to the school. The facility is surrounded by new parking spaces on west and south sides with accessible parking spaces west and south of the main entrance.

Vehicular access will be from multiple existing driveways from Maryland Parkway, and 1 existing driveway from Katie Avenue. There are 4,767 parking spaces throughout the entire shopping mall, 301 parking spaces are required for the 120,498 square feet of office spaces in the remainder of the building. The school will require 4 parking spaces for accessory office uses and 21 additional spaces for the classroom uses, for a total of 25 additional spaces. Four bicycle parking spaces will be provided on the property. The site plan also depicts that third floor of the parking garage will feature the drop-off and pick-up areas on the north half of the garage. The south half of the third floor of the garage will be a play area. Two shade structures will be within the play area along the west side of the garage, and 3 additional shade structures will be on the east side. Lastly, a 12 foot high wrought iron fence will be installed around the perimeter of the third floor of the parking garage.

Landscaping

No new landscaping is proposed or required with this development.

Elevations

The exterior finishes and architectural design of the existing mall building will remain as is. The plans depict an existing 3 story mall building, which is primarily 53 feet in height with a parapet height of 80 feet. The main entrance facing west, is shaded with a canopy, and a building overhang. The main entrance features aluminum storefront windows and doors with a pedestrian walkway connection to the parking garage. Exterior building materials consist of a stucco system, and textured concrete walls with earth tone colors and wall reveals.

The west facing elevation of the mall building will feature a new bridge from the third floor of the mall building to the third floor of the parking garage. The elevation plans show that a new 12

foot high wrought iron fence will be installed on the third floor of the garage. The proposed shade structures within the play area have an overall height of 16 feet.

Floor Plans

The plans indicate a 49,912 square foot school with 21 classrooms, science room, kitchen, multi-purpose room, offices, lobby, reception area, and storage areas on the third floor of the existing mall building. The remaining 120,498 square feet of floor area has existing office space used by others. The third floor school is accessed by 5 existing interior staircases located at the north, south, and west sides of the school space. An elevator is located on the west side of the school space with access from the main ground floor entrance on the west side of the building. A proposed pedestrian sky bridge walkway is depicted on the plan connecting the school with the third level of the parking garage. The pedestrian bridge will be approximately 15 feet wide by 60 feet in length. A large centrally located interior stairway was previously used by the department store to access each level and will be walled off with no access to or from the school area. The parking garage plan depicts the third level being converted into a fenced play area with shade structures and student pickup and drop off area immediately adjacent to the new pedestrian sky bridge. An existing second level pedestrian skybridge is not a part of this plan and will not be used by students.

Applicant's Justification

Mall ownership is making significant investments in the property to make this type of use possible. The applicant has had tremendous success with the addition of non-conventional shopping center uses, such as the addition of the UEL College (a vocational school). Non-conventional uses support the remaining retail uses on site. The changes to the upper level of the parking garage will be minor and not alter the view from public streets in any significant way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| UC-24-0289 | Congregate care | Approved by BCC | August 2024 |
| WS-23-0226 | Modified driveway standards in conjunction with new commercial development | Approved by BCC | June 2023 |
| ADR-21-900276 | Mini-warehouse | Approved by ZA | June 2021 |
| UC-20-0016 | Major training facility (vocational) | Approved by BCC | March 2020 |
| WS-19-0219 | Roof and illuminated signage | Approved by PC | May 2019 |
| ADR-18-900481 | Exterior building (façade) modified in conjunction with an existing mall | Approved by ZA | August 2018 |
| ADR-0618-17 | Addition located along the rear (east) side of the shopping center for the theater | Approved by ZA | June 2017 |
| UC-0899-16 | Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building | Approved by BCC | February 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|----------------|
| UC-0679-14 (AR-0102-15) | Application review for a recreational facility | Approved by PC | December 2015 |
| ADR-0373-15 | Additional building entrance to existing mall building | Approved by ZA | May 2015 |
| UC-0679-14 | Recreational facility | Approved by PC | September 2014 |
| ZC-1078-00 | Clark County initiated zone boundary amendment from C-C to C-2 zoning | Approved by BCC | September 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---|--|
| North | Corridor Mixed-Use | CG (MPO & AE-60) | Parking lot & undeveloped |
| South | Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac) | CG (MPO & AE-60) & RM32 | Shopping center & condominium complex |
| East | Neighborhood Commercial, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Public Use | CR, RS5.2 (Historic Overlay District), & PF | Single-family residential, school, & offices |
| West | Corridor Mixed-Use | CG & CR (MPO & AE-60) | Commercial development |

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
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed school will meet the Master Plan Policy 5.1.5 for reinvestment in declining or vacant commercial property through adaptive reuse and the introduction of a broader mix of uses. The reuse of this property as a school site will meet the intent of Master Plan Policy 5.4.1 in support of education facilities in Clark County. The mall property is currently underutilized for existing parking, which was magnified by the new Title 30 changes in 2024. The site has existing driveways and access from public streets without significant impacts related to the proposed school use when compared to historic commercial retail mall related traffic. This

location is adequately served by public streets, mass transit bus options, and will not create an undue burden on the surrounding area. Therefore, staff can support the use permit.

Design Review

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 school will be operating within an existing building and using an existing space on an existing parking garage roof. The new third floor sky bridge construction will match the existing design and architecture of the existing buildings and design of the existing 2nd floor pedestrian sky bridge. The addition of a second sky bridge connecting the mall building with the parking garage will create a safe crossing space for students to access the new play area and pick-up and drop-off vehicle access in a controlled area with safety precautions in place. The school will ensure that parents use the parking garage for pick-up and drop-off of students, avoiding conflicts between pedestrians and vehicle traffic at ground level driveways and crossings. Therefore, staff can support the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: QC STANDBY 24, LLC
CONTACT: TIMO KUUSELA, QC STANDBY 24, LLC, 3528 S. MARYLAND PARKWAY,
LAS VEGAS, NV 89169

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0748-SIERRA INVESTMENT PROPERTIES, LLC - SER CAMERO:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Aziza Street and Eastern Avenue within Paradise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-602-009

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements along the north side of the site. The applicant indicates that the vacation is necessary to accommodate a detached sidewalk.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| WS-24-0566 | Waivers to eliminate street landscaping and off-site improvements | Withdrawn | December 2024 |
| ZC-0452-05 | Reclassified the site to R-1 | Approved by BCC | May 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|---|---------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential |
| South, East, & West | Low-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 | Single-family residential |

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 needed and right-of-way grant for detached sidewalks.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA INVESTMENT PROPERTIES, LLC - SER CAMERO
CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,
LAS VEGAS, NV 89102

DRAFT

VS-24-0798



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-602-009

PROPERTY ADDRESS/ CROSS STREETS: Camero/Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation & Abandonment of BLM Grant and Patent Easement.

PROPERTY OWNER INFORMATION

NAME: Sierra Investment Properties LLC-Camero Series

ADDRESS: 175 E Warm Springs Road Suite A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-270-3000

CELL 702-270-3000

EMAIL: developer@sierragrouplv.com

APPLICANT INFORMATION (must match online record)

NAME: Sierra Investment Properties LLC-Camero Series

ADDRESS: 175 E Warm Springs Road Suite A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-270-3000

CELL 702-270-3000

EMAIL: developer@sierragrouplv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL 702-870-8771

EMAIL: Joshh@baughman-turner.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Javier Avil-Pena, Manager
Property Owner (Print)

12/17/24
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s): VS-24-0798

PC MEETING DATE: 2-18-25

BCC MEETING DATE: _____

TAB/CAS LOCATION: Paradise

TO: 1-28-25

ACCEPTED BY: MH

DATE: 12-18-24

FEES: 11,200

V524-0746

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

December 5, 2024

Clark County Current Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Avila, Javier Camero
APN 177-14-602-009

To Whom It May Concern,

Please let this letter serve as a justification for the Vacation and Abandonment of a portion of a government patent easement and a portion of a BLM Right-of-Way grant.

Per the County's request we are vacating a portion of a government patent easement, and a portion of a BLM Right-of-Way grant to accommodate a detached sidewalk. Any utility and/or drainage easements required will be retained. The patent easement and BLM Right-of-Way grant lie along the south 5.00 feet of the north 30.00 Feet of APN 177-14-602-009.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0762-COUNTY OF CLARK(PUBLIC WORKS):

VACATE AND ABANDON a portion of right-of-way being Goldilocks Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Kalen Street located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Las Vegas Beltway located between Robindale Road and Chestnut Lane (alignment); a portion of right-of-way being Millidukes Avenue located between Maryland Parkway (alignment) and Tamarus Street (alignment); a portion of right-of-way being Penelope Court located between Millidukes Avenue and Matthew Avenue; a portion of right-of-way being Lani Dawn Street located between Robindale Road and Chestnut Street (alignment); a portion of right-of-way being Matthew Avenue located between Maryland Parkway (alignment) and Angelica Street; a portion of right-of-way being Odonnell Street located between Matthew Avenue and Metcalf Avenue; a portion of right-of-way being Angelica Street located between Matthew Avenue and Metcalf Avenue; and a portion of right-of-way being Metcalf Avenue located between Odonnell Street and Angelica Street within Paradise (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-310-001 through 177-11-310-005; 177-11-310-010; 177-11-310-041 through 177-11-310-061; 177-11-313-003; 177-11-313-004; 177-11-313-022 through 177-11-313-057; 177-11-313-063; 177-11-313-064; 177-11-313-068 through 177-11-313-085

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of various rights-of-way within the Paradise Estates Units 1 and 2 subdivisions. The vacation of the rights-of-way is necessary as the applicant prepares reversionary maps for Paradise Estates Units 1 and 2.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac) | RS20 & RS5.2 | Undeveloped parcels, 2 single-family residences, & single-family residential subdivision |
| South | Open Lands & Public Use | RS20 | University of Nevada, Reno Extension & undeveloped parcel |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS10 & RS5.2 | Single-family residential subdivision |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS3.3 | Single-family residential subdivision |

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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0762; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

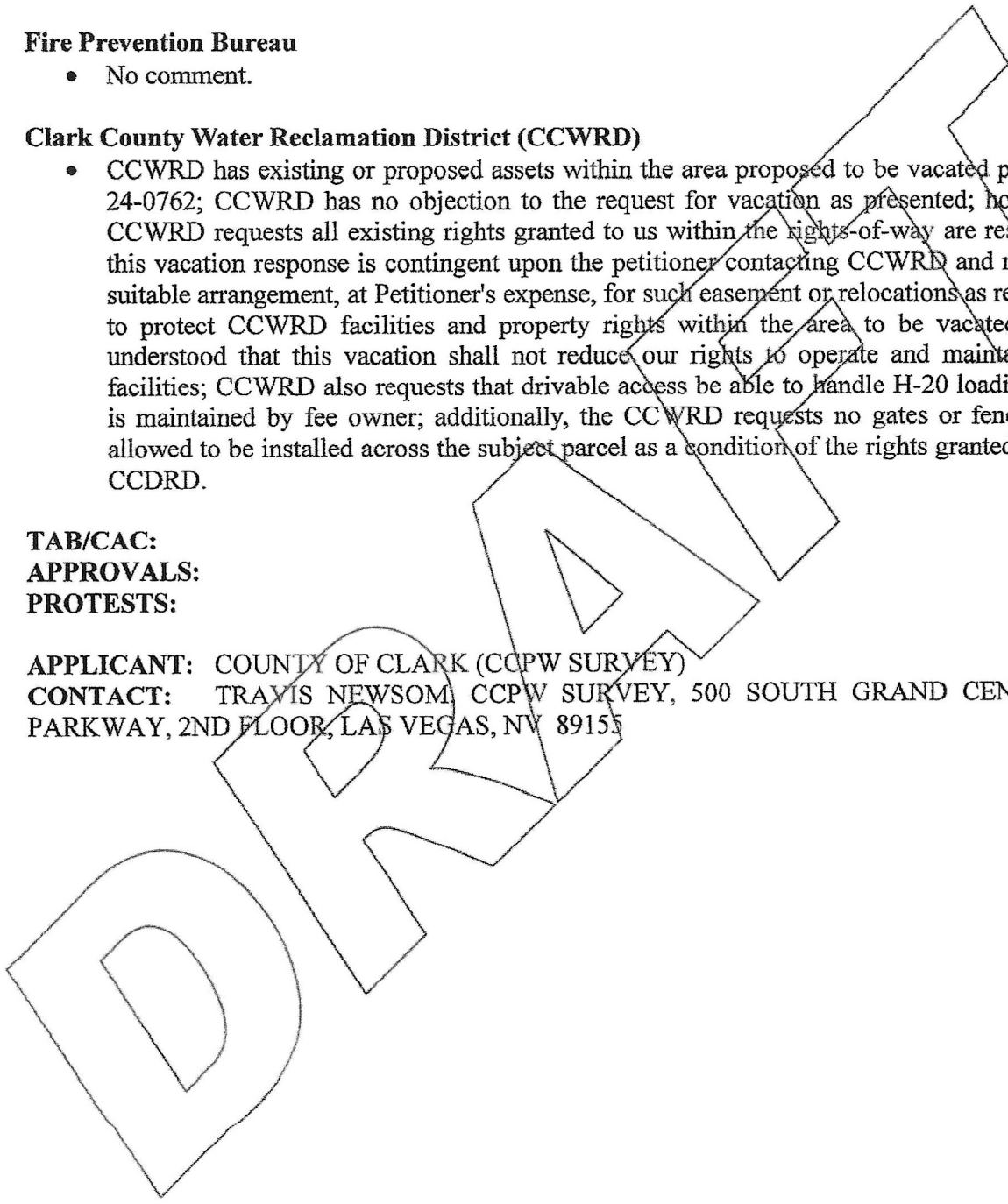
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (CCPW SURVEY)

CONTACT: TRAVIS NEWSOM, CCPW SURVEY, 500 SOUTH GRAND CENTRAL PARKWAY, 2ND FLOOR, LAS VEGAS, NV 89155





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached APN List

PROPERTY ADDRESS/ CROSS STREETS: MARYLAND PKWY / ROBINDALE ROAD

DETAILED SUMMARY PROJECT DESCRIPTION

Clark County Public Works has identified several portions of public rights-of-way that are no longer required for public use. CCPW is requesting that these parcels be vacated and abandoned as public right-of-way, as we prepare reversionary maps of Paradise Estates Units 1 and 2.

PROPERTY OWNER INFORMATION

NAME: Clark County Public Works
 ADDRESS: 500 S. Grand Central PKWY
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: 702-455-6150 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

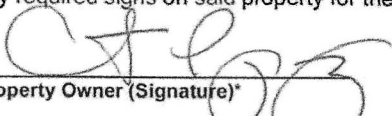
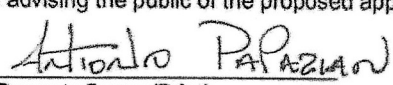
NAME: Clark County Public Works -Survey Division
 ADDRESS: 500 S. Grand Central PKWY
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # _____
 TELEPHONE: 702-455-6150 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Travis Newsom
 ADDRESS: 500 S. Grand Central PKWY
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # _____
 TELEPHONE: 702-455-6150 CELL: _____ EMAIL: TNewsom@ClarkCountyNV.gov

*Correspondent will receive all communication on submitted application(s).

(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.



12/10/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) V5-24-0762 ACCEPTED BY Tyler (tpd)
 PC MEETING DATE 2/18/25 DATE 12/24/24
 BCC MEETING DATE _____ FEES \$0.00
 TAB/CAC LOCATION Paradise DATE 1/28/25 Owned by

**Attachment to Comprehensive Application
#24-101268**

Page 1 of 1

ASSESSOR PARCEL #(s):

177-11-310-001 through 177-11-310-005, and 177-11-310-041 through 177-11-310-059;

177-11-313-022 through 177-11-313-057, and 177-11-313-068 through 177-11-313-085;

177-11-313-003, 177-11-313-004, 177-11-313-064, and 177-11-313-063;

177-11-310-010, 177-11-310-060, and 177-11-310-061.

VS-24-0762
App 4



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

November 6, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
PO Box 551744
Las Vegas, NV. 89155

RE: Justification Letter – Vacation and Abandonment of portions of Paradise Estates Units 1 and 2, with portions of the I-215 Bruce Woodbury Beltway.

**APN's 177-11-399-001, 177-11-399-005, 177-11-399-094,
177-11-399-081, 082, 083, 084, 085, and 086.**

A request for the vacation and abandonment of right-of-way is respectfully submitted for portions of public right-of-way as shown in that certain amended Plat of Paradise Estates Unit 1, recorded in Book 49, Page 22 of Plats, also portions of Paradise Estates Unit 2, recorded in Book 48, Page 67 of Plats, and portions of the I-215 Bruce Woodbury Beltway right-of-way as described in that certain Dedication recorded in Book 20030902, Instrument 01982.

Vacation and abandonment of these rights-of-way are requested as we prepare reversionary maps of Paradise Estates Units 1 and 2.

Prompt consideration of this request to vacate and abandon is recommended.

Sincerely,

A handwritten signature in black ink, appearing to read "Dustin Crowther", is written over a light blue horizontal line.

**Dustin Crowther
Clark County Surveyor**

**PLANNER
COPY**

VS-24-0762
JL 4

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC

HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-510-002; 162-20-601-001; 162-20-602-001

SIGN DESIGN REVIEW:

1. Modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel (Bellagio) including the following:
 - a. Replace an existing 4,534 square foot freestanding sign along Las Vegas Boulevard South with a new 3 sided 5,905 square foot freestanding sign.
 - b. Increase the area of an electronic sign (electronic message unit, video) to 5,055 square feet where 2,304 square feet was previously approved.
 - c. Increase the area of wall signs to 4,049 square feet where 677 square feet was previously approved.
 - d. Reduce the front setback for a freestanding sign to 2 feet 3 inches where 10 feet is required per Section 30.05.02L (a 77.5% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 and 3680 Las Vegas Boulevard South
- Site Acreage: 76.63
- Project Type: Modifications to an approved comprehensive sign plan
- Sign Height (feet): 141 (new freestanding sign)
- Square Feet: 5,905 (new freestanding sign)/3,372 (new wall signs)

History & Request

This is a request for a previously approved comprehensive sign plan for the Bellagio. The most recent comprehensive sign application was approved via UC-0288-05 by the Planning Commission in April 2005. This application proposes to remove the existing freestanding sign

along Las Vegas Boulevard South currently located on APN 162-20-601-001 and construct a new, larger freestanding sign on APN 162-20-602-001 to the south. The new freestanding sign is also proposed to have a larger electronic message unit (video) compared to the current sign. These changes are proposed to allow for an expansion of the retail, restaurant, and entertainment areas of the Bellagio, which is the subject of a companion design review, DR-24-0335. The expanded areas of the building will also feature additional wall signs.

Site Plans

The plans submitted indicate the proposed freestanding sign will be located at the southeast corner of APN 162-20-602-002 on the west side of Las Vegas Boulevard South, approximately 80 feet south of the existing freestanding sign which will be removed. The sign will also be set back 2 feet 3 inches from the east property line adjacent to Las Vegas Boulevard South where the minimum setback for signs is 10 feet.

Sign Plans

The plans depict a proposed freestanding sign on the west side of Las Vegas Boulevard South with a maximum height of 141 feet. The sign does not exceed the overall height of the existing resort towers, including the Spa Tower which is 374 feet and the Main Tower which is 493 feet in height. The freestanding sign is proposed to be 3 sided totaling 5,905 square feet in size when measured as the sum of 50% of each sign face. The freestanding sign includes electronic messaging units (video) totaling 5,055 square feet. The plans also depict 21 proposed wall signs which will be distributed at various locations on the north and east façades of the new buildings. The wall signs total 3,372 square feet and range in size from 110 square feet to 220 square feet.

Proposed Sign Changes

| Type of Sign | Existing (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) | # of existing signs | # of proposed signs | Total # of signs |
|--------------------------------|--------------------|--------------------|-----------------|---------------------|---------------------|------------------|
| Existing "Bellagio" F/S Sign** | 4,534 | -4,534 | 0 | 1 | -1 | 0 |
| EMU (part of F/S) | 2,304 | -2,304 | | | | |
| Proposed "Bellagio" F/S Sign | | 5,905*** | 5,905*** | | 1 | 1 |
| EMU (part of F/S) | | 5,055 | 5,055 | 0 | 1 | 1 |
| Wall | 677 | 3,372 | 4,049 | ----- | ----- | ----- |

**One existing freestanding sign is proposed to be removed in its entirety and replaced.

***More than two-sided sign: 50% of the sum of the proposed area of all sign faces.

Summary of the existing and proposed signage:

| Type of Sign | Existing (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) | # of existing signs | # of proposed signs | Total # of signs |
|---------------|--------------------|--------------------|-----------------|---------------------|---------------------|------------------|
| Freestanding* | 17,106 | 1,371 net | 18,477 | 3** | 1 | 3 |
| Wall | 677 | 3,372 | 4,049 | ----- | ----- | ----- |
| Monument | 4 | 0 | 18,481 | 4 | 0 | 4 |
| Directional | 177 | 0 | 177 | 17 | 0 | 17 |
| EMU - video | 2,304 | 2,751 net | 5,055 | 1 | 0 net | 1 |

*The freestanding sign also contains an Electronic Message Unit (video).

**One existing freestanding sign is proposed to be removed in its entirety and replaced.

Applicant's Justification

The applicant states the requested signage is an integral part of Las Vegas Boulevard South and the Bellagio. The signage design is coordinated with the existing signage at the resort to project a cohesive design. The applicant states the signage does not interfere with the sight visibility zones or pedestrian sidewalk areas.

Prior Land Use Requests APNs 162-20-510-002; 162-20-601-001

| Application Number | Request | Action | Date |
|--|--|-----------------|---------------|
| ADR-22-900807 | Pedestrian walkway bridge enclosure (Bellagio) | Approved by ZA | January 2023 |
| UC-20-0546 | Monorail (underground people mover system) | Approved by BCC | October 2021 |
| AR-19-400088 (WC-18-400191 (UC-0284-17)) | First application for review of a waiver of conditions for an outdoor sales booth | Approved by BCC | August 2019 |
| AR-19-400089 (UC-0284-17) | First application for review for deviations of a use permit for an outdoor sales booth | Approved by BCC | August 2019 |
| DR-18-0646 | Façade changes to an existing outdoor sales structure/booth | Approved by BCC | October 2018 |
| WC-18-400191 (UC-0284-17) | Waived conditions for an outdoor sales booth | Approved by BCC | October 2018 |
| ADR-1132-17 | Building addition and façade change for a restaurant (Spago) | Approved by ZA | November 2017 |
| UC-0284-17 | Allowed an outdoor sales structure/booth and signage subject to 2 years to commence and review | Approved by BCC | June 2017 |
| ADR-0302-11 | Building addition and redesign of an existing nightclub | Approved by ZA | April 2011 |
| UC-0288-05 | Allowed an employee parking garage and increased height for the parking garage | Approved by PC | April 2005 |
| DR-1625-03 | Allowed gates, a guard house, and fences | Approved by PC | November 2003 |
| DR-0283-03 | Expansion to a resort hotel (Bellagio) | Approved by BCC | March 2003 |

Prior Land Use Requests APN 162-20-602-001

| Application Number | Request | Action | Date |
|--------------------|--|----------------|----------------|
| ADR-0787-11 | Pavilion and guard shack for the Cosmopolitan Resort Hotel | Approved by ZA | September 2011 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|---|
| North | Entertainment Mixed-Use | CR | Caesars Palace Resort Hotel |
| South | Entertainment Mixed-Use | CR | Jockey Club & Cosmopolitan Resort Hotel |
| East | Entertainment Mixed-Use | CR | Horseshoe, Paris & Planet Hollywood Resort Hotels |
| West | Entertainment Mixed-Use | CR, IL, & CC | I-15, offices, industrial uses, & The Martin |

Related Applications

| Application Number | Request |
|---------------------------|--|
| DR-24-0335 | A design review for the expansion of an existing resort hotel (Bellagio) is a companion item on this agenda. |

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

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

The Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed freestanding sign along with the proposed wall signs on the new buildings are consistent in style, design, and scale with the previously approved resort hotel and with other resort hotels within the immediate area along Las Vegas Boulevard South. Staff finds the proposed freestanding sign, electronic message units (video) and wall signs will be harmonious with the approved comprehensive sign plan and the location of the freestanding sign will not impede pedestrian or vehicular traffic. In total, the signs should not have an adverse or negative impact on the surrounding land use or properties. Therefore, staff recommends approval.

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 30.02.26B.3(ii) 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

- 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 signs are not permitted within the right-of-way.

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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 3 letters

COUNTY COMMISSION ACTION: August 21, 2024 – HELD – To 11/20/24 – per the applicant.

COUNTY COMMISSION ACTION: November 20, 2024 – HELD – To 02/19/25 – per the applicant.

APPLICANT: MGM RESORTS

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0335-BCORE PARADISE, LLC:

HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

RELATED INFORMATION:

APN:

162-20-501-006; 162-20-510-002; 162-20-601-001; 162-20-602-001; 162-20-616-064

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600, 3680, and 3708 Las Vegas Boulevard South
- Site Acreage: 85.77
- Project Type: Resort hotel
- Number of Stories: 3 (proposed addition)
- Building Height (feet): 493 (existing hotel)/138 (proposed addition)
- Square Feet: 1,138,645 (existing hotel)/397,180 (proposed addition)/1,513,071 (total)
- Parking Required/Provided: 4,572/6,276
- Sustainability Required/Provided: 7/9.5

Site Plans

The plans depict a new 397,180 square foot addition to the existing Bellagio. The addition will be located on the south side of a private drive, Bellagio Drive, on the west side of Las Vegas Boulevard South. The addition has a minimum front setback along Las Vegas Boulevard South of 19.3 feet and will be located 15 feet from the south property line. The existing covered walkway which begins at the existing freestanding Bellagio sign and leads to the parking garage is proposed to be removed along with this sign. The plan indicates a new freestanding sign will be located on APN 162-20-602-001 to the south which is the subject of a separate sign design review, SDR-24-0334. A new pedestrian bridge to The Cosmopolitan **Resort to the south** is proposed. All interior modifications to The Cosmopolitan that are necessary to accommodate the bridge are not a part of this application. A future Clark County Public Works pedestrian bridge across Las Vegas Boulevard South is also indicated, but it is not a part of this application. The plans indicate that some interior remodeling will be done to the existing entrance lobby as well

as to the bus/ride-share drop-off on the ground level of the existing Bellagio parking garage. No changes to the existing driveways and vehicle circulation areas are proposed. Access will be maintained to the existing porte-cochere, existing drop-off and taxi queues, as well as the existing parking garage. A portion of the building addition will displace 73 parking spaces in the south parking garage. However, the parking analysis indicates that the required parking for the existing hotel/casino is 3,357, and the addition will require 1,215 parking spaces for a total of 4,572 parking spaces. The total parking provided is 6,276 parking spaces including 74 accessible parking and 16 van accessible parking spaces. The plan indicates 13 existing EV installed parking spaces are provided for the resort. The ground level of the addition will include a 1,513 square foot area for loading docks and trash enclosures that will be screened from the street by the building. Access to these areas will be from Frank Sinatra Drive to the west. A Parking Demand Study has been submitted regarding the loading requirements for the property. Eight off-street loading spaces are currently provided. Three additional loading spaces are proposed with the addition for a total of 11 parking spaces. The study indicates that the additional loading spaces will provide more spaces per gross floor area than currently exists. No other changes to the site are proposed.

Landscaping

The street landscape plans are provided for the 196 feet of linear street frontage along Las Vegas Boulevard South where the building addition fronts. The plans indicate no large trees will be provided due to the proposed overhead bridge. All trees will be small or medium species listed in the SNRPC Plant List which include Indian Hawthorn, Fruitless Olive, and African Sumac which all feature low to medium water usage. Shrubs and flowers are also proposed along the street frontage including Japanese Boxwood, Pink Muhly Grass, and Gazania, among others. The landscaping provided exceeds the minimum requirements. The existing landscape areas north of Bellagio Drive will remain in place. Landscaping will also be provided within various outdoor terraces on the building addition.

Elevations

The elevations indicate the building addition will include 3 levels and will be up to 138 feet in height at the tip of the highest roof spire or finial. The proposed addition is in an Italian architectural style with details similar to the finishes, materials, and colors found on the existing buildings. This includes painted plaster finishes (EIFS), precast decorative molding, and a stone wall finish. The building features multiple skylights, glass and metal framed windows of varying sizes and shapes, a metal framed and clad atrium façade, and a metal and glass curtain wall system at the front atrium. A series of balconies with precast balusters and a railing assembly, metal framed terraces, and precast wall hung planters are provided along with landscape areas including trees. An infinity edge outdoor pool is visible on Level 3. An enclosed glass clad pedestrian bridge to The Cosmopolitan is proposed and is visible from the east elevation. The south elevation west of the pedestrian bridge, which will not be easily visible from the street, will have a series of columns and decorative molding to break-up the wall plane. The roof areas feature a series of domed roof construction which will be finished with acrylic paint over a waterproof membrane and feature precast pilasters or painted EIFS ribs. Other roof areas will feature clay tile, and a series of cupolas with an EIFS finish, a decorative metal roof surface and railings.

Floor Plans

The plans indicate the 397,280 square foot addition will include 3 levels above the ground floor which is Level zero. The 2 main entry points are at Level zero adjacent to Las Vegas Boulevard South approximately where the escalators to the covered walkway through the Bellagio sign are now located. Overall, the plans indicate 160,442 square feet of retail space on Levels 1, 2, and 3. On Levels zero, 2 and 3, 51,278 square feet for food and beverage (bar/restaurant) uses are proposed. On Levels 2 and 3, 22,754 square feet of outside dining and drinking areas are located on multiple terraces. A 6,200 square foot outdoor water feature is proposed on Level 3, which will be reviewed by the water purveyor and if required, the applicant will enter into a water abatement agreement. There are 112,022 square feet of back of house areas located on all levels, but primarily on Levels zero and 1. Level 1 also includes a new hotel registration area. General circulation and restrooms account for 47,739 square feet of floor area. A new 1,433 square foot enclosed pedestrian bridge to The Cosmopolitan to the south will be accessed from Level 2.

Applicant's Justification

The applicant states the project is in keeping with the same design, materials, and colors as the existing resort hotel, and the uses complement the existing resort. The applicant states the traffic flows will not change as a result of the addition. The applicant states the height of the proposed project is less than the hotel towers to the south and west, and that the landscaping is compliant and generous. Lastly, the applicant states the loading area is completely screened from street views, will operate in conjunction with the existing Bellagio loading area, and the public will not be exposed to the dock.

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

| Application Number | Request | Action | Date |
|--|--|-----------------|---------------|
| ADR-22-900807 | Pedestrian walkway bridge enclosure (Bellagio) | Approved by ZA | January 2023 |
| UC-20-0546 | Monorail (underground people mover system) | Approved by BCC | October 2021 |
| AR-19-400088 (WC-18-400191 (UC-0284-17)) | First application for review of a waiver of conditions for an outdoor sales booth | Approved by BCC | August 2019 |
| AR-19-400089 (UC-0284-17) | First application for review for deviations of a use permit for an outdoor sales booth | Approved by BCC | August 2019 |
| DR-18-0646 | Facade changes to an existing outdoor sales structure/booth | Approved by BCC | October 2018 |
| WC-18-400191 (UC-0284-17) | Waived conditions for an outdoor sales booth | Approved by BCC | October 2018 |
| ADR-1132-17 | Building addition and facade change for a restaurant (Spago) | Approved by ZA | November 2017 |
| UC-0284-17 | Allowed an outdoor sales structure/booth and signage subject to 2 years to commence and review | Approved by BCC | June 2017 |
| ADR-0302-11 | Building addition and redesign of an existing nightclub | Approved by ZA | April 2011 |

Prior Land Use Requests APNs 162-20-501-006; 162-20-510-002; 162-20-601-001

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| UC-0288-05 | Allowed an employee parking garage and increased height for the parking garage | Approved by PC | April 2005 |
| DR-1625-03 | Allowed gates, a guard house, and fences | Approved by PC | November 2003 |
| DR-0283-03 | Expansion to a resort hotel (Bellagio) | Approved by BCC | March 2003 |

Prior Land Use Requests APN 162-20-602-001

| Application Number | Request | Action | Date |
|--------------------|--|----------------|----------------|
| ADR-0787-11 | Pavilion and guard shack for the Cosmopolitan Resort Hotel | Approved by ZA | September 2011 |

Prior Land Use Requests APN 162-20-616-064

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| WS-0359-16 | Reduction in parking and addition to guestrooms and gaming area for the Cosmopolitan Resort Hotel | Approved by BCC | July 2016 |
| ADR-0283-15 | Exterior remodel consisting of the enclosure of an outside dining area and restaurant remodel | Approved by ZA | September 2015 |
| UC-0826-13 | Ice skating rink and a temporary membrane structure | Approved by BCC | February 2014 |
| UC-0140-10 | Amendment to the approved comprehensive sign plan for the Cosmopolitan Resort Hotel | Approved by BCC | May 2010 |
| UC-0480-09 | Comprehensive sign plan for the Cosmopolitan Resort Hotel | Approved by BCC | September 2009 |
| UC-1268-07 | Freestanding and roof signs - expunged by UC-0480-09 | Approved by BCC | December 2007 |
| WS-1556-06 | Allowed a 32% reduction in on-site parking and modifications to parking standards | Approved by PC | December 2006 |
| WS-0372-05 | Permanently permitted 358 off-site parking spaces for the Jockey Club and Cosmopolitan Resort Hotel site | Approved by BCC | July 2005 |
| UC-0136-05 | Modifications to the Cosmopolitan Resort Hotel | Approved by BCC | March 2005 |
| UC-1575-04 | Original use permit for the Cosmopolitan Resort Hotel | Approved by BCC | November 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|---|
| North | Entertainment Mixed-Use | CR | Caesars Palace Resort Hotel |
| South | Entertainment Mixed-Use | CR | Jockey Club & Cosmopolitan Resort Hotel |
| East | Entertainment Mixed-Use | CR | Horseshoe, Paris & Planet Hollywood Resort Hotels |
| West | Entertainment Mixed-Use | CR, IL, & CC | I-15, offices, industrial uses, & The Martin |

Related Applications

| Application Number | Request |
|---------------------------|--|
| SDR-24-0334 | A sign design review to modify a comprehensive sign plan for an existing resort hotel (Bellagio) is a companion item on this agenda. |

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

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 design of the proposed addition closely matches the architectural design of the Bellagio. The modifications proposed will be harmonious with the development in the area. No changes to site access or circulation are proposed and therefore, traffic conditions on Las Vegas Boulevard South should not be negatively affected. Loading areas will be hidden from view of the street and the public with access provided from the west. Pedestrian connectivity to adjacent resort properties will be enhanced by the addition of the pedestrian bridge. Additional landscaping will be provided which will exceed the minimum requirements. Staff finds the proposed addition to be appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and polices of the Master Plan; therefore, staff recommends approval.

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 30.02.26B.3(ii) 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

- 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

- Drainage study and compliance;
- Traffic study and compliance;
- **Coordinate with Public Works - Development Review to grant pedestrian access easement along Las Vegas Boulevard South so that a minimum Level of Service "C" is achieved under peak pedestrian volumes**

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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Fire Chief Horvat is requesting a meeting, concerning the location of the fire access lane; please contact Blair Coon to schedule a meeting at blair.coon@clarkcountynv.gov.

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 #0306-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 5 cards

PROTESTS: 1 card, 2 letters

COUNTY COMMISSION ACTION: August 21, 2024 – HELD – To 11/20/24 – per the applicant.

COUNTY COMMISSION ACTION: November 20, 2024 – HELD – To 02/19/25 – per the applicant.

APPLICANT: MGM RESORTS

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0735-J & J INVESTPROP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative loading spaces; 2) alternative driveway geometrics; and 3) allow attached sidewalks.

DESIGN REVIEW for a proposed office/warehouse building with outdoor storage in conjunction with an existing industrial complex on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the eastside of Mojave Road and the southside Pepper Lane within Paradise. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-713-002; 162-36-713-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow the proposed loading space to not be separate from customer parking and allow pedestrian walkways to cross these areas where separation is required per Section 30.04.04I.
2.
 - a. Reduce the proposed driveway throat depth to 4 feet where 25 feet is required per Uniform Standard Drawing 222.1 along Post Road (an 81% reduction).
 - b. Reduce the proposed driveway throat depth to 9 feet where 25 feet is required per Uniform Standard Drawing 222.1 along Pepper Lane (a 64% reduction).
3.
 - a. Allow an existing attached sidewalk to remain where a detached sidewalk is required along Pepper Lane per Section 30.04.08C.
 - b. Allow an existing attached sidewalk to remain where a detached sidewalk is required along Mojave Road per Section 30.04.08C.
 - c. Allow an existing attached sidewalk to remain where a detached sidewalk is required along Post Road per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3235 & 3255 Pepper Lane
- Site Acreage: 4.32
- Project Type: Proposed office/warehouse with outdoor storage
- Number of Stories: 1

- Building Height (feet): 37
- Square Feet: 22,034
- Parking Required/Provided: 92/106
- Sustainability Required/Provided: 7/7

History & Site Plan

The site was originally approved in 2007 for 2 office/warehouse buildings on the east half of the site with a future phase for a third building (community center) on the southwest corner. The approved plans indicated 173 parking spaces on-site with a total building square footage of 54,430 square feet. The north office/warehouse building, the off-site improvements, perimeter and parking lot landscaping, parking lot, driveways and drive aisles were constructed and installed. However, the pad site for the community center building was never developed.

The plans depict the development of a proposed office/warehouse building with outdoor storage area on APN 162-35-713-002. The building consists of 4 suites with each 1 accessing the outdoor storage areas independently via the gated storage yards. The outdoor yards are gated and screened by a 10 foot decorative metal fence. There are 8 new parking spaces on-site, including ADA spaces, making a total of 106 parking spaces on-site. Cross access is provided with the property to the east. A waiver of development standards is included in this application to allow the proposed loading spaces to not be separate from customer parking and pedestrian walkways.

Access to the site is provided via 2 existing driveways. The first driveway is along Post Road on the south side of the site and the second is along Pepper Lane on the north side of the site. The proposed throat depths are reduced from the required 25 feet; therefore, necessitating a waiver of development standards. Additional waivers are required to allow the existing attached sidewalks to remain along Pepper Lane to the north, Mojave Road to the west, and Post Road to the south of the site.

Landscaping

The plan shows parking lot landscaping provided throughout the new parking lot area. Due to the site location, which has 3 direct street frontages, the plan shows a 10 foot wide landscape strip along Mojave Road and 15 foot wide landscape strip along Pepper Lane and Post Road consisting of Shoestring Acacias and multiple shrubs and ground coverage. There is also existing on-site landscaping which will be preserved.

Elevations

The proposed building is 37 feet in height with stepped parapets. The exterior walls facades showcase a neutral and light color palette. The front facade is straightforward, with visible access points and windows that allow for natural light to enter the interior. Metal canopies are provided above windows and doors.

Floor Plans

The overall area of proposed building is 22,034 square feet. The plan depicts 4 individual suites ranging in square footage from 5,473 to 5,542. Each suite also provides an outdoor storage area which ranges in size from 1,308 square feet to 4,792 square feet.

Applicant's Justification

The applicant states the proposed building shares similar architectural elements with the existing building on-site and has implemented several measures to enhance the environmental performance of the development. The loading spaces in front of the building allow trucks to enter and unload directly inside the suites. This configuration improves operational efficiency since it would be more complicated for the rear of the building to maneuver through the narrow space and being in front of the building minimizes visibility from the street.

Furthermore, the applicant states the request to allow a reduction in the throat depth for both driveways will be mitigated by the placement of stop signs that are located at the entrance and exit of the parking lot. Furthermore, the request to allow the existing attached sidewalks to remain is compensated by the proposed street landscaping.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| DR-0575-07 | Office/warehouse complex on the east half of the site | Approved by PC | July 2007 |
| UC-0270-07 | Allowed a place of worship | Approved by PC | April 2007 |
| TM-0388-06 | 1 lot commercial subdivision | Approved by PC | November 2006 |
| ZC-0761-06 | Reclassified 4.7 acres from R-E to M-D zoning with a use permit to allow offices as a principal use, and a design review for an office complex | Approved by BCC | July 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|---------------------------|---------------------------|----------------------------|
| North, East, & West | Business Employment | IP (AE-65) | Office/warehouse complexes |
| South | Business Employment | IP (AE-65 & AE-70) | Office/warehouse complex |

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

Loading spaces are proposed in between customer parking spaces along the east side of the building adjacent to an internal sidewalk/pedestrian walkway. Loading spaces are required by Code to be separate from customer parking areas and pedestrian walkways and shall not cross those areas. The applicant has stated the loading spaces are not directly visible from the streets. However, the loading zone location would appear to block the parking spaces and pedestrian access when loading and unloading occurs in front of the overhead door. Therefore, staff recommends denial of this waiver.

Design Review

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 building design provides awnings above entrances and windows. The street landscaping functions as a buffer between the proposed development and the roadways. Even though the proposed roll-up doors are visible from the streets, the street landscaping will contribute to the partial screening of said doors, but some other roll-up doors will be partially visible from the driveways. On-site pedestrian connections are provided to the public sidewalk, including the use of a crosswalk with paved cobblestones. The trash and recycling enclosure on the north side of the building is proposed to be surrounded by a CMU block wall. Staff understands that the proposed loading spaces location is for direct loading and unloading inside the suites. However, the direct contact between the loading spaces and the pedestrian walkways and parking lot could become an undesirable situation. The building design and architectural features are not unsightly or undesirable, nevertheless, the proposed location of the roll-up doors, the loading spaces and the cumulative effect of other waivers have an impact on the overall design of the site. Therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #2a

Staff cannot support the reduced throat depth along Post Road. Staff finds there is an immediate conflict with vehicles entering and exiting the gate adjacent to the driveway creating the potential for collisions. In addition, all the development along Pine Street provide an increase in traffic in the area further increasing the potential for collisions.

Waiver of Development Standards #2b

Staff cannot support the reduced throat depth along Pepper Lane. Drivers will have to negotiate an immediate turn into the site creating conflicts with those trying to access parking stalls causing stacking of vehicles in the right-of-way.

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Pepper Lane, Mojave Road, and Post Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

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

Fire Prevention Bureau

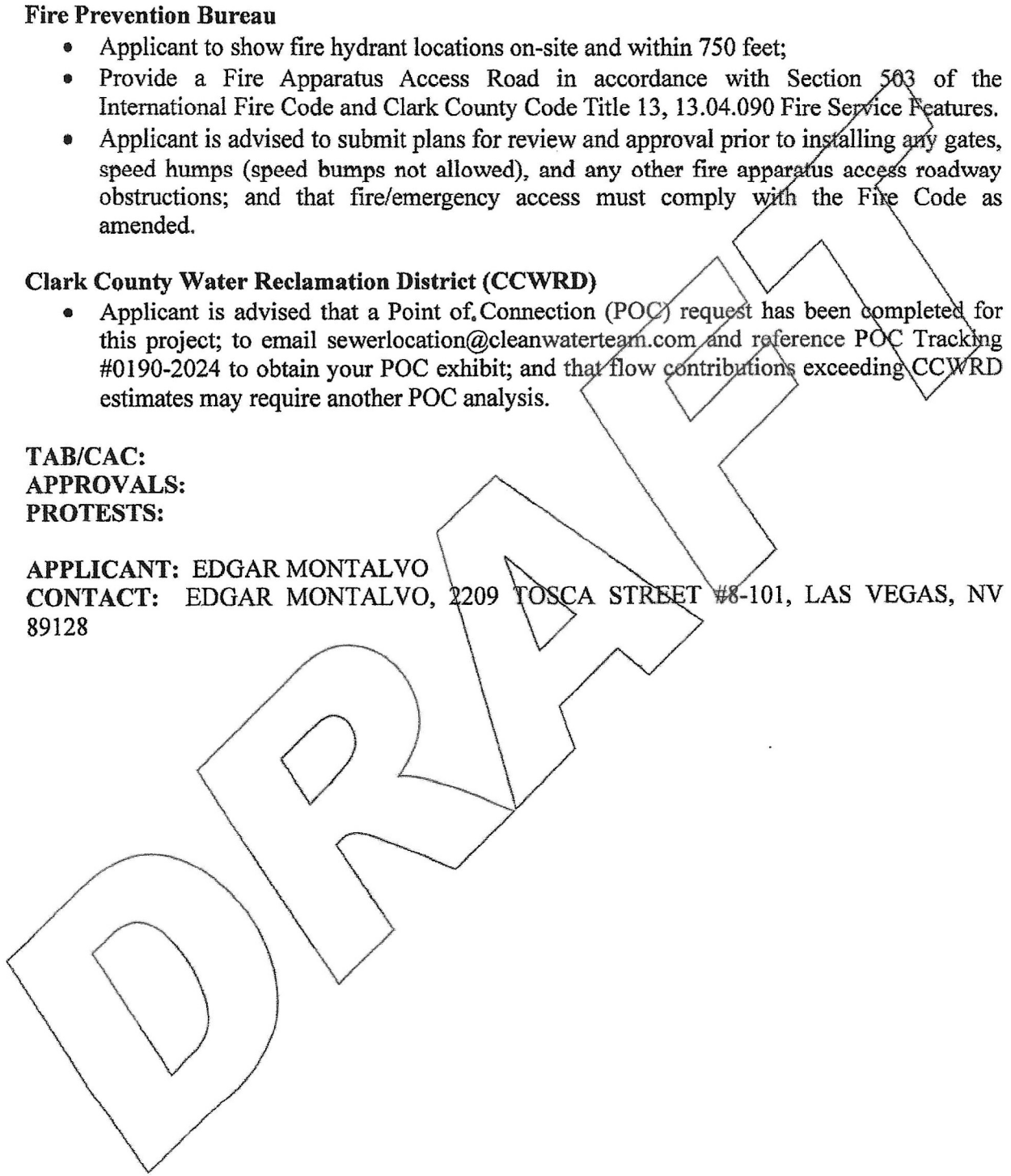
- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

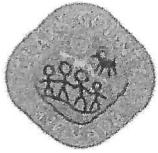
Clark County Water Reclamation District (CCWRD)

- 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 #0190-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDGAR MONTALVO
CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-713-002 α 003

PROPERTY ADDRESS/ CROSS STREETS: 3235 PEPPER LN. CROSS WITH S MOJAVE RD

DETAILED SUMMARY PROJECT DESCRIPTION

DESIGN REVIEW FOR A NEW COMMERCIAL BUILDING (OFFICE AND WAREHOUSE) WITH WAIVERS

PROPERTY OWNER INFORMATION

NAME: J & J INVESTPROP L L C
 ADDRESS: 8775 LINDELL RD STE 100
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: J & J INVESTPROP L L C
 ADDRESS: 8775 LINDELL RD STE 100
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: EDGAR D MONTALVO
 ADDRESS: 2209 TOSCA ST #8-101
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: 702-479-8664 CELL 702-479-8664 EMAIL: COMMENTS@XPCONSULT.NET

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Javier Ibarra-Ramirez
 Property Owner (Signature)*

JAVIER IBARRA-RAMIREZ
 Property Owner (Print)

10/24/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0735

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 12/18/2024

BCC MEETING DATE 02/19/2025

FEES \$1300⁰⁰

TAB/CAC LOCATION Paradise

DATE 01/28/2025

Nov 25 2024

TO: Clark county
Public Works Department

PROJECT JUSTIFICATION LETTER

RE: Pepper Ln warehouse

WS-24-0735

WS-24-0735

To whom it may concern.

The reason of this letter is to request the approval of a, Design Review & Waivers of development standards, for a new building to be located at the 3235 PEPPER LN A.P.N. 162-36-713-002 & 162-36-713-003. The project consists of a building with an area of 22,033 sqft, an Outdoor storage of 10,148 sqft and a height of 36' 3" feet at its highest point.

The existing building requires 24 spaces, the proposed building requires 23 and the outdoor storage 44 with 4 handicaps required, giving a total of 92 required, the provided is 106 spaces with 4 HC included to the project to avoid the need for a parking waiver. The proposed land use of the property is for WAREHOUSE AND DISTRIBUTION in a Industrial Park (IP) zoning, which is permitted.

The proposed project acknowledges that the current site includes 20 parking spaces. However, with the implementation of the new development, the total number of parking spaces will be reduced to 13. Despite this reduction, the overall parking requirements for the industrial park will still be met, ensuring compliance with zoning regulations

Through this design review we respectfully request for your approval of the following waivers:

WS1. Reduce throat depth for a driveway along E Post Rd to 4'-6" where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 82% reduction on the west side). It was proposed to place stop signs at the entrance and exit of the parking lot to control entrances and exits, in addition, the driveway that takes part of the depth throat is an exit and quiet.

WS2. Reduce throat depth for a driveway along Pepper Ln to 9'-11" where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 65% reduction on the west side). It was proposed to place stop signs at the entrance and exit of the parking lot to control entrances and exits, in addition, the driveway that takes part of the depth throat is an exit and quiet.

WS3 We requested a waiver where a detached sidewalk is required, and an attached sidewalk is existing, we are leaving 10 feet of landscape around the entire perimeter of the project, to compensate for it.

WS4. We request a waiver for the loading zones that is located in front of the buildings, since they do not have a screen, however these zones are located between buildings on the internal street that connects them, that way they can only be seen from one angle of the street and not directly.

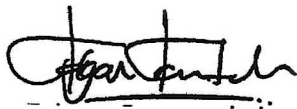
Its facade showcases a neutral and light color palette. The front facade is straightforward, with visible access points and windows that allow for natural light to enter the interior. Standing at approximately 30 feet tall, the building maintains a uniform height throughout, emphasizing its clean and functional design.

The new building shares several similarities with the existing structure. From a floor view, its rectangular footprint closely mirrors that of the original, maintaining the rectangle shape. It also adopts a light, neutral color scheme that complements the existing building's palette. However, a play of volumes and varying heights can be observed on its facades, introducing a modern touch while preserving the overall simplicity. Like the existing building, the new one features a plain main facade with entrances and windows, and its height is similarly around 30 feet."

In alignment with sustainability standards, we have implemented several key measures to enhance environmental performance. We increased the number of trees on-site by 10% above the required amount, with over 95% of trees provided selected for their low or very low water consumption. Additionally, we have provided a charging station for electric bicycles and ensured that the vehicle charging station is equipped with appropriate shading. To further improve sustainability, we have proposed a single-ply cool roof and an awning to cover doors and windows. We also maintaining a ceiling height of over 11 feet to enhance ventilation and have installed low-emissivity glass for all windows to reduce energy consumption.

The project presented is compatible with the designated use of the area, in addition to being low intensity, this will not affect the commercial developments adjacent to it, much less the industrial ones, the architectural style is compatible with what exists in the area, achieving cohesion with the environment, likewise, it will contribute to the economy by generating jobs for residents of the area. We strongly believe that this project will contribute to improve the area and will be a great contribution to the neighborhood.

We have the certainty that you will help us to achieve our goal of making this project reality.



Sincerely

Edgar D. Montalvo