



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 29, 2022

7:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto: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](mailto: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 March 8, 2022. (For possible action)
- IV. Approval of the Agenda for March 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **TM-22-500038-MGM RESORTS FESTIVAL GROUNDS LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 15.3 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Reno Avenue within Paradise. JG/sd/jo (For possible action) **PC 4/19/22**
- 2. **UC-22-0082-SOUTH SANDHILL ROAD, LLC:**  
**USE PERMIT** for live entertainment within an existing banquet facility in conjunction with an existing shopping center on a portion of 3.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Sandhill Road and the south side of Flamingo Road within Paradise. TS/jt/syp (For possible action) **PC 4/19/22**
- 3. **UC-22-0116-WBCMT 2007-C33 GATEWAY BUSINESS PARK, LLC:**  
**USE PERMIT** to allow a major training facility within an existing office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, approximately 400 feet south of Post Road within Paradise. JG/jad/syp (For possible action) **PC 4/19/22**
- 4. **VS-22-0118-PECOS CONDO PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between University Avenue (alignment) and Harmon Avenue and between Pecos Road and Mojave Road within Paradise (description on file). TS/nr/jo (For possible action) **PC 4/19/22**
- 5. **WS-22-0051-RAMOS MARLA J:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Annie Oakley Drive and the south side of Hacienda Avenue within Paradise. JG/jt/jo (For possible action) **PC 4/19/22**
- 6. **WS-22-0088-APL PROPERTIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fence height; **2)** reduce fence setback; **3)** reduce the existing landscape area width; **4)** eliminate required trees; and **5)** reduce parking in conjunction with an existing medical office building on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Burnham Avenue and the north side of Rochelle Avenue within Paradise. TS/jor/syp (For possible action) **PC 4/19/22**

7. **WS-22-0109-PATRON INVESTMENTS LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase sign height; 2) increase freestanding sign area; and 3) reduce parking.  
**DESIGN REVIEW** for a sign in conjunction with a restaurant on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/bb/syp (For possible action) **PC 4/19/22**
8. **WS-22-0117-RPI REGAL, LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) driveway geometrics; 2) reduced driveway throat depth; and 3) reduced driveway departure distance.  
**DESIGN REVIEW** for proposed renovations to an existing commercial center on 10.0 acres in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/jor/jo (For possible action) **PC 4/19/22**
9. **AR-22-400024 (UC-20-0363)-DINGEE FAMILY TRUST:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow on-site clients in conjunction with an existing home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jgh/syp (For possible action) **BCC 4/20/22**
10. **DR-22-0120-CAESARS LINQ, LLC:**  
**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; 4) increase the number of animated signs; and 5) increase the area of animated signs on a 5.8 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/nr/syp (For possible action) **BCC 4/20/22**
11. **ET-22-400030 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/bb/jo (For possible action) **BCC 4/20/22**
12. **UC-22-0115-X-IT AT 215 PHASE II, LLC:**  
**USE PERMIT** for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/nr/syp (For possible action) **BCC 4/20/22**

13. **WS-22-0099-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall sign area; 2) roof sign; 3) increase the number of animated signs; and 4) encroachment into airspace.  
**DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/nr/syp (For possible action) **BCC 4/20/22**

14. **ZC-22-0098-AYITA 3315 LLC, ET AL:**  
**ZONE CHANGE** to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action) **BCC 4/20/22**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 12, 2022.

X. Adjournment.

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

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



## Paradise Town Advisory Board

March 8, 2022

### MINUTES

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

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

Town Liaison:         Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Nicole Russell; Planning, Blanca Vazquez; Town Liaison,  
Alvaro Lozano; Community Services Specialist

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

II. Public Comment:  
**None**

III. Approval of February 22, 2022 Minutes

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

Approval of Agenda for March 8, 2022

**Moved by: Wardlaw**  
**Action: Approve with the hold of items #5 & #6**  
**Vote: -0 Unanimous**

IV. Informational Items (For Discussion only)  
**Movie in the park March 12, 2022 6:00pm 4775 McLeod Drive**

V. Planning & Zoning

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

**USE PERMIT** to allow a cannabis establishment (cultivation).

**DESIGN REVIEW** for an addition to an existing office/warehouse building on 0.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/sd/jo (For possible action) **BCC 3/16/22**

**MOVED BY-Philipp**

**DENY**

**VOTE: 4-0 Unanimous**

2. **NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:**

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

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

**DESIGN REVIEW** for the conversion of an existing single family residence to an office use. Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (For possible action) **PC 4/5/22**

**MOVED BY-Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

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

**USE PERMIT** to allow a major training facility within an existing office/warehouse complex on 6.0 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the south side of Sunset Road, 135 feet east of Escondido Street within Paradise. JG/jor/syp (For possible action) **PC 4/5/22**

**MOVED BY-Philipp**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **DR-22-0061-CAESARS CONVENTION CENTER OWNER, LLC:**

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; and 3) increase overall wall sign area on a 31.0 acre portion of approximately 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

**MOVED BY-Wardlaw**

**APPROVE-Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**  
**HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME** to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**USE PERMITS** for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 4/6/22**

**Held per applicant. Return to the July 12, 2022 Paradise TAB meeting**

6. **ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:**  
**USE PERMITS SIXTH EXTENSION OF TIME** to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file.  
**DESIGN REVIEWS** for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action) **BCC 4/6/22**

**Held per applicant. Return to the April 12, 2022 Paradise TAB meeting**

7. **UC-22-0066-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:**  
**USE PERMITS** for the following: **1)** brew pub; **2)** craft distillery; **3)** live entertainment; and **4)** outside dining/drinking.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow encroachment into airspace; **2)** increase building height; **3)** reduce parking; and **4)** reduce the height setback ratio adjacent to an arterial street.  
**DESIGN REVIEW** for a brew pub and craft distillery in conjunction with an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Park Avenue within Paradise. JG/jor/syp (For possible action) **BCC 4/6/22**

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

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

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

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be March 29, 2022**
- IX. Adjournment  
**The meeting was adjourned at 7:40 p.m.**



04/19/22 PC AGENDA SHEET

3901/3931 SLVB COMMERCIAL SUBDIVISION  
(TITLE 30)

LAS VEGAS BLVD S/RENO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-22-500038-MGM RESORTS FESTIVAL GROUNDS LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 15.3 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Reno Avenue within Paradise. JG/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-28-201-002; 162-28-201-007

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3901 Las Vegas Boulevard South
- Site Acreage: 15.3
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision with access from Las Vegas Boulevard South, Reno Avenue, and Giles Street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-21-900389	Parking lot	Approved by ZA	July 2021
DR-18-0081	Monorail expansion	Approved by BCC	March 2018
UC-0617-16	Monorail to Mandalay Bay	Approved by BCC	November 2017
UC-0025-13	Expansion of approved festival site	Approved by BCC	May 2013

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, West & East	Entertainment Mixed-Use	H-1	Resort & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this application; the applicant can find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** SUZANNE LASPINA  
**CONTACT:** SUZANNE LASPINA, LOCHSA ENGINEERING, 6345 S. JONES BLVD  
#100, LAS VEGAS, NV 89118

DRAFT



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-500038</u>	DATE FILED: <u>2/23/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>3/29/22</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>4/19/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>MGM Resorts Festival Grounds, LLC</u>
	ADDRESS: <u>3950 Las Vegas Boulevard South</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>Inorton@mgmresorts.com</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	E-MAIL: <u>Inorton@mgmresorts.com</u> CELL: <u>702-632-6749 Laura Norton</u>

<b>APPLICANT</b>	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-365-9312</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	E-MAIL: <u>suzanne@lochsa.com</u> CELL: <u>702-379-3700</u>
	REF CONTACT ID #: <u>129963</u>

<b>CORRESPONDENT</b>	NAME: <u>Lochsa Engineering, LLC</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-365-9312</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	E-MAIL: <u>suzanne@lochsa.com</u> CELL: <u>702-379-3700</u>
	REF CONTACT ID #: <u>129963</u>

ASSESSOR'S PARCEL NUMBER(S): 162-28-201-002 and 007

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard South and Mandalay Bay Road

TENTATIVE MAP NAME: 3901/3931 SLVB Commercial Subdivision

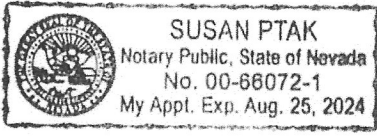
I, We the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings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

MGM Resorts Festival Grounds, LLC  
 \_\_\_\_\_  
 Laura Norton  
 Property Owner (Print)

Property Owner (Signature)\* Authorized Representative  
 STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 9, 2021 (DATE)  
 By Laura Norton, Authorized Representative

NOTARY PUBLIC: Susan Ptak



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

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

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



December 13, 2021

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

Subject: TM-21-101576 - Tentative Map Justification Letter  
for MGM Resorts Festival Grounds, LLC  
LE #215149

To Whom it May Concern,

Lochsa Engineering, LLC on behalf our our client, MGM Resorts Festival Grounds, LLC, hereby provides our intent and requests consideration of the Tentative Map over APNs 162-28-201-002 and 007, which is currently vacant land. This intent is to simply combine the two parcels into a 1-lot Commercial Subdivision. At this time our client has no intent to development this land.

Your favorable consideration in this matter would be greatly appreciated. Should you have any questions or require clarification please call.

Sincerely,  
LOCHSA ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'Shawn R. Herman'.

Shawn R. Herman, P.L.S.

04/19/22 PC AGENDA SHEET

LIVE ENTERTAINMENT  
(TITLE 30)

FLAMINGO RD/SANDHILL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0082-SOUTH SANDHILL ROAD, LLC:**

**USE PERMIT** for live entertainment within an existing banquet facility in conjunction with an existing shopping center on a portion of 3.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Sandhill Road and the south side of Flamingo Road within Paradise. TS/jt/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
161-19-501-002 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE-CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4130 S. Sandhill Road, Suites A16 through A18
- Site Acreage: 3.6 (portion)
- Project Type: Live entertainment (banquet facility)
- Number of Stories: 1
- Square Feet: 6,000 (lease area)
- Parking Required/Provided: 267/268 (per UC-0706-16)

**Site Plan**

The shopping center includes an inline commercial building along the south property line, an inline commercial building located along the east property line, and a pad site (zoned C-1) located in the northwest corner of the site. Ingress/egress is provided by 3 driveways on Sandhill Road and 2 driveways on Flamingo Road. Parking spaces are in front of the inline commercial buildings, and the subject banquet facility with live entertainment is located in suites A16 through A18 in the eastern inline building.

**Landscaping**

No changes are proposed to the existing landscaping along the street frontages.

Elevations

Photos indicate that exterior materials for the 1 story inline commercial building consist of concrete block, painted stucco, stone veneer accents, aluminum storefront window systems, and metal awnings.

Floor Plans

A previous use permit for live entertainment for the same suites indicate that the banquet facility is 6,000 square feet. Plans submitted with this application indicate that the banquet facility includes a stage, dance floor, tables and chairs, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that live bands and mariachis are a necessary part of the event experience for patrons of the banquet facility. However, the applicant has installed acoustic absorption foam panels along the back wall of the suites to help reduce noise impacts. Furthermore, the applicant monitors the noise levels of the live bands to help reduce the acoustic impacts on the residential neighbors.

**Prior Land Use Requests\***

Application Number	Request	Action	Date
UC-0706-16	Live entertainment in conjunction with a banquet facility	Denied by PC	December 2016
UC-0628-06	Live entertainment in conjunction with a banquet facility	Denied by PC	July 2006
UC-0592-06	Live entertainment in conjunction with a banquet facility	Denied by BCC	July 2006
ZC-271-85 & 551-85	Reclassified the site to C-2 zoning with a variance to reduce parking	Approved by BCC	January 1986

\*Various other land use requests are associated with this site; however, these applications are most relevant to the live entertainment and banquet facility.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1 & C-2	Shopping centers
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	C-1 & R-1	Convenience store & single family residential

**Clark County Public Response Office (CCPRO)**

CE21-20414 is an active zoning violation for live entertainment at the banquet facility that is impacting the adjacent residential properties. ZV-13767-15 was a prior zoning violation for live

entertainment in conjunction with a banquet facility in the same suites. Since 2003, there have been 38 zoning complaints filed on the shopping center for a variety of violations including signage, zoning violations, building without permits, graffiti, and noise (live entertainment).

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

This site has a history of noise violations impacting the adjacent single family residences even though the same request for live entertainment in conjunction with a banquet facility in the same suites has been denied 3 previous times. Banquet facilities with live entertainment have continued to operate at this location in violation of Title 30.

The east side of the subject inline commercial building was built along the east property line. As a result, there is no setback from the building to the adjacent single family residential property lines. Some of the houses are located approximately 15 feet from the back wall of the commercial building. As a result, there is no feasible way for live entertainment to operate at this location without impacting the adjacent residential neighbors; therefore, staff cannot support the request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 6 months to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time



specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ONESTAR EVENTS CO

**CONTACT:** ONESTAR EVENTS CO, 1555 E. FLAMINGO RD, SUITE 105, LAS VEGAS, NV 89119

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: UC-22-0082 DATE FILED: 2/19/22  
 PLANNER ASSIGNED: JCT  
 TAB/CAC: Paradise TAB/CAC DATE: 3/29/22  
 PC MEETING DATE: 04/19/22  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$1675

PROPERTY OWNER

NAME: MLCFC 2006-3-4130-4180 South Sandhill Road LLC  
 ADDRESS: 5221 N. O'Connor Blvd #800  
 CITY: Irving STATE: TX ZIP: 75039  
 TELEPHONE: 469.749.2043 CELL: \_\_\_\_\_  
 E-MAIL: charles.wenner@greyco.com

APPLICANT

NAME: Reynaldo Jose Alvarez Dominguez  
 ADDRESS: 4372 Cloverhill Ct  
 CITY: Las Vegas STATE: NV ZIP: 89147  
 TELEPHONE: 7029804959 CELL: 7029804959  
 E-MAIL: onestareventsco@gmail.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 16119501002  
 PROPERTY ADDRESS and/or CROSS STREETS: 4130 S Sandhill Rd, suites A16-A18, Las Vegas, NV 89121  
 PROJECT DESCRIPTION: Live Entertainment use permit for DJ's and Live Music

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

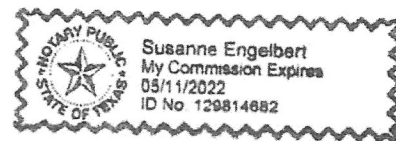
[Signature]  
 Property Owner (Signature)\*

Charles Wenner  
 Property Owner (Print)

STATE OF Texas  
 COUNTY OF TARRANT

SUBSCRIBED AND SWORN BEFORE ME ON January 24, 2022 (DATE)

By Susanne Engelbert  
 NOTARY PUBLIC: [Signature]



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

2

Las Vegas, November 11<sup>th</sup>, 2021

To whom it may concern:

Hereby I, Reynaldo Alvarez, as owner of ONESTAR EVENTS CO would like to request live entertainment permit use for our location on 4130 S Sandhill Rd, suites A16-A18 Las Vegas, NV 89121, doing business as Kathy's Vintage Venue.

The reason of this request is because this location is a banquet hall facility and sometimes our customers like to hire some live bands and mariachis as part as their event experience.

We are taking all precautions possible in order to minimize the impact of the noise on the residential properties that are behind the shopping plaza we Kathy's Vintage Venue is located. We just installed acoustics Absorption foam panels on the back walls of our suites with a Noise Reduction Coefficient of 0.8, which were the most efficient ones we found on the market.

All bands and live music performing at the hall once the permit is issued will be monitored in order to maintain adequate noise levels considering the distance between our suites and the referred residential properties.

Sincerely,



---

Reynaldo Alvarez  
ONESTAR EVENTS CO  
President

04/19/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY  
(TITLE 30)

PECOS RD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0116-WBCMT 2007-C33 GATEWAY BUSINESS PARK, LLC:**

**USE PERMIT** to allow a major training facility within an existing office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Pecos Road, approximately 400 feet south of Post Road within Paradise. JG/jad/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-410-004 thru 008; 161-31-410-010 thru 013; 161-31-410-016; 161-31-410-021; 161-31-410-030 thru 032 (ptn)

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6330 Pecos Road
- Site Acreage: 2.9 (subject site)
- Project Type: Major Training Facility
- Number of Stories: 1
- Square Feet: 13,986
- Parking Required/Provided: 1,315/1,435

Site Plan

The proposed use is located within an office/warehouse complex, which includes retail uses approved by UC-0898-01. The complex is bounded by Post Road on the north, Pecos Road on the west, and Sunset Road on the south. The complex consists of 4 office/warehouse buildings, with 4 pad sites along Pecos Road. The primary retail area is on the south side of the complex, oriented to Sunset Road. There is 1 inline building and 3 commercial pad sites; 1 pad site along Sunset Road, a second pad site along Pecos Road and a third pad site on the northeast corner of Pecos Road and Sunset Road. The proposed major training facility is located within 1 of the office/warehouse buildings, centrally located on the site. Parking is located throughout the complex with several points of access from Pecos Road, Post Road and Sunset Road.

Landscaping

Existing landscaping is located along the street frontages as well as throughout the interior of the site.

Elevations

The existing building is 1 story with a flat roof behind parapet walls. The walls are painted neutral color with turquoise accents.

Floor Plans

The approximately 14,000 square foot space includes batting cages, fields, and sports performance areas. Incidental retail sales and snack bars are also provided, as well as supporting offices and storage. A parent viewing area is centrally located within the space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this is a state-of-the art youth baseball training facility to help players become stronger, more efficient, and smarter players. The hours of operation are 9:00 a.m. to 9:00 p.m. 7 days a week. The batting cage/field area is large enough to accommodate 8 separate areas. This is a membership facility, anticipated with 400 members. The applicant's plan is to have 12 to 48 baseball students rotate in/out during a 2 hour period, 1 hour for baseball skills and the other hour for performance/agility skills. There should not be more than 90 students at maximum capacity, but typically 45 to 60 students.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0588-10	Health club - expired	Approved by PC	February 2011
UC-1330-04	Secondhand sales	Approved by PC	September 2004
UC-0898-01	Office and retail uses as a principal use in an M-D zone	Approved by PC	August 2001
ZC-0972-95	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	July 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South East & West	Business Employment	M-D (AE-70)	Existing office/warehouse with retail uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Most of the students attending the training are children who will attend during evening and weekend hours, when other businesses are closed. The parking provided on-site will accommodate the training facility, even with overlapping vehicles between training sessions. The proposed major training facility will not have a negative impact to property within the area; therefore, staff can support the request.

**Department of Aviation**

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEGACY SPORTS ACADEMY INC

**CONTACT:** LEGACY SPORTS ACADEMY INC, 227 HOLLYFERN ST, HENDERSON,  
NV 89074

**DRAFT**

APR 21-10/032



# LAND USE APPLICATION

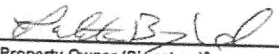
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

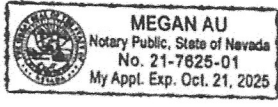
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-0116</u> DATE FILED: <u>2/22/22</u> PLANNER ASSIGNED: <u>NA</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	<b>PROPERTY OWNER</b> NAME: <u>WBCMT 2007-C33 GATEWAY BUSINESS PARK L L C</u> ADDRESS: <u>475 5TH AVE</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10017</u> TELEPHONE: <u>646-253-8800</u> CELL: _____ E-MAIL: <u>gcavagnaro@cwcapital.com</u>
	<b>APPLICANT</b> NAME: <u>Legacy Sports Academy Inc. (DBA Legacy Sports Clubhouse)</u> ADDRESS: <u>6330 S Pecos Rd Ste 108</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-776-2448</u> CELL: <u>405-308-3726</u> E-MAIL: <u>Pat@legacysportsclubhouse.com</u> REF CONTACT ID #: <u>CEO</u>
	<b>CORRESPONDENT</b> NAME: <u>Mark A Ruefer</u> ADDRESS: <u>8456 Belmont Valley St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-263-4758</u> CELL: <u>513-256-2560</u> E-MAIL: <u>mark@legacysportsclubhouse.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-31-410-032  
 PROPERTY ADDRESS and/or CROSS STREETS: 6330 S Pecos Rd Las Vegas, NV 89120 Ste 103,104,109,108  
 PROJECT DESCRIPTION: Youth Baseball Training Center

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

      Patrick Berglund  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/21/2022 (DATE)  
 By Patrick Berglund  
 NOTARY PUBLIC: Megan Au



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



Mark A Ruefer - CFO  
8456 Belmont Valley St  
Las Vegas, NV 89123  
O - 702-874-3886  
H - 702-263-4758  
C - 513-256-2560



PLANNER  
COPY

UC-22-0116

August 3, 2021 (updated September 22, 2021)

Re: **Project # 21-101032 Legacy Sports Academy Inc  
(dba Legacy Sports Clubhouse) Letter of Justification**

Dear Clark County Nevada Commissioners:

Legacy Sports Clubhouse ("Legacy") is honored to bring to Clark County, its very own state-of-the-art youth baseball training facility. Please consider this letter as our formal request for a Major Training Facility Special Use Permit. This business has been in the planning stages for over 2 years, and we are now at the stage of opening. With your help and support, we will become a successful business that believes, "Legacies are made one at a time".

As part of planning and development of Legacy, we have spent countless hours recruiting a truly tailor-made management and coaching staff. Our management team consists of experts in various business platforms but with the single goal of our youth members being trained in the best way possible and with the technology that is present at the highest levels of sports. Our coaching and consulting staff consists of retired Major League Baseball professional players, College level players/Coaches and baseball players from UNLV and other local schools.

The facility will be located at 6330 S Pecos Rd Ste. 108 Las Vegas, NV 89120. Legacy will specialize in sports training for youth and adults, helping players become stronger, more efficient, and smarter players. The skills learned at Legacy will also be used by youth sports players to not only become great youth athletes but in our opinion, be pillar youth students and future high contributors to the Las Vegas area and beyond.

In the baseball division, members can schedule specific skills-based training to train skills such as hitting, throwing, catching and running.

Facility Operational Details:

- Facility Hours of Operation: weekday open from 9am to 9pm and Weekends from 9am to 9pm

APR-21-101032

- Legacy anticipates 400 members at this facility location: with no more than 90 at peak capacity and typical count to be between 45 to 60
- The coach to member ratio shall be around 10%.
- The batting area (Fields/cages) is approximately 76' x 100' and will be able to accommodate 8 separate batting/pitching/fielding areas of 12.5' x 76'
- Our plan is to have 12 to 48 baseball students rotating in/out during a two hour period. One hour being of baseball skills and the other being sports performance / agility skills.
- Our production area in the suite area of 108 will be used to print tee shirts with ink jet type garment printers and heat applied labels.
- The north side of the suites 103/104 will be the parent viewing area. Currently plans are to use standard seating (tables and chairs) or small bleacher seating.

Ultimately, Our level of members will determine the count of people at one time in our facility. On a typical full membership based day, possibly not more than 45 to 60 would be training at the same time. This is because of our intent of learning to be highly focused with low coach to player ratios and as we all know, the higher the ratio, the actual learning of skills diminishes.

We encourage a dialogue with us to discuss more details if you so warrant but upon grant of the Special Use Permit, our dedication to our youth members and their families, our county and state will be humbling and always at the highest level possible.

Sincerely,



Mark A. Ruefer – CFO Legacy Sports Clubhouse

04/19/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

PECOS RD/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0118-PECOS CONDO PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between University Avenue (alignment) and Harmon Avenue and between Pecos Road and Mojave Road within Paradise (description on file). TS/nr/jo (For possible action)

RELATED INFORMATION:

**APN:**

162-24-607-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The request is to vacate and abandon a patent easement. The plans depict the vacation and abandonment of a 33 foot wide patent easement on the west side of the site extending from north to south. The patent easement is no longer needed as part of the development since the site is developed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500098	1 lot commercial subdivision	Approved by PC	August 2021
VC-1415-98	On-premises signage	Approved by PC	October 1998
VC-1799-94	Reduced setbacks	Approved by PC	January 1995
ZC-0351-94	Reclassified the site from R-1 to C-P zoning	Approved by BCC	April 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Neighborhood Commercial	C-P	Office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUZANNE LASPINA

**CONTACT:** SUZANNE LASPINA, LOCHSA ENGINEERING, 6345 S. JONES BLVD  
#100, LAS VEGAS, NV 89118

**DRAFT**

APR 22-100022



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0118</u>	DATE FILED: <u>2/23</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>3/29/22</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>4/19/22</u>	
		BCC MEETING DATE: <u>—</u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Pecos Condo Partners, LLC</u>
	ADDRESS: <u>4913 N. Bolsena Ave.</u>
	CITY: <u>Meridian</u> STATE: <u>OH</u> ZIP: <u>83646</u>
	TELEPHONE: <u>702-262-6185</u> CELL: <u>                    </u>
	E-MAIL: <u>tc@sky-mesa.com</u>

<b>APPLICANT</b>	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u>
	E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: <u>129963</u>

<b>CORRESPONDENT</b>	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u>
	E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: <u>129963</u>

ASSESSOR'S PARCEL NUMBER(S): 162-24-607-002

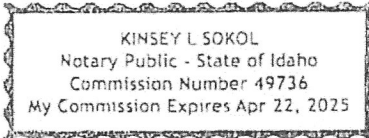
PROPERTY ADDRESS and/or CROSS STREETS: 4425 S. Pecos Road

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.

[Signature]  
Property Owner (Signature)\*

STATE OF NEVADA, IDAHO  
COUNTY OF ADA  
SUBSCRIBED AND SWORN BEFORE ME ON January 5<sup>th</sup>, 2022 (DATE)  
By Kinsey Sokol  
NOTARY PUBLIC: [Signature]

Kevin Parsons  
Property Owner (Print)



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

T 702-365-9312 | F 702-365-9317  
6345 S Jones Blvd, Suite 100  
Las Vegas, NV 89118



January 5, 2022

**PLANNER  
COPY**

VS-22-0118

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas NV 89155-1741

Subject: Justification for Vacation of a Portion of Patent Easement  
#1158521, Book 91, Instrument No. 75898  
Affecting APNS 162-24-607-002  
PECOS CONDO PARTNERS LLC  
4425 S PECOS ROAD  
Lochsa Job #215031

To Whom it May Concern,


This letter is intended to serve as justification for the vacation and abandonment of a portion of the patent easement that encumber the above mentioned Assessor's Parcel Number (APN's). See the attached site plan for clarification as to specific location.

Currently the existing patent easement described as being the westerly 33 feet of the above referenced parcel is no longer required as the property is fully developed and owners intend to subdivide inside of the existing building over the land that they occupy. Please note that a commercial condominium map has been initiated to enable subdivision of the building footprint. Clark County tracking number NFM-21-500179 and that the commercial condominium lies outside of the existing patent easement.

It is for the above mentioned reasons, that we respectfully seek you favorable approval and concurrence of our request

If you have any questions or comments, please do not hesitate to contact my office at your earliest convenience.

Sincerely,  
LOCHSA ENGINEERING

  
Shawn Herman  
Associate Director

04/19/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

ANNIE OAKLEY DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0051-RAMOS MARLA J:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Annie Oakley Drive and the south side of Hacienda Avenue within Paradise. JG/jt/jo (For possible action)

---

RELATED INFORMATION:

APN:

161-30-710-084

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side street corner setback for an accessory structure to 4 feet where 10 feet is required per Table 30.40-2 and Section 30.56.040 (a 60% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5111 Annie Oakley Drive
- Site Acreage: 0.2
- Project Type: Accessory structure
- Number of Stories: 1
- Accessory Structure Height (feet): 12
- Accessory Structure Square Feet: 400

**Site Plans**

The plans depict an existing single family residence located on the south side of the parcel. Setbacks include 20 feet from the front property line along Annie Oakley Drive, 5 feet from the south property line, 41 feet from the west property line, and 36 feet from the north property line along Hacienda Avenue. A swimming pool is in the backyard, and a gazebo is in the southwest portion of the site.



This application is to reduce the setback for an accessory structure that was built on the north side of the residence. Setbacks for the accessory structure include 20 feet to the front property line along Annie Oakley Drive and 4 feet to the north property line along Hacienda Avenue. A waiver of development standards is necessary to reduce the side street setback. A separation of 8 feet is provided between the accessory structure and the single family residence.

Landscaping

No changes are proposed for the existing landscaping located in the front yard and rear yard.

Elevations

Exterior materials for the 12 foot high accessory structure include painted stucco and concrete roof tile to match the single family residence.

Floor Plans

The 400 square foot accessory structure includes a room with a wet bar, sink, and a restroom. A separate room for the water heater, washer, and dryer is accessed from the exterior of the structure.

Applicant's Justification

According to the applicant, the accessory structure is necessary to accommodate the applicant's growing family. All exterior finishes for the accessory structure will match the single family residence.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family subdivisions
East	Public Use	R-E	Southern Nevada Water Authority facility

**Clark County Public Response Office (CCPRO)**

CE20-15017 is an active Public Response Office violation for building without a permit for the accessory structure.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Side street setbacks are necessary to preserve a safe right-of-way without intrusions for a variety of modes of transportation. When the street setbacks are reduced, the additional visual impacts can impact drivers, bicyclists, and pedestrians, and the reduced setbacks can negatively impact the aesthetic appeal of a neighborhood. Although the accessory structure is architecturally compatible with the single family residence and other homes in the areas, staff cannot support the request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process, with any extension of time to be a public hearing;
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Any fence or wall in the northeast corner of the parcel that is over 24 inches in height, measured from the top on the adjacent curb, must be removed from the sight visibility zone.

#### **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:** MARLA RAMOS

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

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-220051</u> DATE FILED: <u>2/16/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: _____ FEE: <u>\$775<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>Marla Ramos</u> ADDRESS: <u>5311 Annie Oakley Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702 578 8867</u> CELL: _____ E-MAIL: <u>marlaramos1120@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>MARLA J. RAMOS</u> ADDRESS: <u>5311 ANNIE OAKLEY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-573-9116</u> CELL: <u>702-573-9116</u> E-MAIL: <u>marlaramos1120@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>JAIME DE LA VEGA</u> ADDRESS: <u>6949 ERIN CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-2619</u> CELL: <u>702-569-5127</u> E-MAIL: <u>dlvhr2014@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-30-710-084  
 PROPERTY ADDRESS and/or CROSS STREETS: 5311 ANNIE OAKLEY  
 PROJECT DESCRIPTION: ROOM ADDITION / DETACHED

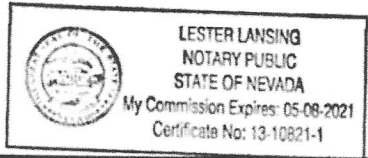
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

[Signature]      Marla Ramos  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEB 18, 2021 (DATE)  
 By marla ramos \*\*\*\*

NOTARY PUBLIC: [Signature]



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

**Marla j. Ramos**

5311 Annie Oakley DR. Las Vegas, NV. 89120

702-573-9116 [marlaramos1120@gmail.com](mailto:marlaramos1120@gmail.com)

---

Las Vegas, NV. December 20, 2021

**JUSTIFICATION LETTER**

Dear Clark County Planning Commissioners, First of all, I like to thank you for taking my Project to your consideration, this small project is an Accessory Structure on the North- East part of my property it is 12.5' wide by 32' long standard height 8' from floor to Ceiling and 13'-6" total height, All Finishes will match all existing on the main Residence, Slab on Grade, One Coat Stucco and Concrete Roof Tile, Doors and Windows will be the same design and colors.


The Idea to Build this Detached room is because Our Family is growing so fast and we as Family face so many challenges currently, especially on the financial part, we are trying to spend the less money posible to save for important things like College Tuition and some other important things like retirement on a near future.

Unfortunately, we start this project without the Building Permits and without knowing the Building Codes and Zoning Requirements, and Now I Kindly ask you to Consider Approve the following: **To Reduce the street side setback to 4' where 10' is required.** This is the Only One Accessory Structure on the Property.

The Accessory Structure is only 400 s.f. equivalent to a 22% of the footprint of the House.

I really Appreciate all your comments and advise to get the approval on this Project.

Sincerely

  
Marla J. Ramos

Homeowner

FENCE  
(TITLE 30)

BURNHAM AVE/ROCHELLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0088-APL PROPERTIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; 2) reduce fence setback; 3) reduce the existing landscape area width; 4) eliminate required trees; and 5) reduce parking in conjunction with an existing medical office building on 3.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Burnham Avenue and the north side of Rochelle Avenue within Paradise. TS/jor/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-23-505-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the proposed wrought iron fence height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 33% increase).
2.
  - a. Reduce the proposed fence setback adjacent to Burnham Avenue to 9 feet where 10 feet is required.
  - b. Reduce the proposed fence setback adjacent to Rochelle Avenue to 5 feet where 10 feet is required.
3. Reduce the existing landscape area width (eastern half) adjacent to Rochelle Avenue to 5 feet where 6 feet is required when adjacent to a street per Figure 30.64-13.
4. Eliminate required trees within an existing landscape planter along Burnham Avenue where required per Figure 30.64-13.
5. Reduce required parking spaces to 266 spaces where 331 spaces are required per Chapter 30.60 (a 20% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE – CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4230 Burnham Avenue
- Site Acreage: 3.8

- Project Type: Proposed perimeter fencing with setback reductions, waive associated landscaping requirements, and a proposed parking reduction
- Number of Stories: 2
- Proposed Fence Height (feet): 8
- Parking Required/Provided: 331/266 (296 parking spaces were approved via VC-1949-97)

#### History and Site Plan

The site plan depicts an existing medical office building in an L-shaped design centrally located on the subject parcel. The site is located on the east side of Burnham Avenue and a portion of the north side of Rochelle Avenue. The parking lot located on the southwest corner is not a part of this project and was approved as off-site employee parking for Desert Springs Hospital via VC-0242-96. The northern square shaped portion of the medical office building was constructed in 1976, and the rectangular southern portion of the building was an addition that was constructed in 1981.

Today, the applicant is proposing to install an 8 foot high wrought iron fence along the north, west (behind the landscape area on Burnham Avenue), south (behind the landscape area on Rochelle Avenue), and a portion of the east property lines. The applicant is requesting to reduce the fence setback to 9 feet where 10 feet is required along Burnham Avenue, and reduce the fence setback to 5 feet where 10 feet is required along Rochelle Avenue. Existing screening on-site includes a 6 foot high CMU block wall along a portion of the northern east property line, and the wall reduces in height to 5 feet along a portion of the east property line, and then further reduces to an 8 inch wall. Per the applicant, the proposed 8 foot high wrought iron fence will not be installed where the existing block wall is located along the east property line. However, the applicant will install the 8 foot high wrought iron fence on top of the 8 inch wall located on the southeast corner of the subject parcel.

VC-1949-97 approved a block wall to a maximum height of 12 feet to help screen a dumpster and power generator along the east property line (not constructed as of today, applicant's plans show a 5 foot to 6 foot high block wall), and a design review for a parking lot reconfiguration with associated plans which show 296 parking spaces which met Code at that time. In order to accommodate sliding access gates on the existing driveways along Burnham Avenue and Rochelle Avenue, 9 parking spaces were eliminated, and 2 parking spaces were added on the northeast corner of the subject parcel. The proposed provided parking will be 266 parking spaces where 311 parking spaces are required per today's code (Chapter 30.60).

#### Landscaping

Per the landscape plan, there is an existing 9 foot wide landscape area along the west property line, adjacent to Burnham Avenue. This landscape area includes a variety of shrubs with no trees. The applicant is requesting to maintain the landscape area as is and eliminate the required trees as required per Figure 30.64-13. There is also an existing landscape area along the south property line adjacent to Rochelle Avenue (eastern half), although this area includes existing trees, the landscape area is only 5 feet wide where 6 feet is required per Figure 30.64-13. With the proposed additions to the site, the applicant intends to maintain the existing landscape areas as is with no proposed changes.

Elevations

The applicant provided an elevation for the proposed wrought iron fence. The plan shows the overall height to be 8 feet and any angled portion of the top of the fence will be directed inward toward the subject property only. The proposed fence will have a black powder coat color. Per the applicant the access gates will also be painted black and have a proposed height of 8 feet.

Applicant's Justification

Per the justification letter, the property currently houses a medical testing laboratory that is open to the public during normal business hours only, but open to the staff 24 hours a day, seven days a week. Due to safety concerns for the employees, the owner of the facility would like to install perimeter fencing (8 feet high) around the property, with access gates at each driveway. The gates will remain open during the hours that the laboratory is open to the public and will be closed when the laboratory is closed to the public, but open to the employees. The access gates are proposed to be 8 feet in height. The applicant is requesting a waiver to allow an 8 foot high perimeter fence to provide security to the employees at the laboratory facility. Furthermore, the setback in a C-2 zoning district is 10 feet and the existing street landscape area is 9 feet on Burnham Avenue and 5 feet on Rochelle Avenue. Since the facility was constructed in 1976, the site does not meet the current codes with respect to landscaping requirements. Lastly, the site houses an existing 82,722 square foot medical laboratory. According to Table 30.60-1 of Title 30, for medical office building, a ratio of 4:1,000 is required for parking. When the building was constructed, the code required 3.3:1,000 for required parking.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1949-97	Allowed a maximum 12 foot high block wall along the east property line only, and a design review for the parking lot configuration which approved 296 parking spaces	Approved by PC	December 1997
VS-1455-97	Vacated a portion of Nevso Drive (north property line of subject parcel)	Approved by BCC	October 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1 & C-P	Medical office buildings
South & East	Urban Neighborhood (Up to 25 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use & Neighborhood Commercial	C-2	Desert Springs Hospital

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff does not oppose the applicant's request to increase the proposed wrought iron fence height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 33% increase). The proposed wrought iron fence should not negatively impact the site and should not be visually intrusive to the surrounding neighborhood. Staff finds that the existing landscaping along the west and south property lines help soften the streetscape; however, if the applicant plants additional trees along the west property, the streetscape would be further aesthetically enhanced.

#### Waivers of Development Standards #2a and #2b

Since the site was constructed in 1976, additional improvements in 1981 and 1997 were completed, and off-site improvements are existing, staff does not object to reducing the proposed fence setback adjacent to Burnham Avenue to 9 feet where 10 feet is required. In addition, staff does not oppose the applicant's request to reduce the proposed fence setback adjacent to Rochelle Avenue to 5 feet where 10 feet is required. Installing the proposed fencing behind the landscaping adjacent to these streets does not negatively impact the site, especially since the sidewalks and landscape areas are existing. Staff supports this request.

#### Waiver of Development Standards #3

The applicant is requesting to reduce the existing landscape area width (eastern half) adjacent to Rochelle Avenue to 5 feet where 6 feet is required when adjacent to trees per Figure 30.64-13. Increasing the landscape area from 5 feet to 6 feet would negatively impact the parking spaces and drive aisles on the subject property. Staff finds that since this landscape area already includes shrubs and trees and continues to visually enhance the streetscape, staff can support the applicant's request.

#### Waiver of Development Standards #4

The applicant is requesting to eliminate required trees within an existing landscape planter along Burnham Avenue where Figure 30.64-13 is required. Currently, the 9 foot wide landscape strip only includes a variety of shrubs. Staff suggests that adding some trees will help visually enhance the streetscape adjacent to the proposed 8 foot high wrought iron fence and will show streetscape consistency in comparison to the landscape area along the south property line (eastern portion) adjacent to Rochelle Avenue. Staff does not support this request.

#### Waiver of Development Standards #5

The applicant is requesting to reduce required parking to 266 parking spaces where 331 parking spaces are required per Chapter 30.60 (a 20% decrease). In 1997, VC-1949-97 included a design

review for a new parking reconfiguration design which approved 296 parking spaces which reflected a different development code requirement for parking spaces. Staff finds that the site accommodates both customers and employees during normal business hours, and the parking lot will remain more than half empty when the customers leave, and the employees with varying shifts are still on-site. There have been no reported parking issues on-site; therefore, staff can support a parking reduction of 20%.

**Staff Recommendation**

Approval of waivers of development standards #1, #2, #3, and #5; denial of waiver of development standards #4.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** APL PROPERTIES, LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0088</u> DATE FILED: <u>2/15/22</u> PLANNER ASSIGNED: <u>JOE</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>APPLICANT</b>  NAME: <u>Quest Diagnostics Incorporated, a Nevada Corporation</u> ADDRESS: <u>4230 Burnham Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>818-737-6041</u> CELL: <u>562-505-5997</u> E-MAIL: <u>elaine.s.ettinger@questdiagnostics.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Zenith Engineering</u> ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-835-3496</u> CELL: _____ E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-23-505-001

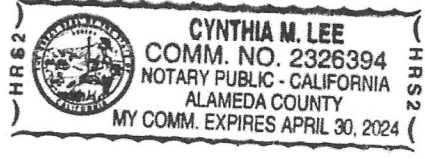
PROPERTY ADDRESS and/or CROSS STREETS: Burnham and Rochelle

PROJECT DESCRIPTION: Perimeter Fencing with Gates

(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.

Patrick Plewman      Patrick Plewman  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF San Mateo  
 SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2021 (DATE)  
 By Patrick Plewman  
 NOTARY PUBLIC: \_\_\_\_\_



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



February 10, 2022

Clark County  
Department of Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

WS-22-008

**Re: Quest Diagnostics Laboratory Perimeter Fencing, Zenith Project No. 2011043  
Design Review and Waiver of Standards Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained to file a Design Review and Waiver of Standards application to install perimeter fencing and access gates associated with property located on the northeast corner of Burnham Avenue and Rochelle Avenue (Assessor's Parcel Number 162-23-505-001).

The property currently houses a medical testing laboratory that is open to the public during normal business hours and closed to the public, but open to the staff 24 hours a day, seven days a week. Due to safety concerns for the employees, the owner of the facility would like to install perimeter fencing (8-foot high) around the property, with access gates at each driveway. The gates will remain open during the hours that the laboratory is open to the public and will be closed when the laboratory is closed to the public, but open to the employees.

Waiver of Standards

The access gates are proposed to be 8-feet in height. Per Title 30, Commercial and Special Development. Fences and walls over 3 feet in height are not permitted within the required zoning district setbacks along a street unless required to buffer adjacent uses as approved by the Commission or Board. We respectfully request a Waiver of Standards to allow for an eight (8) foot high perimeter fence to provide security to the employees at the laboratory facility.

The setback for a C-2 zoning district is 10 feet and the existing street landscape area is nine (9) feet on Burnham Avenue and five (5) feet on Rochelle Avenue. Since this facility was constructed in 1976, the site does not meet the current codes with respect to landscaping requirements. We respectfully request a Waiver of Standards for the following:

- Reduce the proposed fence setback adjacent to Burnham Avenue to 9 feet where 10 feet is required.
- Reduce the proposed fence setback adjacent to Rochelle Avenue to 5 feet where 10 feet is required.

6




- Reduce the existing landscape area width (eastern half) adjacent to Rochelle Avenue to 5 feet where 6 feet is required when adjacent to trees per Figure 30.64-13.
- Eliminate required trees within an existing landscape planter along Burnham Avenue where Figure 30.64-13 is required.

This site houses an existing 82,722 SF medical laboratory. According to Table 30.60-1 of Title 30, for medical office building, a ratio of 4:1,000 SF of area is required for parking. When this building was constructed, the current code required 3.3:1,000 SF of area required for parking. We are also eliminating 9 parking spaces with the gate installation and adding two parking spaces at the north side of the parking lot. This results in a parking reduction of 266 spaces provided where 331 spaces are required (20%). We would like to respectfully request a parking waiver to reduce the number of parking spaces required.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

  
\_\_\_\_\_  
Julia Izzolo, PE  
Principal

6

04/19/22 PC AGENDA SHEET

SIGN  
(TITLE 30)

SUNSET RD/WINDY RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0109-PATRON INVESTMENTS LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase sign height; 2) increase freestanding sign area; and 3) reduce parking.

**DESIGN REVIEW** for a sign in conjunction with a restaurant on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/bb/syp (For possible action)

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RELATED INFORMATION:

APN:  
162-32-802-042

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a freestanding sign to 70 feet where 50 feet is allowed per Table 30.72-1 (a 40% increase).
2. Increase freestanding sign area (restaurant) to 710 square feet where 375 square feet is permitted per Table 30.44-1 (an 89% increase).
3. Reduce parking to 67 spaces where 68 spaces were previously approved (UC-20-0045) and 75 spaces are required per Table 30.60-1.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2550 W. Sunset Road
- Site Acreage: 0.9
- Project Type: Freestanding sign
- Building Height (feet): 28
- Square Feet: 7,497
- Parking Required/Provided: 75/67

### Site Plan

This site was previously approved (UC-20-0045) for a 1 story, 7,497 square foot fast food restaurant (Tacos El Gordo). The building faces south toward Sunset Road with parking shown on the north, east, and west sides of the building. There is no drive-thru associated with this restaurant. The plans also show 2 outside dining patios located on the south side of the restaurant. The project has a common property line with M-1 zoning to the north and east. The building is set back 25 feet from the south property line (Sunset Road), 108 feet from the west property line (Windy Road), 65 feet from the north property line, and 50 feet from the east property line. Access to the site is shown from a driveway on Sunset Road and another on Windy Road. No cross access is provided to the M-1 zoned properties to the north or east. The proposed sign is located in 1 of the approved parking spaces on the west side of the restaurant, near the corner of Windy Road and Sunset Road. The removal of this parking space from use requires a waiver.

### Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Sunset Road. A 10 foot wide landscape area behind an attached sidewalk is shown along Windy Road. Internal to the site landscaping is shown throughout the parking lot and around the building footprint. Along the north and east perimeters of the site the plans depict an existing 6 foot high CMU block wall.

### Elevations

The plans depict a 1 story, 28 foot high restaurant building with a flat roof and parapet walls at varying heights. Building materials consist of stucco finished walls, ledgerstone veneer accents, metal awnings, winged roof overhangs, and aluminum storefront systems.

### Floor Plans

The plans show a 7,497 square foot restaurant building consisting of dining room, service counter, restrooms, and kitchen. The plans also show 2, approximately 490 and 630 square foot outside dining areas respectively, located on the south side of the restaurant facing Sunset Road.

### Signage

The sign plan shows a proposed 70 foot high freestanding sign located 64 feet west of the building, 48 feet to the Windy Road property line, 25 feet from the Sunset Road property line, and 125 feet from the north property line. The sign is 30 feet in width by 15 feet in height and located on the top of a single pole. The edge of sign will be located 10 feet from the Sunset Road property line. The primary sign at the top of the pole is 450 square feet, with a 260 square foot logo sign located between 20 feet and 40 feet high on the pole (chef character).

### Applicant's Justification

The applicant is proposing a 70 foot high freestanding sign for the approved restaurant. The proposed sign will be oriented for viewing from the east and west. The proposed sign has been reviewed for airport compliance and was issued a determination of no hazard to air navigation.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0045	Restaurant, outside dining, reduced parking, modified driveway standards	Approved by PC	May 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1	Warehouse complex
South	Entertainment Mixed-Use	H-1	Town Square shopping center
East & West	Business Employment	M-1	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The granting of the proposed sign waiver applications will not be in harmony with the general purpose, goals, objectives, and standards of the Plan and of this Title. There are no similar sized signs east or west of this property, and the restaurant use does not warrant the increased scale and height proposed for this sign. The sign is located approximately 1,150 feet from Interstate 15 traffic and will be blocked from view by trees, access to Sunset Road, walls, buildings and elevation differences. The sign is located approximately 1,200 feet from the centerline of Las Vegas Boulevard South with similar lack of clear visibility and proximity to warrant approval of the waivers. A sign that meets Code can adequately serve this site, specifically with viewing from the shopping center parking lots on the south side of Sunset Road; therefore, staff cannot support these requests.

Waiver of Development Standards #3

A reduction of 1 parking space beyond the previously approved decrease in parking would generally be approvable. However, since staff does not support the sign waivers, staff cannot support the parking reduction.



### Design Review

The mass and height of the sign do not match the surrounding area signs, including those advertising the shopping center on the south side of Sunset Road, which are primarily advertised with wall signs. The other commercial and industrial uses in the area do not have similar sized freestanding signs. Staff cannot support the design review for the proposed sign.

### **Department of Aviation**

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

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

#### **Public Works - Development Review**

- No comment.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;

- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- 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:**

**PROTESTS:**

**APPLICANT:** SANDRA VALLEJO GARCIA

**CONTACT:** SANDRA VALLEJO-GARCIA, 1031 NORMAN AVE, 1031 NORMAN AVE,  
LAS VEGAS, NV 89104

DRAFT



# LAND USE APPLICATION


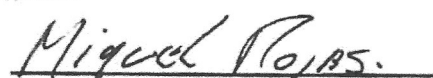
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

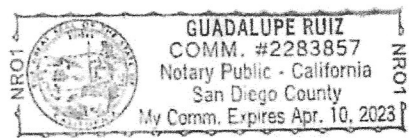
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS/DR-22-0109</u> DATE FILED: <u>2-22-2022</u> PLANNER ASSIGNED: <u>RSB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3-29-2022</u> PC MEETING DATE: <u>4-19-2022</u> BCC MEETING DATE: _____ FEE: <u>\$975</u>
	<b>PROPERTY OWNER</b>  NAME: <u>PATRON INVESTMENTS, LLC.</u> ADDRESS: <u>1724 EAST CHARLESTON BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-419-7537</u> CELL: _____ E-MAIL: <u>FOREVERSIGNS@COX.NET</u>
	<b>APPLICANT</b>  NAME: <u>FOREVER SIGNS / SANDRA VALLEJO</u> ADDRESS: <u>1031 NORMAN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-387-2037</u> CELL: <u>702-419-7537</u> E-MAIL: <u>FOREVERSIGNS@COX.NET</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>SANDRA VALLEJO</u> ADDRESS: <u>1031 NORMAN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-387-2037</u> CELL: <u>702-419-7537</u> E-MAIL: <u>FOREVERSIGNS@COX.NET</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-32-802-042  
 PROPERTY ADDRESS and/or CROSS STREETS: 2560 W SUNSET RD  
 PROJECT DESCRIPTION: FREE STANDING SIGN 70' HIGH (INCREASE HIGH)

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

  
 Property Owner (Signature)\*  
  
 Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME, ON April 6, 2021 (DATE)  
 By Miguel Rojas  
 NOTARY PUBLIC: \_\_\_\_\_



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

7

FOREVER SIGNS  
1031 NORMAN AVE  
Las Vegas, NV 89104

WS- 22-0109

PH: 702.387.2037

FAX: 702.387.2001

LICENSED-BONDED-INSURED

Las Vegas, January 17, 2022

PROJECT: Tacos El Gordo  
2560 W. Sunset Rd. / Las Vegas-Nevada

PLANNER  
COPY

To Whom It May Concern:  
From: Sandra Vallejo/Forever Signs

This letter of intent is to request approval from Clark County Planning Department to request a Waiver :

- Increase the High of a free standing sign to 70 ft. High. (50ft High is allowed)
- Increase the size sign to 710 sq ft total (450 sq ft is allowed)
- Use one parking lot space for the free standing sign (From 68 existing spaces to 67)

The Free Standing sign will be situated on the SW Corner of the property.  
Please see specifications below.

The set back for the edge of the sign will be 10 ft., from the property line.

- The distance from the pole of the sign to the building 64 ft.
- The distance from the pole of the sign to the property line on Windy Rd. 48 ft.
- The distance from the pole of the sign to the property line on Sunset Rd. 25 ft.
- The distance from the pole of the sign to the back wall 125 ft.

04/19/22 PC AGENDA SHEET

SHOPPING CENTER UPGRADES  
(TITLE 30)

EASTERN AVE/SUNSET RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0117-RPI REGAL, LP:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) driveway geometrics; 2) reduced driveway throat depth; and 3) reduced driveway departure distance.

**DESIGN REVIEW** for proposed renovations to an existing commercial center on 10.0 acres in a C-2 (General Commercial) (AE-70 & AE-75) Zone .

Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-36-410-012; 162-36-410-013; 162-36-410-024 through 162-36-410-026

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow existing pan driveways to remain and not install required commercial curb return driveways per Uniform Standard Drawing 222.1.
  - b. Reduce the existing driveway widths along Eastern Avenue to 31 feet where 36 feet is required per 30.52.050 (a 14% decrease).
  - c. Reduce the existing driveway widths along Chandler Avenue to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% decrease).
2.
  - a. Reduce the driveway throat depth to 18 feet along Chandler Avenue where 100 feet is required per Uniform Standard Drawing 222.1 (an 82% decrease).
  - b. Reduce the driveway throat depth to 45 feet along Sunset Road where 100 feet is required per Uniform Standard Drawing 222.1 (an 82% decrease).
  - c. Reduce the driveway throat depth to 46 feet along Eastern Avenue where 100 feet is required per Uniform Standard Drawing 222.1 (an 82% decrease).
3. Reduce the driveway departure distance along Chandler Avenue to 150 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 21% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 6380 S. Eastern Avenue, 6400 S. Eastern Avenue, 6440 S. Eastern Avenue, 6410 S. Eastern Avenue, and 2490 E. Sunset Road
- Site Acreage: 10
- Project Type: Proposed commercial center upgrades and parking lot renovation
- Number of Stories: 1
- Building Height (feet): 35 (maximum)
- Square Feet: 9,375 (Building 6380)/41,750 (Buildings 6400 & 6410)/8,705 (Building 6440)/18,705 (Building 2490)
- Parking Required/Provided: 315/438

#### Site Plan

The site plan depicts an existing commercial center on the northeast corner of Sunset Road and Eastern Avenue. Access to the site is located via 2 driveways along Chandler Avenue, 2 driveways along Eastern Avenue, and 1 driveway along Sunset Road. Per the applicant, 438 parking spaces are provided where 315 are required.

There are 5 Assessor's Parcels Numbers: 162-36-410-012, 162-36-410-013, and 162-36-410-024 through 162-36-410-026 which make up the majority of the commercial center immediately south of Chandler Avenue, east of Eastern Avenue, and north of Sunset Road. APNs 162-36-410-012, 162-36-410-013, 162-36-410-025, and 162-36-410-026 will undergo exterior building renovations and parking lot upgrades; however, per the applicant, APN 162-36-410-024 (current location of a Wells Fargo Bank branch office) is not a part of this proposed renovation.

APN 162-36-410-012 - Building 6380 (northwest corner) - This existing building is located east of Eastern Avenue and south of Chandler Avenue and was constructed in 1984. Per the submitted site plan, this building will be renovated to include a drive-thru lane on the south side of the building. The plans show that 2 vehicles may enter the drive-thru lane on the southeast corner of the building and merge into 1 lane towards a pick-up window. Parking spaces will be restriped and a new trash enclosure will be incorporated east of the building. Lastly, 1 proposed loading zone will be located on the southeast corner of the building. Any adjacent walkways will be refinished to enhance the site.

APN 162-36-410-025 - Building 6440 (along the west property line) - This building is also existing and is located south of Building 6380. The pad site remained undeveloped until 2007, when ADR-1410-05 was approved to develop this pad site. This building will also be renovated to include a drive-thru lane on the south facing elevation. Existing on-site improvements such as curbs and parking spaces will be removed to accommodate the new drive-thru lane. The site plan also shows restriping of existing parking spaces, and new parking spaces and 1 loading zone will be added east of this building. Similar to Building 6380, adjacent walkways will also be repaired.

APN 162-36-410-013 Building 6400/6410 (L-shaped building – northeast corner) -

Per the site plan, existing parking spaces will be relocated and reconfigured for more ADA accessible parking spaces and new landscaping to be installed. This building was constructed in 1984. Per the applicant, adjacent walkways will be repaired and refinished with pavers or colored concrete.

APN 162-36-410-026 - Building 2490 (southeast corner) - ADR-901410-05 was approved to develop the southernmost building north of Sunset Road, and add a building addition to the eastern portion of the L-shaped building under APN 162-36-410-013 (to the north). The parking spaces north of Building 2490 will include new parking lot striping, replacement of trees within the parking lot diamonds, and adjacent walkways will be repaired and refinished with pavers or colored concrete.

#### Landscaping

Per the landscape plan, new trees will be placed within the existing parking lot diamonds and the existing landscape finger islands. New trees and shrubs will be planted within the new drive-thru areas south of Buildings 6380 and 6400. The planting legend depicts that 64 new 24 inch box trees will be planted throughout the site, and 15 existing trees will be removed. Lastly, approximately 168 new shrubs will also be integrated.

#### Elevations

Building 6380 and Building 6440 will include a new parapet roof which will provide an overall height of 25 feet for both buildings. The new exterior renovation will include new cement board siding, new metal roof panels, stone veneer, and a 3 coat plaster system with a paint finish. The proposed drive-thru pick-up window area will have an overall height of 9 feet 4 inches underneath the covered area.

Building 6400/6410 is also similar in style and will include a new parapet roof which will provide an overall height of 35 feet to the top of the new parapet roof. The new exterior renovation will include new cement board siding, new metal roof panels, stone veneer, and a 3 coat plaster system with a paint finish.

Building 2490 will also have exterior renovations similar to Building 6380, with the exception of a drive-thru area. The new exterior renovation will include new cement board siding, new metal roof panels, stone veneer, and a 3 coat plaster system with a paint finish. The overall height of this building will also be 25 feet to the top of the new parapet roof.

#### Floor Plans

Today, Building 6380 has an overall area of 9,272 square feet and will increase to 9,375 square feet. Building 6440 currently has an overall area of 14,150 square feet and will reduce to 8,705 square feet. Both Building 6380 and Building 6440 will include new drive-thru areas on the south facing elevations, hence the change in overall square footage.

Building 6400/6410 has an overall area of 41,750 square feet, and lastly Building 2490 has an overall area of 18,705 square feet. The building floor plans for these buildings will remain the same.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing exterior renovations and beautification of the existing buildings 6380, 6400, 6410, 6440 S. Eastern Avenue and 2490 Sunset Road. Also included in the renovation is the on-site improvements for the existing parking lot. Parking lot renovation includes repair of existing paving, re-striping, replacement of trees within the diamonds, re-configuring the parking layout in each building to accommodate accessibility, re-configuring parking layout to accommodate new drive-thru lanes for Buildings 6380 and 6400, and new trash enclosures. New building finishes include painting with an off-white color plaster finish, adding a new standing seam metal roof (bronze color), stone veneer (light natural stone look), and a "wood look" cement board siding. New parapet height to be a maximum of 35 feet. Lastly, adjacent walkways to be repaired and refinished with pavers or colored concrete. Since the site was developed from 1983 to 1984, the existing driveways will remain, but need waivers of development standards to comply with Uniform Standard Drawing 222.1 and Section 30.52.050 of Title 30. The design review request is to review the proposed exterior renovation for the subject parcels.

**Prior Land Use Requests for APN 162-36-410-012 & 162-36-410-013**

Application Number	Request	Action	Date
ET/VC-0554-87	Variance with a first extension of time to allow a 360 square foot freestanding sign	Approved by PC	October 1998
UC-0213-84	Allowed a dry cleaning service with an existing laundry facility	Approved by PC	November 1984
UC-0267-83	Allowed a dance school	Approved by PC	November 1983
AC-169-83	Constructed and maintained 42,000 square foot retail buildings with 29,000 square feet of office, and 32,000 square feet of warehouse space	Approved by PC	November 1983

\*\*Additional land use applications have been approved for different portions to the north and east of the overall complex.

**Prior Land Use Requests for APN 162-36-410-025 & 162-36-410-026**

Application Number	Request	Action	Date
UC-0880-17	Allowed a major training within an existing commercial complex	Approved by PC	December 2017
ADR-1410-05	Constructed 3 new single story buildings within the existing commercial complex (40,000 square feet total) for the Park 2000 commercial subdivision	Approved by ZA	January 2006

\*\*Additional land use applications have been approved for different portions to the north and east of the overall complex.



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 (AE-75, AE-70, & AE-RPZ)	Office warehouse buildings
South	Public Use	P-F (AE-65 & AE-70)	Sunset Park
East	Business Employment	C-2 & M-1 (AE-70 & AE-75)	Office warehouse complex & restaurant and retail buildings
West	Public Use	P-F (AE-75 & AE-RPZ)	Harry Reid International Airport

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waivers of Development Standards

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

##### Design Review

Staff finds that the proposed on-site improvements provide an upgraded aesthetic to the shopping center. Since the proposed plans depict that the site renovations do not pose negative impacts to the surrounding parcels, staff supports this request.

#### Public Works - Development Review

##### Waiver of Development Standards #1a

The commercial driveways could be redesigned to meet current standards, however the driveway design currently provides the room required to allow vehicles to safely exit the right-of-way; therefore, staff can support the request.

##### Waiver of Development Standards #1b and #1c

Staff finds the current width of the driveways on Eastern Avenue and Chandler Avenue to be sufficient for the amount and type of vehicle traffic that will access the site; therefore, staff can support the request.

##### Waiver of Development Standards #2

The reduced throat depth will not cause conflicts within the right-of-way. The site allows for vehicles to safely exit the right-of-way before encountering the first point of conflict.

### Waiver of Development Standards #3

Staff finds that the reduction in departure distance will not increase the potential of conflict within the right-of-way. Chandler Avenue is a local street that should not see a substantial amount of traffic. Additional driveways are provided along Eastern Avenue, Sunset Road, and McLeod Drive, further reducing the amount of vehicles using each driveway; therefore, staff can support the request.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- Traffic study and compliance;
- Coordinate with Public Works - Design Division for the Eastern Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Eastern Avenue improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Eastern Avenue improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Eastern Avenue improvement project.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RPI REGAL, LP**

**CONTACT: JVC ARCHITECTS, 5385 CAMERON ST SUITE 15, LAS VEGAS, NV 89118**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0117</u> DATE FILED: <u>2/23/22</u> PLANNER ASSIGNED: <u>JR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: FEE: <u>\$675 &amp; \$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>RPI Regal LP c/o Retail Plazas, Inc.</u> ADDRESS: <u>2929 Carlisle Street, Suite 170</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>972-250-1486 ext 102</u> CELL: <u>817-925-6395</u> E-MAIL: <u>thodge@retailplazas.com</u>
	<b>APPLICANT</b>  NAME: <u>RPI Regal LP c/o Retail Plazas, Inc.</u> ADDRESS: <u>2929 Carlisle Street, Suite 170</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>972-250-1486 ext 102</u> CELL: <u>817-925-6395</u> E-MAIL: <u>thodge@retailplazas.com</u> REF CONTACT ID #:
	<b>CORRESPONDENT</b>  NAME: <u>Jim Van Compernelle, JVC Architects</u> ADDRESS: <u>5385 Cameron St, Suite 15</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-871-3416</u> CELL: E-MAIL: <u>jotado@jvcarchitects.net</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 162-36-410-012, 162-36-410-013, 162-36-410-025, 162-36-410-026

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Rd. and Eastern Ave.

PROJECT DESCRIPTION: Exterior renovation and beautification of existing buildings (6380, 6400, 6410, 6440 and 2490)

(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.

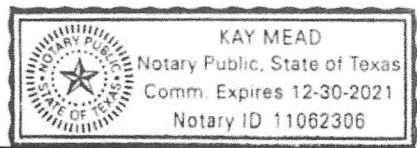
RPI Regal LP  
 By: [Signature]  
 Property Owner (Signature)

RPI Regal LP  
 By: Jeffrey L. OLYAN  
 Property Owner (Print)

STATE OF Texas  
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 20, 2021 (DATE)

By Kay Mead  
 NOTARY PUBLIC: [Signature]



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

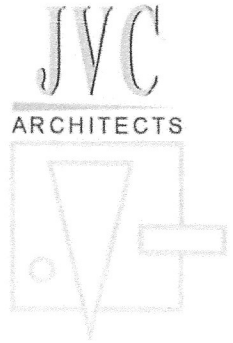
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# Park 2000 Retail Center Renovation

## Justification Letter

February 22, 2022

Department of Comprehensive Planning  
Clark County  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, NV 89155



WS-22-0117

To Whom It May Concern:

This letter is the justification letter for the Park 2000 Retail Center Renovation design review. The sites included are 162-36-410-012, 162-36-410-013, 162-36-410-025, and 162-36-410-026. \* 162-36-410-024

The applicant, RPI Regal LP, would like to request a Design Review for the exterior renovation and beautification of the existing buildings 6380, 6400, 6410, 6440 S. Eastern Avenue and 2490 Sunset Road. Also included is the renovation and beautification of the existing parking lot. The site is zoned C2 and is compatible with this use.

Building 6380 to have a new drive-thru consisting of two ordering lanes to merge into one pick up window. New building finish to be painted (off white) plaster finish, standing seam metal roof (bronze), stone veneer (light natural stone look), and a "wood look" cement board siding. New parapet height to be 25'-0". Adjacent walkways to be repaired and refinished with pavers or colored concrete.

Building 6440 to have a new drive-thru consisting of two ordering lanes to merge into one pick up window. Portion of the building (south) to be removed to accommodate new drive-thru. New building finish to be painted (off white) plaster finish, standing seam metal roof (bronze), stone veneer (light natural stone look), and a "wood look" cement board siding. New parapet height to be 25'-0". Adjacent walkways to be repaired and refinished with pavers or colored concrete.

Building 6400-6410. New building finish to be painted (off white) plaster finish, standing seam metal roof (bronze), stone veneer (light natural stone look), and a "wood look" cement board siding. Typical new parapet height to be 25'-0" with the southwest corner of the building with a higher parapet of 35'-0". Adjacent walkways to be repaired and refinished with pavers or colored concrete.

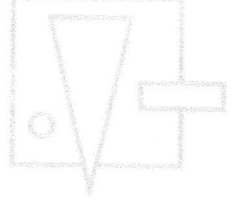
Building 2490. New building finish to be painted (off white) plaster finish, standing seam metal roof (bronze), stone veneer (light natural stone look), and a "wood look" cement board siding. Typical new parapet height to be 25'-0". Adjacent walkways to be repaired and refinished with pavers or colored concrete.

Parking lot renovation includes repair of existing paving, re-striping, replacement of trees within the diamonds, reconfiguring parking layout in each building to accommodate accessibility, reconfiguring parking layout to accommodate new drive-thru and trash enclosure.

Due to all driveways and parking lot areas being existing, the applicant is requesting waivers of Development Standards for the following:

- (1) To not install commercial curb return driveways, per Uniform Standard Drawing 222.1.
- (2) Reduce the driveway throat depth for the commercial driveways to a minimum of 18 feet along Chandler Avenue, and a minimum of 45 feet along S. Eastern Avenue and Sunset Road, where 100 feet is required per Uniform Standard Drawing 222.1.
- (3) Reduce the width for the commercial driveways to a minimum of 31 feet along Eastern Avenue and Sunset Road, where 36 feet is required per 30.52.050 of Title 30.

8



- (4) Reduce the width for the commercial driveways to a minimum of 24 feet along Chandler Avenue, where 32 feet is required per Uniform Standard Drawing 222.1.
- (5) Reduce the departure distance to a minimum of 150'-0" along Chandler Avenue, where 190 feet is required per Uniform Standard Drawing 222.1.

The use of the facilities to remain as-is, existing - no changes. There is no additional square footage added to the project, portion of Building 6440 to be removed to accommodate new drive-thru. With the use of the total square footages of the buildings for parking analysis, the required is 315 parking spaces. The renovated parking lot will provide 438 parking spaces.

JVC Architects along with RPI Regal LP, respectfully request your approval for this project. Please contact our office with any questions or comments.

Sincerely,

Jim Van Compernelle  
President  
JVC Architects

04/20/22 BCC AGENDA SHEET

HOME OCCUPATION  
(TITLE 30)

RONDONIA CIR/SAN BLAS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-22-400024 (UC-20-0363)-DINGEE FAMILY TRUST:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** to allow on-site clients in conjunction with an existing home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-25-314-014

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5515 Rondonia Circle
- Site Acreage: 0.4
- Project Type: Home occupation
- Number of Stories: 2
- Square Feet: 2,796

**Site Plan**

The previously approved site plan depicts an existing single family residence located near the center of the parcel. Approximate setbacks are 20 feet to the north, 27 feet to the south, 25 feet to the east (front), and 29 feet to the west (rear). A multi-car driveway provides on-site parking and access to the residence from the cul-de-sac.

**Landscaping**

The previously approved plans show existing mature landscaping located on the sides and rear of the residence, and xeriscaping with large trees in the front yard.

### Elevations

The previously approved plans show the existing residence consists of painted stucco and pitched roof with concrete barrel tile.

### Floor Plans

The previously approved plans show that the first floor is 1,279 square feet and includes a garage, entry room, living room, dining room, kitchen, family room, and a restroom. The applicant indicates that clients will meet in the living room next to the entryway. The second floor is 1,517 square feet and includes bedrooms and bathrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0363:

#### Current Planning

- 1 year to commence and review as a public hearing;
- Applicant will not provide counseling services at this site to court-mandated or parole and probation clients;
- Applicant will not accept any form of insurance as payment for counseling services;
- On-site parking only, all clients must park on the driveway;
- Counseling services must only be conducted inside the home with no counseling outside or in the backyard area;
- All applicant's licensing must remain current;
- Clients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 5:00 p.m. and Saturday between 8:00 a.m. and 2:00 p.m. with no more than 1 client at a time and no more than 5 clients on any given day.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### 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.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that this application is necessary to continue seeing clients from her home. The stipulations of the permit have been abided by and there have been no reported negative impacts to the surrounding area. The applicant would like this request renewed.



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0363	Appealed use permit to allow on-site clients in conjunction with a home occupation	Approved by BCC	November 2020

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

There have been no reported problems from Clark County Public Response since the Clark County Business License has been issued, and this request is consistent with the conditions of approval from UC-20-0363. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WENDY DINGEE

**CONTACT:** WENDY DINGEE, 5515 RONDONIA CIRCLE, LAS VEGAS, NV 89120

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-20-0363 (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>AR-22-400024</u> DATE FILED: <u>2/18/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> 7:00pm FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Wendy Dingee</u> ADDRESS: <u>5515 Rondonia Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-604-5579</u> CELL: _____ E-MAIL: <u>wndingee@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16225314014

PROPERTY ADDRESS and/or CROSS STREETS: 5515 Rondonia Circle

PROJECT DESCRIPTION: permit to see clients in home

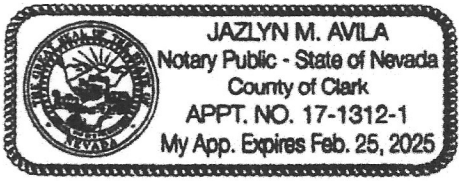
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]  
 Property Owner (Signature)\*      Wendy Dingee  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 27, 2021 (DATE)

By Wendy Dingee  
 NOTARY PUBLIC: Jazlyn Avila



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

Wendy Dingee  
5515 Rondonia Circle  
Las Vegas, NV 89120  
P:702-604-5579  
wndingee@gmail.com

**PLANNER  
COPY**

AR-22-400024

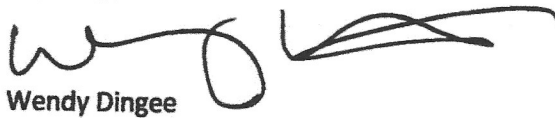
October 28, 2021

To Whom it May Concern,

This letter of justification is to obtain approval for continuation of use permit granted so that I may be allowed to see individual clients in my home.

I have adhered to all stipulations of the use permit, and there has been no negative impact. Therefore, I respectfully request that the use permit with restrictions intact be renewed.

Sincerely,

  
Wendy Dingee

9

SIGNS  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0120-CAESARS LINQ, LLC:**

**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the number of wall signs; **3)** increase overall wall sign area; **4)** increase the number of animated signs; and **5)** increase the area of animated signs on a 5.8 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone.

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

---

**RELATED INFORMATION:**

**APN:**

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

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel).
2. Increase the number of wall signs to 276 where 268 signs were previously approved.
3. Increase the overall wall sign area to 262,099 square feet where 260,776 square feet was previously approved and a maximum of 49,733 square feet is permitted per Table 30.72-1.
4. Increase the number of animated signs to 34 where 33 were previously approved and 1 per street frontage is allowed per Table 30.72-1.
5. Increase the area of animated signs to 43,949 square feet where 43,860 square feet was previously approved and 150 square feet is allowed.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 5.8

- Project Type: Amended sign plan for a Museum of Selfies within the LINQ Resort/Hotel Promenade

Site Plan

The proposed request is to amend the comprehensive sign plan for a selfie museum within the LINQ Promenade. The proposed use is located in the middle of APN 162-16-412-002.

Landscaping

No changes are proposed or required to the existing landscape areas.

Elevations

The plans show the entrance to the proposed selfie museum with an approximate 19 foot wide by 31 foot wide sign, encasing the building entrance to the leased area with animation in the middle of the exterior signage. The additional 4 signs, 147 square feet each, are located to the west of the entrance area covering existing windows on the second floor.

Signage

Modifications to the approved comprehensive sign plan include 5 wall signs which total 1,116 square feet and includes animation that totals 89 square feet. The wall signs will be mounted flush to the building façade and second floor windows.

Applicant's Justification

Modifications to the approved comprehensive sign plan include 5 wall signs which total 1,116 square feet of which 1 sign is an 89 square foot animated sign.

The following table is a summary for signage:

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	260,894	1,205	262,099	49,733	270	6	276
Freestanding	8,353	0	8,353	12,600	23	0	23
Directional	293	0	293	32	18	0	18
Roof	7,592	0	7,592	0	18	0	18
Hanging	88	0	88	32 per tenant	3	0	3
Revolving	10	0	10	Per design review	1	0	1
Projecting	605	0	605	32 per tenant	9	0	9
Overall Total	277,835	1,205	279,040	81,746	342	6	348

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

Type of Sign	Approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	43,860	89	43,949	150	33	1	34

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-22-0061	Amended sign plan for wall signs	4/6 BCC	April 2022
ADR-21-900828	Increased the height of an existing landscape planter wall located north of the western entrance to the LINQ Promenade	Approved by ZA	January 2022
DR-21-0635	Amended the sign plan for Dunkin Donuts	Approved by BCC	December 2021
VS-21-0297	Vacated and abandoned a portion of the pedestrian access easement along Las Vegas Boulevard South	Approved by PC	August 2021
UC-21-0120	Use permit and design review to update the comprehensive sign package (Dunkin Donuts)	Approved by BCC	May 2021
UC-19-0685	Ticket kiosks and amended sign plan	Approved by BCC	October 2019
DR-19-0646	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	October 2019
UC-19-0482	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	August 2019
WS-19-0149	Modified an approved comprehensive sign package for the LINQ	Approved by BCC	April 2019
WS-18-1022	Modified an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	Approved by BCC	February 2019
UC-18-0951	Modified the LINQ Resort/Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign package	Approved by BCC	January 2019
DR-18-0934	Modified an approved comprehensive sign package for the LINQ Resort/Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved by ZA	December 2018
UC-18-0611	Restaurant with outside dining and modified an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modified an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modified an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip line)	Approved by BCC	December 2017
UC-0625-16	Modified an approved comprehensive sign package	Approved by BCC	October 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modified an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, food, and beverage sales with outdoor dining, and drinking areas	Approved by BCC	May 2015
DR-0105-14	Modified an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, roof sign, and modified a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allowed commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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



**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SELFIES MUSEUM, INC**

**CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101**

APR 22-10001



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <i>CCP</i> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <i>Camp Sign Package</i> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0120</u> DATE FILED: <u>2/23/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>4/20/22</u> FEE: <u>675</u>
	<b>APPLICANT</b>  NAME: <u>Selfies Museum inc</u> ADDRESS: <u>3545 S Las Vegas Blvd Suite L-07B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>russ@museumofselfies.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Brown, Brown &amp; Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-412-002

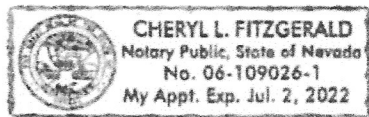
PROPERTY ADDRESS and/or CROSS STREETS: 3545 South Las Vegas Blvd *CCP*

PROJECT DESCRIPTION: wall and window sign review for tenant within LINQ, included in Camp Sign Package

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

[Signature]      T. IA Coaf 12  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 4-17-2022 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Cheryl L. Fitzgerald



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

10

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT  
January 20, 2022

PLANNER DR-22-0120  
COPY

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

**RE: Justification letter LINQ promenade Design Review to modify existing Comprehensive Signage package 162-16-412-002**

Dear Madam/Sir,

LINQ Promenade recently signed a tenant, Museum of Selfies, that requires customized signage. The attached signage tally is provided by Linq Management and includes this request along with another tenants signage that is currently in pre-review.

Museum of Selfies is the first business to occupy unit L-7B. It is a two-story space that currently has windows on the second level. Because the spaces is used to take photographs, the windows must be covered to keep interior lighting consistent. Four windows will be converted to signage space. The entire face of the entrance portion will be converted from stone and stucco façade to signage made of vibrant colored panels with illuminated lettering that partially overlaid with and LED animated sign. Note this proposed signage is not visible from any public street nor properties not owned by entities affiliated with LINQ Promenade.

While all signage is classified as wall signage, it can be further itemized as follows:

- Wall sign – internally illuminated (18’ 10” x 28”) = 528 sq. ft.
- Wall/Animated Sign – LED screen (9’ 5” x 9’ 5”) = 89 sq. ft.
- Wall Signs (4) – internally illuminated (15’ 9” x 9’ 4”) = 147 sq. ft. (each) x 4 = 588 sq. ft.

Total Wall Signs: 1,205 sq. ft. (6 signs)  
Total Animated Signs: 89 sq. ft. (1 sign)

Note, per the operator, the properties listed below are included in the Comprehensive Signage Package with the above mentioned parcel.

Your consideration in this matter is appreciated. Please contact me should you have any questions or require additional information.

Sincerely,

Lora Dreja

162-16-411-005 - Linq Hotel + Experience 162-16-411-003 - Caesars Linq, LLC Parcel 162-16-412-002 - Linq Promenade 162-16-312-002 - Harrah's Las Vegas 162-16-413-001 - Forum Convention Center 162-16-401-008 - Caesars Linq LLC - Wheel Parcel

10

04/20/22 BCC AGENDA SHEET

LONG/SHORT TERM LODGING  
(TITLE 30)

NAPLES DR/UNIVERSITY CENTER DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400030 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEWS** for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise. JG/bb/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-22-306-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback of an existing building to 9 feet where 10 feet is required per Table 30.40-4 and Section 30.56.030 (a 10% reduction).
2. Reduce parking to 10 spaces where 22 spaces are required per Table 30.60-1 (a 54% reduction).
3. Permit existing alternative landscaping along a local street (Naples Drive) where landscaping per Figure 30.64-13 is required.
4.
  - a. Allow existing driveway design where commercial driveway is required per Uniform Standard Drawing 222.1.
  - b. Allow throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
5. Waive off-site improvements (curb, gutter, sidewalk, and streetlights) along Naples Drive.

**DESIGN REVIEWS:**

1. Permit existing alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Site modifications and conversion of an existing multiple family residential use to long/short term lodging.

**LAND USE PLAN:  
WINCHESTER/PARADISE - CORRIDOR MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 712 E. Naples Drive
- Site Acreage: 0.4
- Number of Lots/Units: 22
- Project Type: Long/short term lodging
- Number of Stories: 2
- Building Height (feet): 18
- Square Feet: 7,228
- Parking Required/Provided: 22/10

History

In May of 2018, long term/short term lodging was approved by way of ZC-18-0234 which also reclassified the property from an R-5 zone to a C-2 zone. Included in this approval was a 2 year review for several Public Works conditions. In July 2020, a review of the conditions was approved by AR-20-400045 (ZC-18-0234) which added several new Current Planning conditions related to restriping the parking lot and obtaining building permits for the conversion to long/short term lodging and a trash enclosure. These conditions were to be completed within 6 months from approval. Additionally, Public Works added a condition to complete off-site improvements in 18 months. Since approval, the applicant has restriped the parking and applied for a building permit to convert the structure to long/short term lodging and has submitted their off-site improvement plans. The applicant is now requesting additional time to complete the conditions related to the trash enclosure and occupancy conversion.

Site Plans

The approved plans depict an existing multiple family complex to be converted to long/short term lodging with improvements consisting of an addition of a trash enclosure, bicycle racks in the courtyard, and restriping the existing parking lot by creating a one-way entry on the easterly side of the buildings and exit on the westerly side of the buildings. There are no additional buildings that were proposed with the site improvements. The approved site is developed with 3 existing buildings connected by covered walkways consisting of a total of 22 units and measuring 7,228 square feet. Buildings 1 and 2 consist of 10 units each with Building 3 consisting of 2 units with a laundry room on the lower level, and a storage room on the second level. The building was approved in 1975 to be built 10 feet from the front property line; however, due to more exact surveying it has been determined that the building now sits approximately 9 feet from the front property line, not including the architectural intrusion containing the entry gates into the courtyard of the development.

Landscaping

The previously approved plans depict the existing street landscaping of 5 trees along Naples Drive in a 5 foot to 9 foot 9 inch wide landscape area, 5 trees located in a 5 foot wide planter along the west property line, and 5 trees within the existing courtyard. A portion of the street

landscaping includes an accessible route from the street and parking lot to the entry of the building that may need to be upgraded depending upon the site grading.

#### Elevations

The photographs and previously approved plans depict 3 existing 2 story buildings with 18 foot high painted concrete block exterior with flat roof. Each unit is shown with wall mounted air conditioning units visible on the exterior of the buildings. The south elevation includes a gated entry feature.

#### Floor Plan

The existing building contains 22 single bed/studio units. Each unit includes a kitchenette, bathroom, and living area. There are no changes to the existing floor plans.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400018 (ZC-18-0234):

##### Current Planning

- Until January 8, 2022 to complete (to align with the Public Works conditions of AR-20-400045 (ZC-18-0234)).
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-20-400045 (ZC-18-0234):

##### Current Planning

- Remove time limit for review;
- Obtain building permits for conversion to long/short term lodging within 6 months;
- Obtain building permits for trash enclosure within 6 months;
- Provide proof to staff that parking lot has been re-stripped according to approved plans within 6 months.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- 18 months to complete full off-site improvements except street lights;
- Reconstruct existing driveways to commercial pan driveways per Uniform Standard Drawing 224;
- Post signage indicating that the driveways are one-way only.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-20-400045 (ZC-18-0234)	Application for review of a zone change from R-5 to C-2 zoning, use permit for long/short term lodging, waivers to reduce front setback, reduced parking, allowed alternative street landscaping, allowed modified design standards, and waived off-site improvements, with design reviews to allow alternative parking lot landscaping, and converted an existing multiple family residential use to long/short term lodging	Approved by BCC	July 2020
ZC-18-0234	Reclassified from R-5 to C-2 zoning with use permit for long/short term lodging, waivers to reduce front setback, reduced parking, allowed alternative street landscaping, allowed modified design standards, and waived off-site improvements, with design reviews to allow alternative parking lot landscaping, and converted an existing multiple family residential use to long/short term lodging	Approved by BCC	May 2018
ZC-024-75/ VC-016-75	Reclassified 0.4 acres from R-4 to R-5 zoning for a 22 unit apartment complex with a reduction to front setback to 10 feet and reduction to parking to 28 spaces	Approved by BCC	April 1975

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	H-1	Multiple family residential
South	Commercial General	R-5	Multiple family residential
East	Public Facilities	P-F	UNLV
West	Commercial General	C-2	Retail shop

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Although the applicant has been delayed in meeting some of the conditions from the previous approval, the applicant has continued making progress toward obtaining the conversion of building occupancy. The applicant received a permit (PW20-13920) from Public Works for off-site improvements. A commercial change of occupancy building permit (BD20-46825) is in process. Although staff does not object to the proposed extension of time, we cannot support this request due to Public Works recommendation.

#### **Public Works - Development Review**

The applicant has failed to follow through with the conditions that were placed on the previous extension of time. The applicant submitted for, and was issued an off-site permit on February 24, 2021. The applicant subsequently let the permit expire on February 24, 2022. Therefore, staff cannot support the extension of time.

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- Until January 8, 2024 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### **Public Works - Development Review**

- 3 months to submit for an off-site improvement permit, except streetlights;
- 6 months to complete full off-site improvements, except streetlights;
- Coordinate with Public Works - Design Division for the Eastern Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Eastern Avenue improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

##### **Clark County Water Reclamation District (CCWRD)**

- No comment.



Listed below are the approved conditions for ZC-18-0234:

**Current Planning**

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

**Public Works - Development Review**

- 2 years to submit off-site improvement plans;
- 2 years to review as a public hearing waiver to allow existing driveway, throat depth and off-sites;
- Parking space striping in the right-of-way shall be removed prior to the issuance of any building permits or business licenses.

**Department of Aviation**

- 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 residents wish to have their buildings purchased or soundproofed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an extension of time to recover from the impacts of Covid-19 on family members, problems obtaining work products from contractors and consultants, and to bring studies and plans up to date for review and completion.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400018 (ZC-18-0234)	Long/short term lodging, waivers to reduce front setback, reduced parking, allowed alternative street landscaping, allowed modified design standards, and waived off-site improvements, with design reviews to allow alternative parking lot landscaping, and converted an existing multiple family residential use to long/short term lodging	Approved by BCC	April 2021

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

**APPLICANT:** NAPLES ENCLAVES, LLC  
**CONTACT:** NAPLES ENCLAVES LLC, 712 E. NAPLES DRIVE #5, LAS VEGAS, NV  
89119

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

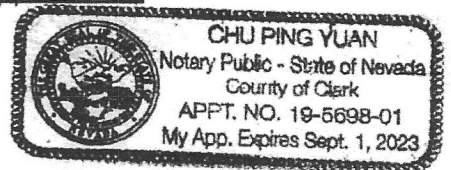
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-400030</u> DATE FILED: <u>2-22-2022</u> PLANNER ASSIGNED: <u>BRR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3-29-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-20-2022</u> FEE: <u>900</u>	<b>PROPERTY OWNER</b>  NAME: <u>Naples Enclaves LLC - Maria Zahajko</u> ADDRESS: <u>712 E. Naples Dr #5</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 488 7292</u> CELL: <u>702 488 7292</u> E-MAIL: <u>mariazahajko@gmail.com</u>
	<b>CORRESPONDENT</b>  NAME: <u>Maria Zahajko</u> ADDRESS: <u>712 E. Naples Dr #5</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 488 7292</u> CELL: <u>702 488 7292</u> E-MAIL: <u>mariazahajko@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 142-22-306-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 712 E. Naples Dr #5 LV, NV 89119  
 PROJECT DESCRIPTION: Zoning change

(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.

Maria Zahajko      Maria Zahajko  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 02/17/2022 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Chu Ping Yuan



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

APR - 22 - 100181



Madina Elamki <madina80@gmail.com>

**Re: ET-21-400018 (21-18-0234)**

William Sinclair <romanianbill@gmail.com>  
To: "Madina E." <madina80@gmail.com>

Thu, Feb 3, 2022 at 7:18 PM

ET-22-400030

On Mon, 31 Jan 2022 at 09:02, Cindy Horschmann <czh@clarkcountynv.gov> wrote:

Good morning Mr. Sinclair,

Per our Director Nancy Amundsen you may apply for extension of time. You will need to upload this email to include with your submittal. If you have any questions on how to submit please call our mainline to speak to a planner at 702-455-4314, option 2, option 1.

Thank you,

Cindy Tomita-Horschmann  
Executive Assistant to the  
Director of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155  
Direct: (702) 455-3113  
czh@ClarkCountyNV.gov

PLANNER COPY

**From:** William Sinclair <romanianbill@gmail.com>  
**Sent:** Monday, January 31, 2022 12:30 AM  
**To:** Cindy Horschmann <czh@ClarkCountyNV.gov>  
**Subject:** Re: ET-21-400d8{2c-18-0234

//

Hi My name is Bill Sinclair my phone # is 702 525 9904, my sister's name is Maria her phone number is 702 488 7292 I would like to request to apply for an extension of time for our development. The reference # is ET-21-400018 (ZC-18-0234) I had no idea that the 8th of January was our expiery date, my sister Maria kept pushing me to come to Clark County and I made it there on the 11th of January. Our 75 gallon hot water tank developed a leak on the 8th of January, we have 2 tanks the other tank has been broken for the last 3 months awaiting warranty repairs. Water from the broken hot water tank shorted the board of our washing machine I am waiting for things to come back to normal, a truck and car have been stolen from our property and we found and reported a homeless person driving a stolen golf cart around our property. I have removed 4 mattresses and 2 shopping carts from in front of our property. The cleaning lady noticed activity in an empty apartment # 17 upon investigation i found a freeloader who I requested to leave and then we clean the unit and change the locks. He came back and used a lawn chair to try and break the patio door to reenter the unit. Because of the pandemic I was stranded in Canada for 1 year, the border and airlines to the United States (and

2/3/22, 8:07 PM

Gmail - Re: ET-21-400018 (21-18-0234)

everywhere else) were closed. My 2 sisters were here in Las Vegas managing the apartment, they were left to try and take care of the business as best as they could. With the assistance of our niece Madina they hired an engineering company to make the necessary plans, and as I just lately found out permits had already been pulled. The plans were so small the plan checker requested that I enlarge the 8.5"x11" plans to 24"x24" before submitting them, he brought out a magnifying glass and (to my amazement) he realised that our plans were already approved. Maria my sister who has had Covid for the last few weeks (our helper Barb just got tested for Covid), told me that she received a letter from the Water District on December 13th of 2021 which stated that we had till february 11th 2022 to commence the construction of our project Agreement # 138257. I am waiting for CEDCO a sidewalk contractor and Ryan our fire sprinkler contractor to come on board they both have been to the site to evaluate their costs. I mentioned to you that Architect Elizabeth Styles and her assistant James Firestone were to create as built plans with a fire sprinkler diagram. I received a memory card from our friend on Saturday morning, with apparently all the required stamps, I will give it to Ryan, the plumbing contractor, with the hope that this will be the last hurdle. I haven't seen the plans but I was told by Jam plan making that it could take up to 5 months for the plans to be passed by the Building Department. May we apply for an extension of time.

PLANNER  
COPY

11

CANNABIS ESTABLISHMENT DISTRIBUTION  
(TITLE 30)

SUNSET ROAD/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0115-X-IT AT 215 PHASE II, LLC:**

**USE PERMIT** for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.5 acres in a C-2 (General Commercial)(AE-65) Zone.

Generally located 200 feet north of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/nr/syp (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-31-411-005

**LAND USE PLAN:**  
WINCHESTER/PARADISE BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 4850 W. Sunset Road
- Site Acreage: 0.5
- Project Type: Cannabis (distribution)
- Number of Stories: 1
- Square Feet: 4,770
- Parking Required/Provided: 77/107 (overall complex)

Site Plans

The plans for the previously approved use permit for a cannabis establishment (dispensary and cannabis retail store) show a 4,770 square foot lease area in the easternmost portion of an existing in-line retail building located on the northern portion of the existing shopping center. Access to the site is from Sunset Road and Decatur Boulevard.

Landscaping

Landscaping is not a part of this application.

Elevations

The photos depict an existing 1 story retail building constructed with a stucco finish and stone veneer accents. The building has a flat roof with corniced edges.

12  
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Floor Plans

The plans depict a cannabis establishment that is approximately 4,770 square feet with entrance lobby, verification zone, merchandise area, display area, restrooms, secure storage room, offices, consultation areas, and security room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Master Plan and Title 30. The applicant states that there will be no negative effects on the surrounding area and requests approval.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-21-900812	Modifications to a cannabis establishment	Approved by ZA	May 2021
UC-20-0396	Retail cannabis establishment	Approved by BCC	November 2020
AR-18-400126 (UC-0372-17)	Application review for a cannabis establishment - expired	Approved by BCC	July 2018
UC-0372-17	Cannabis establishment - expired	Approved by BCC	June 2017
UC-0511-15	Medical cannabis establishment - expired	Approved by BCC	September 2015
UC-0375-14	Original request for a medical cannabis dispensary	Denied by BCC	December 2014
DR-1009-04	Shopping center	Approved by PC	August 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & C-2	Office/warehouse complex & undeveloped
South	Business Employment	C-2	Commercial retail
East	Business Employment	C-2	Undeveloped & retail pad
West	Business Employment	C-2	Convenience store with gas pumps

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the proposed cannabis distribution use will not have an undue adverse effect on adjacent properties and the character of the area. Furthermore, the request is in harmony with the goals and objectives of the Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities. Therefore, staff can support the request.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MM DEVELOPMENT COMPANY, INC.

**CONTACT:** ARGENTUM LAW, 6037 S. FORT APACHE RD., STE. 130, LAS VEGAS, NV  
89148

DRAFT



# CANNABIS ESTABLISHMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR)  (ORIGINAL APPLICATION #) <b>CANNABIS ESTABLISHMENT</b> <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF	APP. NUMBER: <u>UC-22-0115</u> DATE FILED: <u>2/22/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/2022</u> FEE: <u>\$5,175</u>	
		PROPERTY OWNER	NAME: <u>X-IT at 215 Phase II, LLC</u> ADDRESS: <u>16021 Royal Oak Road</u> CITY: <u>Encino</u> STATE: <u>CA</u> ZIP: <u>91436</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
		APPLICANT	NAME: <u>MM Development Company, Inc. dba Medizin</u> ADDRESS: <u>4675 W. Teco Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 815-1313</u> CELL: <u>(702) 308-8430</u> E-MAIL: <u>lkoehler@planet13holdings.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Argentum Law c/o Stacie Michaels</u> ADDRESS: <u>6037 S. Fort Apache Road, Suite 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-496-4546</u> CELL: <u>702-496-4546</u> E-MAIL: <u>stacie@argentumnv.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-31-411-005

PROPERTY ADDRESS and/or CROSS STREETS: 4850 Sunset Road, Suite 130

PROJECT DESCRIPTION: distribution license at existing cannabis dispensary

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

[Signature]      Luc P Adams  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON January 19th 2022 (DATE)  
 By Michael A. Mora  
 NOTARY PUBLIC: [Signature]

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

# ARGENTUM LAW

Stacie T. Michaels  
Attorney for Client  
Phone: (702) 496-4546  
Email: [stacie@argentumnv.com](mailto:stacie@argentumnv.com)

Law Offices  
Las Vegas: (702) 997-0066  
Reno: (775) 473-5995

January 20, 2022

Clark County Comprehensive Planning Department  
500 Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89155

PLANNER  
COPY  
UC-22-0115

*Re: Justification Letter  
Special Use Permit Application – 162-31-411-005*

To Whom It May Concern:


This application submitted on behalf of MM Development company, Inc. dba Medizin (the “**Applicant**”) is for a special use permit for a cannabis distributor license at the property located at 4850 Sunset Road, Suite 130, identified as APN 162-31-411-005 (the “**Property**”).

The Property consists of approximately 0.5 acres of land zoned C-2. The Applicant currently operates a cannabis dispensary on the Property and desires to add a cannabis distributor license to the existing facility.

The proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title. This Property meets all state requirements of NRS 453D and Clark County Title 30.44. The Property is zoned C-2, it is more than 1,000 feet from the closest school, it is more than 300 feet from a community facility as defined in NRS 453A and Clark County Title 30.08.030, and it is not located with the Las Vegas Boulevard Gaming Corridor or within 1,500 feet of a non-restricted gaming property.

The proposed use will not result in a substantial or undue adverse effect on adjacent properties, the 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 as a licensed cannabis dispensary currently operates at the Property.

We respectfully request your approval.

**ARGENTUM**  **LAW**

Justification Letter

MM Development company, Inc. dba Medizin

January 20, 2022

Page 2

Very truly yours,

ARGENTUM LAW



Stacie T. Michaels, Esq.

SIGNS  
(TITLE 30)

LAS VEGAS BLVD S/PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0099-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall sign area; **2)** roof sign; **3)** increase the number of animated signs; and **4)** encroachment into airspace. **DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

**APN:**

162-21-301-014 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall sign area (video unit) to 47,046 square feet where 46,166 square feet was previously approved and a maximum of 4,320 square feet is permitted per Table 30.72-1.
2. Allow a roof sign per Section 30.72.040.
3. Increase the number of animated signs to 43 where 42 were previously approved and a maximum of 1 animated sign per commercial complex is permitted per Table 30.72-1.
4. Encroachment into airspace.

**DESIGN REVIEW:**

1.
  - a. Modifications to an approved comprehensive sign package for an existing shopping center (Showcase Mall).
  - b. Increase the number of wall signs to 118 where 117 signs were previously approved per Table 30.72-1.
  - c. Allow 19,364 square feet of animated signs (video units) where 18,484 square feet of animated signs (video units) were previously approved.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3767 Las Vegas Boulevard South

- Site Acreage: 1.8 (portion)
- Project Type: Signage
- Building Height (feet): 130
- Square Feet: 4,584 wall (roof)/880 (digital)

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 950 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the Showcase Mall and add new signs for the Brewdog Brew Pub. The proposed digital sign faces north and the roof sign is proposed on the top of the building. The applicant is also requesting a waiver to encroach into airspace with the increase of the building height due to the proposed roof sign. The overall building height of 130 feet where 100 feet is the maximum allowed per Title 30.

Landscaping

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

Elevations

The proposed 880 square foot video sign will be located on the north side of the building. The 3 sided roof sign consists of 1,528 square foot of signage per side (4,584 square feet total). The overall height of the proposed roof sign is 51 feet high, which makes the overall height of the building and the sign 130 feet high which requires a waiver for encroachment into airspace.

Tables summarizing the signage are provided below:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	5	0	5
Wall*	46,166	880	47,046	4,320	93	1	94
Directional	35	0	35	32 (per tenant)	6	0	6
Projecting	1,423.5	0	1,423.5	32 (per tenant)	8	0	8
Hanging	34	0	34	32 (per tenant)	5	0	5
Overall Total	48,084.5	880	48,964.5	N/A	117	1	118

\*The wall signs also contain animation.

The details for animated signs are listed below:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
Animated	6,837	0	6,837	N/A	19	0	19
Video Units	18,484	880	19,364	N/A	26	1	27
Overall Total	25,321	880	26,201	150	45	1	46

Applicant's Justification

The applicant indicates that the proposed signage will improve the ability for the proposed business (UC-22-0066) to improve visibility on Las Vegas Boulevard South.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	In process	BCC 4/6/2022
WS-21-0607	Modification to an approved comprehensive sign plan - Fly Over Las Vegas	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area - Fly Over Las Vegas signage recorded	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan - Olive Garden	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan - Raising Canes Restaurant	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan - Burlington	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waivers of Development Standards & Design Review

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor.

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Staff can support these requests.



### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- No comment.

#### **Department of Aviation**

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

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

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GC VEGAS RETAIL, LLC & NAKASH S&W, LLC

**CONTACT:** MICHAEL LEBLUE, YESCO, 5119 CAMERON STREET, LAS VEGAS, NV  
89113

**DRAFT**

APR 21-101500



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0099</u> DATE FILED: <u>2/17/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> FEE: <u>\$1150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>GC Vegas Retail LLC and Nakash &amp; W LLC</u> ADDRESS: <u>19 West 34th Street, 11th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>212-760-3565</u> CELL: <u>646-457-1785</u> E-MAIL: <u>jack@gindicapital.com</u>
	<b>APPLICANT</b>  NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-014

PROPERTY ADDRESS and/or CROSS STREETS: 3767 S. Las Vegas Blvd.

PROJECT DESCRIPTION: Design Review to amend the comprehensive sign package and Waiver to allow a roof sign.

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

[Signature]      Jack Braha  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF New York  
 COUNTY OF New York  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/29/21 (DATE)  
 By Deborah DiTaranto  
 NOTARY PUBLIC Deborah DiTaranto

**DEBORAH DITARANTO**  
 Notary Public - State of New York  
 NO. 01D16404967  
 Qualified in New York County  
 My Commission Expires Mar 2, 2024

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



## Custom Electric Signs

February 11, 2022

Clark County Department of Planning  
Grand Central Parkway  
Las Vegas, NV

**PLANNER  
COPY**

WS-22-0099

Re: **Justification Letter for Brewdog at Showcase Mall**

To Whom It May Concern,

I am writing this letter for parcel # APN 162-21-301-014. The parcels are zoned H-1 (Limited Resort & Apartment District). We are asking for a Design Review from the current Title 30 Sign Code.

The Design Review is being requested for the proposed signage for the new Brewdog facility at Showcase Mall. The proposed new square footage of wall signs is an increase of 4,584 square feet from the currently approved 46,166 square feet. This is also an increase in Animated Signage and Video Displays of 880 square feet from the currently approved 18,484 square feet.

The new signage will improve the ability to promote the new business and improve visibility of the business on Las Vegas Blvd. This will provide the new business with its brand visible to the public to improve the chances of success in such trying times this City is currently enduring. We feel the type of signage being requested will be aesthetically pleasing and is similar to current approved signage on the Las Vegas Blvd. corridor and on the existing Showcase Mall building façade.

We appreciate your consideration of this matter and look forward to any feedback. If you have any questions, please do not hesitate to contact me.

Respectfully,

Paul Whitehead

Project Director  
YESCO LLC

**YESCO Las Vegas**

702-876-8080 » Phone  
702-944-4500 » Fax

5119 South Cameron Street  
Las Vegas, Nevada 89118

yesco.com

HISTORIC NEIGHBORHOOD  
(TITLE 30)

EASTERN AVE/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0098-AYITA 3315 LLC, ET AL:**

**ZONE CHANGE** to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision.

Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action)

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RELATED INFORMATION:

**APN:**

List on file.

**LAND USE PLAN:**

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

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Addresses: Various
- Site Acreage: 176.4
- Number of Lots: 747
- Project Type: Historic neighborhood

**Request**

This request was initiated by the Board of County Commissioners in January of 2022 (AG-21-900819) to establish a Historic Neighborhood (HN) Overlay District over the remaining portions of the Paradise Palms residential subdivision. A Historic Neighborhood (HN) Overlay District was previously approved for a portion of the Paradise Palms subdivision with ZC-0883-16, which is generally located on the south side of Desert Inn Road, the north and south sides of Commanche Drive, the east and west sides of Spencer Street, and the east side of Oneida Way.

### Site Plan

The subject portion of Paradise Palms consists of 747 single family homes, which are the remaining residences in the larger subdivision of approximately 1,000 houses. Golden Arrow Drive runs along the north side of the subject portion, and Viking Road runs along the south side. The east and west sides are generally bounded by Eastern Avenue and La Canada Street (alignment), respectively. This application excludes some properties along Desert Inn Road and along Eastern Avenue that have converted to non-residential uses. These properties have lost their historical significance due to building modifications that are not consistent with the original architecture. Also, Las Vegas National Golf Course is located within the portion of the subdivision on the south side of Desert Inn Road, and the golf course is not a part of this historical neighborhood request.

### Landscaping

Existing landscaping consists of a variety of plant materials and designs.

### Elevations

Elevations include a variety of architectural designs, building styles, and construction materials representing mid-century modern architecture. The first model homes included a desert modern architectural style that consists of flat, shed, or gabled rooflines with decorative block and clerestory windows. Later model homes included facades with a mixture of stucco, board-and-batten, shadow block, and decorative screen block topped with flat, butterfly, or gabled rooflines. A series of Polynesian inspired elevations as well as Spanish style and American traditional homes are also located in the subject portion of Paradise Palms.

### Floor Plan

The original residences generally consist of either a front facing entrance or side facing entrance with 3 and 4 bedroom floor plans. An outdoor area screened from the street with a decorative block, wood, or similar panels connected either an attached or detached carport. Most residences are single story. However, some homes are a tri-level design with a carport and playroom below the residence. A mid-level living/dining room/kitchen located on the side of the main residence connects the upper and lower stories.

### Applicant's Justification

Paradise Palms has played a significant role in the cultural and architectural history of the Las Vegas Valley. Developed by Las Vegas businessmen Merv Adelson and Irwin Molasky, the master planned community includes residences designed by notable architects (Hugh Taylor, Bill Krisel, and Dan Palmer) for many of the original entertainers and prominent residents in Las Vegas. Architecturally, the neighborhood represents the epitome of mid-century modern design in Las Vegas with the most varied and well-preserved mid-century residences. A Historic Neighborhood Overlay District will help solidify the neighborhood's significance and place in history in Clark County.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-1	Single family residential & place of worship
South	Public Use, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Urban Neighborhood (greater than 18 du/ac)	P-F, R-1, R-2, & R-4	School, single family residential, & multiple family residential
East	Neighborhood Commercial	CRT & C-P	Single family residential conversions to office uses & medical office complex
West	Public Use, Compact Neighborhood (up to 18 du/ac), Urban Neighborhood (greater than 18 du/ac), & Neighborhood Commercial	P-F, R-1, R-3, R-4, & H-1	School, multiple family residential, utility corridor along Spencer Street, single family residential, & medical office

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This is a conforming zone change that will maintain the range of residential densities indicated in the Master Plan. The request for the Historic Neighborhood (HN) Overlay District will help preserve and enhance the character of the existing residential neighborhood and some properties that could convert to office uses along Eastern Avenue. Staff finds that Paradise Palms includes several unique aspects, including significant architecture, design, and style with well-preserved and varied mid-century modern residences. In addition, the many notable residents from the entertainment industry lived in the neighborhood. As a result, the request fulfills the purpose of the Historic Neighborhood (HN) Overlay District, which is intended to preserve the distinctive historic, economic, and cultural character of a residential neighborhood to enhance the intellectual and social experiences within Clark County.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY DEPT. OF COMPREHENSIVE PLANNING  
**CONTACT:** CLARK COUNTY DEPT. OF COMPREHENSIVE PLANNING, 500 S.  
GRAND CENTRAL PARKWAY, BOX 551741, LAS VEGAS, NV 89155

