



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 30, 2021

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, March 30, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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

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

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- 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.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, on March 30, 2021 . Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for March 9, 2021. (For possible action)
- IV. Approval of the Agenda for March 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **DR-20-0520-SCHOOL BOARD OF TRUSTEES:**
HOLDOVER DESIGN REVIEWS for the following: **1)** finished grade; and **2)** retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/ja/jd (For possible action)
BCC 4/7/21
- 2. **UC-21-0087-SCHIFF PARK:**
USE PERMITS for the following: **1)** allow alcohol sales, liquor - packaged only; and **2)** allow alcohol sales, beer and wine - packaged only.
DESIGN REVIEW for a liquor store on a portion of 5.4 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located between Highland Drive and Western Avenue on the south side of Desert Inn Road within Paradise. TS/bb/jd (For possible action)
PC 4/20/21
- 3. **WS-21-0069-VEGAS 888 LAND CO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased sign area; **2)** increased sign height; and **3)** reduced sign separation.
DESIGN REVIEW for 3 proposed temporary signs (on-premises for sale sign) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action)
PC 4/20/21

4. **WS-21-0080-HHP CALCYP SPE OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; and
 2) increased sign height.
DESIGN REVIEW for a proposed temporary sign (on-premises for sale sign) in conjunction
 with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort
 and Apartment) Zone. Generally located on the south side of Sands Avenue and the west side of
 Paradise Road within Paradise. TS/jor/jd (For possible action) **PC 4/20/21**
5. **UC-21-0073-DECATUR FLAMINGO GARDEN, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing commercial center on
 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of
 Decatur Boulevard and Nevso Drive within Paradise. MN/jt/jd (For possible action)
BCC 4/21/21

VII. General Business

- 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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to bva@clarkcountynv.gov, before 5:00 pm, March 30, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: April 13, 2021.

X. Adjournment.

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

Names of Locations

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

<https://notice.nv.gov>

1. **UC-21-0036-RACKS & STACKS, LLC:**
USE PERMITS for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; 4) live entertainment (outdoor); 5) on-premises consumption of alcohol; 6) outside dining, drinking and cooking; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) allow the primary means of access to an outside dining/drinking area from the drive aisle where the primary means of access is required through the interior of a restaurant; and 10) permit outside dining, drinking, and cooking in conjunction with an outdoor live entertainment venue.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce interior parking lot landscaping; and 3) permit parking spaces to be unstriped.
DESIGN REVIEWS for the following: 1) an outdoor live entertainment venue; and 2) parking lot area in conjunction with an existing office/warehouse building on 3.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street, 620 feet north of Tropicana Avenue within Paradise. MN/md/jd (For possible action) PC 3/16/21

MOVED BY-Philipp

APPROVE – Use Permit #1 #2 #3 #4 #5 #6 #9 #10

APPROVE- Waiver of Standards #1a #2

WITHDRAWN-Applicant withdrew Use Permit #7 and #8 and WS #1b and #3

Added Conditions

- **Hours of operation Sunday-Thursday 6:00am-9:00pm Friday-Saturday 6:00am-12:00am**
- **1 year review as public hearing**

Subject to all other staff conditions

VOTE: 4-0 Unanimous

2. **ET-21-400017 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:**
USE PERMIT SECOND EXTENSION OF TIME to waive design standards for accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/jgh/jd (For possible action) PC 4/6/21

MOVED BY-Williams

APPROVE – Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ET-21-400019 (WS-19-0808)-GREAT BUNS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action) PC 4/6/21

MOVED BY-Philipp

DENY

VOTE: 4-0 Unanimous

4. **ET-21-400021 (WS-19-0656)-TIRL, GEORGE & MARTINA:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) allow an accessory structure not architecturally compatible with the principal building; 3) increase the number of driveways to 2; and 4) reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/nr/jd (For possible action)
PC 4/6/21

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

5. **UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:**
USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)
PC 4/6/21

HELD per Applicant. Return to the April 27, 2021 Paradise TAB meeting

6. **WS-21-0055-A.R. GILE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru service; and 2) alternative parking lot landscaping on a portion of 2.0 acres in a C-2 (General Commercial) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the southwest corner of Emerald Avenue and Mountain Vista Street within Paradise. JG/al/jd (For possible action)
PC 4/6/21

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

7. **ET-21-400016 (UC-18-0151)-EGG WORKS HOLDING CO, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)
BCC 4/7/21

MOVED BY-Philipp
DENY
VOTE: 4-0 Unanimous

8. **UC-21-0046-EGG WORKS HOLDING CO, LLC:**
USE PERMITS for the following: 1) proposed outside dining in conjunction with an existing banquet facility; 2) eliminate the pedestrian access around outside dining/drinking area (banquet facility); and 3) allow outdoor dining not in conjunction with a restaurant, supper club, tourist club or mixed-use development.
DESIGN REVIEW for outside dining in conjunction with an existing banquet facility on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/jd (For possible action)
BCC 4/7/21

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

9. **ET-21-400018 (ZC-18-0234)-NAPLES ENCLAVES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST 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/tk/jd (For possible action) BCC 4/7/21

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

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 30, 2021
- IX. Adjournment
The meeting was adjourned at 9:30 p.m.

04/07/21 BCC AGENDA SHEET

SCHOOL
(TITLE 30)

UPDATE
CHEROKEE LN/ALGONQUIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0520-SCHOOL BOARD OF TRUSTEES:

HOLDOVER DESIGN REVIEWS for the following: 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/ja/jd (For possible action)

RELATED INFORMATION:

APN:
162-14-202-001

DESIGN REVIEWS:

1. Increase finished grade to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% increase).
2. Allow 6 foot high retaining walls with a 6 foot chain-link fence in a P-F zone.

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 1560 Cherokee Lane
- Site Acreage: 8
- Project Type: Elementary School
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 100,531
- Parking Required/Provided: 62/158

Request

The site has been utilized as an elementary school (Ruby Thomas) since 1962. ZC-19-0197 was approved in May 2019 for P-F zoning to demolish and redesign the elementary school. This request is to allow an increase to the finished grade, as well as, to allow 6 foot high retaining walls along the perimeter of the northeast portion of the site. A waiver of development standards

for the wall height is not required in a P-F zone; however, the wall must be reviewed through the design review process.

Site Plans

The previously approved plans depict a proposed elementary school consisting of 3 school buildings, a central plant, play areas, athletic courts, and parking areas. A single story main school building is located in the center of the site. Two, 2 story classroom school buildings are located to the south of the main building. A central plant is located to the west of the single story building. A courtyard with concrete paving and landscaping is located between the 3 buildings. A bus drop-off area is located to the south of the buildings adjacent to Cherokee Lane, and a parking lot is located to the north of the buildings. An 8,853 square foot turf play area is located to the northeast of the single story building, and a 17,900 square foot turf play area is located to the southeast of the 2 story building. A play area with athletic courts is located to the east of the 2 story building on the south side of the site. The site will have access to Cherokee Lane via 2 way driveways that circle the proposed elementary school facility.

The increase to the finished grade is requested for the northeast portion of the site, adjacent to residential neighbors to the north and east. At this time, the area has been left undeveloped but is proposed for the drive aisle and parking lot. Retaining walls up to 6 feet high are required in this location as well. The plans show a CMU retaining wall next to the neighbors' existing fence/wall, with a 6 foot tall chain-link fence above.

Landscaping

The plans depict a minimum 10 foot wide landscape area adjacent to an attached sidewalk along Cherokee Lane. A 9 foot wide landscape area is located along the north, east, and west property lines. Interior parking lot landscaping is distributed throughout the parking lot and additional landscaping is located adjacent to the school buildings.

Applicant's Justification

The applicant indicates the request is to fill in an abandoned drainage easement. The proposal will provide for better drainage as well as eliminate an area that has been prone to the collection of trash.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0197	Reclassified to P-F zoning for redevelopment of an elementary school	Approved by BCC	May 2019
ZC-1482-98	Design review for an addition to an existing school - zone change portion was withdrawn	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 (Historic Neighborhood)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #2

Although adjacent to single family residential development, staff can support the retaining wall height in order to account for necessary drainage. A 9 foot landscaping strip is adjacent to the fence which will help to maintain some privacy for the neighbors. The area has been a "no mans" land and fully incorporating it into the development will eliminate trash from collecting. The applicant has worked with the neighbors for their support of the retaining walls and increased finished grade.

Public Works - Development Review

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Update drainage study PW19-20379 to reflect current project plans;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - denial.

APPROVALS: 1 card

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: March 3, 2021 - HELD - To 04/07/21 - per the applicant to return to the Paradise Town Board.

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: LUCIA GONZALEZ, CLARK COUNTY BOARD OF SCHOOL TRUSTEES,
1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT

04/20/21 PC AGENDA SHEET

ALCOHOL SALES
(TITLE 30)

HIGHLAND DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0087-SCHIFF PARK:

USE PERMITS for the following: 1) allow alcohol sales, liquor - packaged only; and 2) allow alcohol sales, beer and wine - packaged only.

DESIGN REVIEW for a liquor store on a portion of 5.4 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located between Highland Drive and Western Avenue on the south side of Desert Inn Road within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-17-502-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3308 Highland Drive
- Site Acreage: 5.4 (portion)
- Project Type: Liquor store
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 9,100 (total)/4,300 (liquor store)/4,800 (storage)
- Parking Required/Provided: 355/376 (overall site)

Site Plan

The site plan depicts a proposed liquor store with a storage area within an existing office/warehouse complex that consists of 2 buildings. There is a mix of commercial, industrial, and adult uses within this complex. The proposed liquor store is located on the northeast corner of the property near the intersection of Western Avenue and Desert Inn Road. Parking is provided adjacent to the building with an interior drive aisle and a pedestrian stair access to the raised platform entryways. The site plan shows accessible parking spaces adjacent to the east side of the building with a new ramp for access to the elevated platform entry. A new safety rail will be installed along the raised platform entry walkway.

Landscaping

The plans depict landscaping including trees, shrubs, and groundcover installed in existing landscape areas adjacent to the perimeter of the site. Additional trees are provided adjacent to the existing buildings. The site was developed in 1979, and the landscaping does not meet current standards due to the width of landscape areas and the insufficient number of interior parking lot trees. However, approval of UC-0464-13 caused the landscape to be retrofitted with additional trees, shrubs, and groundcover, and also allowed for a reduction in required parking. No new landscaping is required with this request.

Elevations

The liquor store will include entry doors converted from an existing roll-up door. The storage facility will utilize existing roll-up doors for access. The east side of the building includes an existing elevated walkway that will be renovated to accommodate pedestrian traffic for the liquor store. The west side of the building has 2 roll-up doors for loading and unloading of products.

Floor Plans

The storage area will be located on the northern 4,800 square feet of the building, with the liquor store in the remaining 4,300 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a new liquor store and storage area for the sale of packaged liquor, wine, and beer. The operator of the liquor store has served southern Nevada for over 12 years. This location will create 9 full time and part time jobs. The liquor store is located in an existing building at the corner of Desert Inn Road and Western Avenue and the project will provide 30 parking spaces where 27 parking spaces are required. The entire property has 376 parking spaces for a variety of other uses, including the adult use. The store will operate between the hours of 8:00 a.m. and 11:00 p.m. seven days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0394-16	Animated sign, freestanding sign, and wall sign	Approved by PC	July 2016
UC-0464-13	Conversion of a portion of an office/warehouse building into an adult cabaret, use permits for on-premises consumption of alcohol and office as principal use	Approved by PC	September 2013
ADR-0393-02	10,000 square foot expansion to an existing 8,940 square foot adult cabaret location (Spearmint Rhino)	Approved by ZA	May 2002
UC-0159-02	10,000 square foot expansion to an existing 8,940 square foot tavern use	Approved by PC	March 2002

Prior Land Use Requests

Application Number	Request	Action	Date
AU-0016-99	Expansion of the cabaret into an adjacent lease space with an existing tavern, which resulted in an 8,940 square foot adult cabaret with a tavern	Approved by PC	January 1999
DR-1164-98	Exterior remodel of the front of the cabaret and tavern areas	Approved by PC	August 1998
AU-003-94	3,273 square foot adult book store, cabaret, picture arcade, and sex novelty store in another space within the same building	Approved by PC	February 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Industrial	M-1	Office/warehouse, commercial uses, & buildings
West	Business and Design/Research Park	M-1	Office/warehouse, commercial uses, & buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permits

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

The proposed liquor store (package sales) is in harmony with the purpose and goals of Title 30 and will not result in substantial adverse effects on adjacent property, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. The liquor store site is adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff recommends approval of the use permits.

Design Review

The proposed liquor store is compatible with the surrounding uses and adjacent development, including the existing building and proposed exterior changes. The proposed liquor store will maintain existing access and provide adequate on-site traffic circulation and provide more than the required parking spaces for customers. Site access and circulation will not negatively impact the adjacent roadways or neighborhood traffic. The building materials and existing landscape materials are appropriate for the area. Staff recommends approval of the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- Traffic study and compliance.

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: LW 112 DBA LIQUOR WORLD
CONTACT: ADAM FULTON, ESQ, JENNINGS & FULTON, 2580 SORREL ST., LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC/WS/DR-21-0087</u> DATE FILED: <u>2-23-2021</u> PLANNER ASSIGNED: <u>BSB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3-30 7p.m</u> PC MEETING DATE: <u>4-20-2021 7p.m.</u> BCC MEETING DATE: _____ FEE: <u>1825</u>
	PROPERTY OWNER NAME: <u>SCHIFF PARK LTD</u> ADDRESS: <u>3351 S. Highland Dr., #206</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>LW 112, LLC dba Liquor World</u> ADDRESS: <u>4795 Dean Martin Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-239-3245</u> CELL: <u>702-239-3245</u> E-MAIL: <u>r.shamoun@liquorworldlv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Adam R. Fulton, Esq</u> ADDRESS: <u>2580 Sorrel St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-979-3565</u> CELL: <u>702-701-3869</u> E-MAIL: <u>afulton@jfnvlaw.com</u> REF CONTACT ID #: <u>171651</u>

ASSESSOR'S PARCEL NUMBER(S): 16217502001

PROPERTY ADDRESS and/or CROSS STREETS: 3301-3309 Western Ave

PROJECT DESCRIPTION: Package Liquor Store

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

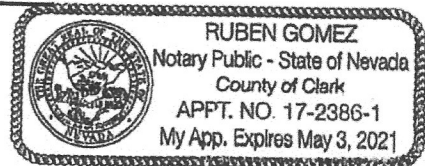
[Signature]
Property Owner (Signature)*

Rohy Shamoun
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/22/2020 (DATE)
By Rohy Shamoun

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.

UC-21-0087

LAW OFFICES
JENNINGS & FULTON, LTD.
2580 SORREL STREET
LAS VEGAS, NV 89146

PLANNER
COPY

TELEPHONE
(702) 979-3565
TELECOPIER
(702) 362-2060

December 20, 2020

Sammy Real, Planning Manager
500 Grand Central Pkwy, 1st Floor
Las Vegas, NV 89155

RE: Amended Justification Letter- Special Use Permit (Alcohol Sales Liquor Store -
Packaged Liquor) - LW 112, LLC dba Liquor World ("The Company") - APN# 162-17-502-
001- Location Address 3301-3309 Western Ave., Las Vegas, Nevada 89109

Dear Ms. Real:

LW 112, LLC dba Liquor World ("The Company") seek to obtain a Special Use Permit to operate a Package Liquor Store for retail sales of package liquor at the above referenced location.

The Company has enjoyed serving the Southern Nevada community with quality products at reasonable prices for better than 12 years and look forward to providing such to meet the needs of the local residents and visitors in the area around this new location.

The facility will create around 9 jobs (both part time and full time) for local residents. Their salaries will stay local and benefit the economy. The business operations will be from 8AM to 11PM, seven days a week.

The facility is an existing building comprised of approximately 9100 sq ft with 4300 sq ft devoted to retail liquor sales and 4800 sq ft devoted to storage. The building currently has roll up doors some of which will continue to be utilized in the proposed business activities for shipping and receiving and the others to be converted to entry doors.

We believe the proposed use shall be in harmony with the purpose, goals, objectives and standards of the plan and title.

Therefore, we respectfully request your approval of the aforementioned Special Use Permit.

As always, we appreciate your professionalism and the attention you provide in these matters. If you have any questions or need additional information, please contact the undersigned or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175.

Sincerely,

Adam R. Fulton, Esq./s/

2

04/20/21 PC AGENDA SHEET

ON-PREMISES FOR SALE SIGN
(TITLE 30)

HUGH HEFNER DR/NEVSO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0069-VEGAS 888 LAND CO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; 2) increased sign height; and 3) reduced sign separation.

DESIGN REVIEW for 3 proposed temporary signs (on-premises for sale sign) in conjunction with an existing multiple family residential development on 3.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:
162-19-512-002

WAIVERS OF DEVELOPMENT STANDARDS

1. Increase the sign area for a total of 4,016 square feet for 3 proposed temporary signs (on-premises for sale signs) where a maximum of 360 square feet is allowed per Table 30.72-3 (a 1,015% increase).
2. Increase the sign height for 3 proposed temporary signs (on-premises for sale signs) to 38 feet where 30 feet is the maximum allowed per Table 30.72-3 (a 27% increase).
3. Reduce the separation of 3 proposed temporary signs (on-premises for sale signs) to 18 feet where 50 feet is required per Table 30.72-3 (a 64% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3850 W. Nevso Drive
- Site Acreage: 3.7
- Project Type: Temporary signs (on-premises for sale signs)
- Number of Stories: 7 (parking garage)/4 (multiple family residential buildings)
- Building Height (feet): Up to 94 feet 2 inches (parking garage)/59 feet, 9 inches (portions of the buildings with residential units)

- Square Feet: 1,634 (temporary sign, on-premises for sale sign #1)/1,242 (temporary sign, on-premises for sale sign #2)/1,140 (temporary sign, on-premises for sale sign #3)

Site Plan

The approved site plan depicts a multiple family residential development (approved via UC-0703-16) on a portion of 3.7 acres. UC-0703-16 also approved a hotel to the east (along Valley View Boulevard) and a shopping center along Flamingo Road, north of the multiple family residential development. Access to the site is located along Valley View Boulevard, Nevso Drive, and Hugh Hefner Drive. The applicant is requesting to install 3 temporary signs (on-premises for sale signs) along the north facing elevation of the parking garage.

Signage

According to the submitted elevation plans, there are 3 proposed on-premises for sale signs installed side by side in an east to west direction along the top half of the north facing elevation of the parking garage. The attached parking garage is located in between the Elysian multiple family residential buildings to the east, and to the west of the subject property.

The parking garage has an overall height of 94 feet, 2 inches; however, the north facing elevation where the proposed on-premises for sale signs will be installed has a maximum height of 71 feet, 8 inches. The proposed on-premises for sale signs are constructed of 13 ounce matte vinyl with double stitched hemmed edges and the graphics are directly printed on the vinyl material. The on-premises for sale signs are installed with industry standard hardware and aircraft grade cable system.

The 3 proposed on-premises for sale signs include a total area of 4,016 square feet where a maximum of 360 square feet is allowed per Table 30.72-3. Additionally, the proposed on-premises for sale signs have an overall height of 38 feet where 30 feet is the maximum allowed per Table 30.72-3. Lastly, the on-premises for sale signs have a reduced separation distance to 18 feet where 50 feet is required per Table 30.72-3.

Applicant's Justification

Per the justification letter, the proposed on-premises for sale signs are needed to adequately advertise for the establishment since the buildings are set back more than 350 feet from Flamingo Road and more than 300 feet from Valley View Boulevard. Additionally, there is an existing shopping center north of the subject property, and the existing buildings limit visibility for the Elysian.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400007 (UC-18-0631)	First extension of time to allow long/short term lodging (Elysian) in an H-1 zone, and a waiver to allow a lodging facility to be predominantly used for long-term lodging in conjunction with a previously approved multiple family residential development	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0152	Allowed a roof sign (Elysian)	Approved by BCC	April 2020
WS-19-0295	Reduced the drive aisle geometrics within the parking garage for the Elysian and allowed alternative perimeter screening.	Approved by BCC	June 2019
UC-18-0631	Allowed long/short term lodging (Elysian) in an H-1 zone, and a waiver to allow a lodging facility to be predominantly used for long-term lodging in conjunction with a previously approved multiple family residential development	Approved by BCC	December 2018
DR-18-0707	For a restaurant in conjunction with a previously approved shopping center	Approved by BCC	October 2018
WS-18-0261	Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Waiver for alternative street landscaping and a design review for revisions to an approved multiple family residential development (Elysian)	Approved by BCC	March 2018
TM-0009-17	Commercial lot and a residential lot with 290 multiple family residential units	Approved by PC	March 2017
VS-0054-17	Vacated and abandoned a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017
UC-0703-16	Increased density and building height with waivers to reduce setback from an arterial street and reduce parking for a multiple family residential development (Elysian) and design reviews for a multiple family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Shopping Center & Gold Coast Resort Hotel
South	Commercial Tourist	M-1	Parking lot & warehouse facilities
East	Commercial Tourist & Public Facilities	M-1	Undeveloped & an electrical substation
West	Commercial Tourist	H-1	Palms 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 #1 & #2

The increase in sign area and sign height is excessive with an over 1,000 percent increase for sign area and 27 percent increase for sign height which is not allowed. In addition, the proposed signs will not be visible to the east bound vehicular traffic on Flamingo Road because the façade of the multiple family residential building west of the parking garage will block the proposed signage.

Waiver of Development Standards #3

The on-premises for sale signs will be installed 33 feet, 8 inches above the finished floor elevation, and there is an existing parking lot and multiple drive aisles in between the existing shopping center buildings and the on-premises for sale signs. This may help buffer the reduced separation request and staff could support this request. However, since staff does not support waivers of development standards #1 and #2, staff also cannot support this request.

Design Review

The overall design of the proposed temporary on-premises for sale signs does not comply with Title 30 standards in terms of height and sign area. Since staff does not support the aforementioned waivers of development standards, staff also does not support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGH IMPACT SIGN AND DESIGN

CONTACT: NEAL BECK, HIGH IMPACT SIGN AND DESIGN, 820 WIGWAM PARKWAY #100, HENDERSON, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

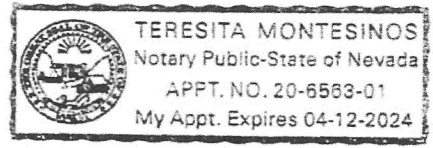
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-21-0069</u> DATE FILED: <u>2/16/21</u> PLANNER ASSIGNED: <u>JORK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/30/21</u> PC MEETING DATE: <u>4/20/21</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Vegas 888 Land Co, LLC</u> ADDRESS: <u>10777 W. Twain Ave., #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>000-000-0000</u>
	APPLICANT NAME: <u>High Impact Sign & Design, Llc</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-882-1012</u> E-MAIL: <u>todd@highimpactsign.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Neal Beck (High Impact Sign & Design)</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-592-0379</u> E-MAIL: <u>nbeck@highimpactsign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-19-512-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3850 W. Nevso Dr.
 PROJECT DESCRIPTION: Banner Signage on Multi-Family Residential Development

(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)* [Signature] Authorized Douglas Eisner - Signatory
 STATE OF Nevada Property Owner (Print)
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/9/2020 (DATE)
 By Teresita Montesinos
 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.



WS-21-0069

High Impact Sign & Design – 820 Wigwam Pkwy, #100 – Henderson, NV 89014

13th January 2021
Clark County,

**PLANNER
COPY**

APN: 162-19-512-002

On behalf of the applicant, we are requesting a design wavier to allow for three non-illuminated signs on the North elevation of the parking structure.

1. To permit an existing 1,405 Sq. Ft banner where a banner sign is prohibited per Section 30.48.680 2. Design Review: To permit an existing 1,405 Sq. Ft banner sign as indicated above.

Justification:

The proposed signs are needed to adequately advertise the business. This particular building is set back more than 350' from Flamingo Road and the visibility is severely restricted. Additionally, there are several buildings blocking direct and indirect views from the street frontage along Flamingo. As such, it is very difficult to see the signage, or locate the business. The applicant is asking for the three signs and the additional square footage to try to allow people to locate them easier and to advertise the property. The applicant has already eliminated a monument sign that they are entitled to due to the visibility restrictions. Since there are no other signs separation codes do not apply.

Sincerely,

Neal E. Beck High Impact Sign & Design

04/20/21 PC AGENDA SHEET

TEMPORARY SIGN
(TITLE 30)

SANDS AVE/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0080-HHP CALCYP SPE OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; and 2) increased sign height.

DESIGN REVIEW for a proposed temporary sign (on-premises for sale sign) in conjunction with an existing multiple family residential development on 6.0 acres in a H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Sands Avenue and the west side of Paradise Road within Paradise. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-16-702-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the sign area for a proposed temporary sign (on-premises for sale sign) to 1,405 square feet where a maximum of 560 square feet is allowed per Table 30.72-3 (a 150% increase).
2. Increase the sign height for a proposed temporary sign (on-premises for sale sign) to 44 feet where a maximum of 30 feet is allowed per Table 30.72-3 (a 47% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3786 Howard Hughes Parkway
- Site Acreage: 6
- Project Type: Temporary sign (on-premises for sale sign)
- Number of Stories: 5 and 6
- Building Height (feet): 95

Site Plan

The site plan depicts an approved multiple family residential development via UC-0900-16 consisting of the following: 2 garages, leasing office, clubhouse attached to a courtyard, and 2

apartment buildings which surround the 2 garages. The Phase 1 garage and the Phase 1 apartment building with the attached courtyard are located on the east half of the site, and the Phase 2 garage and the Phase 2 apartment building are located on the west half of the site. Access to the development is provided along Howard Hughes Parkway (south of Sands Avenue and north of Flamingo Road) and via Corporate Drive (west of Paradise Road). The applicant is proposing to install a temporary sign (on-premises for sale sign) on the east facing elevation of the parking garage located on the northeast corner of Sands Avenue and Paradise Road.

Signage

The proposed temporary sign (on-premises for sale sign) has an overall height of 44 feet where a maximum of 30 feet is allowed per Table 30.72-3. Furthermore, the proposed sign has an overall area of 1,405 square feet where a maximum of 560 square feet is the maximum allowed per Table 30.72-3. The site plan depicts that the proposed sign will be installed on the east facing elevation of the parking garage. The proposed sign is set back 43 feet from the right-of-way (Paradise Road) and approximately 150 feet from the nearest development to the east. The proposed sign is constructed of 13 ounce matte vinyl with double stitched hemmed edges and the graphics are printed directly on the vinyl material. The proposed sign will be installed with industry standard hardware and an aircraft grade cable system.

Applicant's Justification

Per the applicant's justification letter, the proposed temporary sign is needed to adequately advertise the establishment's current leasing opportunities for future tenants. The applicant states that there are buildings that block the street frontage along Paradise Road and Sands Avenue, as such it is difficult to see the signage or locate the development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0151	Allowed a roof sign (Elysian)	Approved by BCC	April 2020
WS-18-0173	Increased the building height of a previously approved multiple family residential development and allowed an alternative vehicle parking layout, and a design review for modifications to the development	Approved by BCC	April 2018
UC-0900-16	Multiple family residential development with a waiver to reduce the setback to an arterial street	Approved by BCC	February 2017
UC-0042-06 (ET-0072-08)	First extension of time to commence the following: residential condominiums, hotel, spa/health club, restaurant, shopping center uses, on-premises consumption of alcohol, increased building heights, and a decorative water feature; with waivers for reduced parking, reduced setback and design review for a residential condominium and hotel complex with commercial uses - expired	Approved by BCC	July 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0042-06	Residential condominiums; hotel; spa/health club; restaurant; shopping center uses; on-premise consumption of alcohol; increased building heights; and a decorative water feature; with waivers for reduced parking; reduced setback for a residential condominium and hotel complex with commercial uses - expired	Approved by BCC	March 2006
UC-091-85	Office, retail/commercial uses as portion of the Howard Hughes Center	Approved by PC	April 1985

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Office buildings including the Chamber of Commerce
South & West	Commercial Tourist	H-1	Office, restaurant, & retail uses within the Howard Hughes Center
East	Commercial Tourist	C-1 & H-1	Restaurant, hotel, & convenience store

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.

The previously approved application (WS-21-0151) provides ample signage on the site consisting of 4 roof signs, 2 freestanding signs, and 2 wall signs. Staff finds that the temporary on-premises for sale sign is excessive and is unwarranted since there are no physical visual barriers such as a separate building or an on-premise freestanding sign with excessive heights that block the proposed sign when vehicular and pedestrian traffic travel north or south on Paradise Road. The applicant can still achieve the goal of advertising the current leasing status of the development by meeting Code and applying for the appropriate building permits. Staff does not support these requests.

Design Review

The proposed temporary sign (on-premises for sale sign) is 150 percent larger and 47 percent taller than what is allowed per Title 30. The applicant has the opportunity to redesign the sign to meet Code and still achieve visibility along Paradise Road since the nearest structures adjacent to Paradise Road are 150 feet west of the Elysian multiple family residential development. Since staff does not support the waivers of development standards, staff also cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Coordinate with Public Works - Design Division for the Paradise Road improvement project;
- Dedicate any necessary right-of-way and easements for the Paradise Road improvement project.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGH IMPACT SIGN & DESIGN, LLC

CONTACT: HIGH IMPACT SIGN & DESIGN LLC, 820 WIGWAM PKWY #100, HENDERSON, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-21-0080</u> DATE FILED: <u>2/18/21</u> PLANNER ASSIGNED: <u>DR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>3/30/21</u> PC MEETING DATE: <u>4/20/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>HHP Calcyp SPE Owner, LLC</u> ADDRESS: <u>10777 W. Twain Ave., #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>000-000-0000</u>
	APPLICANT NAME: <u>High Impact Sign & Design, Llc</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-882-1012</u> E-MAIL: <u>todd@highimpactsign.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Todd Leany (High Impact Sign & Design)</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-882-1012</u> E-MAIL: <u>todd@highimpactsign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-16-702-004

PROPERTY ADDRESS and/or CROSS STREETS: 3786 Howard Hughes Parkway

PROJECT DESCRIPTION: Banner Signage on Multi-Family Residential Development

(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.

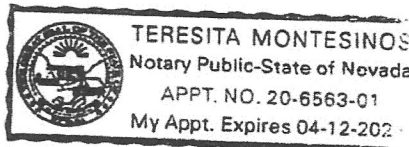
Property Owner (Signature)* _____

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/9/2020 (DATE)
 By Teresita Montesinos

NOTARY PUBLIC: _____

Douglas Eisner - Authorized Signatory
 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.



High Impact Sign & Design – 820 Wigwam Pkwy, #100 – Henderson, NV 89014

December 1, 2020

Clark County Building Department

WS-21-0080

RE: Elysian at Howard Hughes Center

APN: 162-16-702-004

PLANNER
COPY

On behalf of the applicant we are requesting a waiver of development standards to allow for one, on-premises, temporary, non-illuminated sign on the East elevation of the development structure.

1. To permit an existing 1,405 Sq. Ft banner where a banner sign is prohibited per Section 30.48.680
2. Design Review: To permit an existing 1,405 Sq. Ft banner sign as indicated above.

Justification:

The proposed signs are needed to adequately advertise the business. This development is located within a high-rise office building area and the visibility is severely restricted. Additionally, there are several buildings blocking direct and indirect views from the street frontage along Paradise and Sands Boulevard. As such, it is very difficult to see the signage, or locate the development. The applicant is asking for this sign and the additional square footage to try to allow people to locate them easier and to advertise the property.

Sincerely,

Todd Leany, High Impact Sign & Design

04/21/21 BCC AGENDA SHEET

MESSAGE
(TITLE 30)

DECATUR BLVD/NEVSO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0073-DECATUR FLAMINGO GARDEN, LLC:

USE PERMIT for a massage establishment in conjunction with an existing commercial center on 2.6 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Decatur Boulevard and Nevso Drive within Paradise. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
162-19-101-011

LAND USE PLAN:
WINCHESTER/PARADISE COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4170 S. Decatur Boulevard (Suite A1)
- Site Acreage: 2.6
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 1,275 (approximate size of lease space)
- Parking Required/Provided: 102/103

Site Plans

The plans depict a proposed massage establishment located in the southern portion (Suite A1) of the commercial building located in the northwest portion of the overall commercial center. The commercial center consists of 4 buildings located around a courtyard. Parking spaces are located around the perimeter of the site, and vehicular access is provided from both Decatur Boulevard and Nevso Drive. No changes are proposed for the site.

Landscaping

No changes are proposed or required for the existing landscaping, which includes landscaping along Decatur Boulevard and Nevso Drive, within the parking lot, around the base of the buildings, and within the courtyard.

Elevations

Photos depict an existing 1 story building constructed with stucco finish, aluminum storefront window systems, and parapet walls along the roofline.

Floor Plans

Plans show an approximate 1,275 square foot lease space consisting of a reception area, breakroom, restroom, and 4 massage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed massage establishment complies with Title 30 standards, and the location meets the minimum separation requirement of 200 feet from any residential use and 1,000 feet from any other massage establishment. In addition, the business operator will comply with all the necessary requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0628-16	Place of worship within the existing commercial center	Approved by ZA	August 2016
ZC-287-85	Reclassified the subject site and adjacent properties north to Flamingo Road to C-2 zoning for a commercial complex and a shopping center	Approved by BCC	January 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Commercial General	C-2	Offices
East	Commercial General	C-2	Vehicle paint & body shop & tire sales facility
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed massage establishment meets the minimum separation requirements of 200 feet from residential uses and 1,000 feet from another massage establishment (measured tenant space to tenant space). For example, the proposed massage establishment is approximately 225 feet from the multiple family residential development located on the west side of Decatur Boulevard. Similarly, the nearest active massage establishment is located 1,015 feet north of this site (Oriental Massage, 4850 W. Flamingo Road).

Another massage establishment (Flamingo Massage) was approved at 4755 W. Flamingo Road, which is approximately 520 feet northeast from the proposed massage establishment. However, according to Business License Department Records, that business recently moved to another location. Although there is still an active land use approval for massage, UC-0696-03 (AR-0086-16) until June 7, 2021 for review, at that location, the proposed massage establishment can apply for this special use permit since there are no active massage establishments within 1,000 feet of the site. Staff can support this request since it meets all the separation requirements, noting that once an establishment is approved and licensed, another massage establishment cannot open within 1,000 feet, despite already having land use approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that this application for massage must commence prior to another massage establishment commencing within 1,000 feet, otherwise this use is not allowed; 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.

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: XINWEN LLC DBA BODY MASSAGE LV
CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0073</u> DATE FILED: <u>2/18/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>3/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/21/21</u> FEE: <u>675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Decatur Flamingo Garden LLC</u> ADDRESS: <u>1771 E. Flamingo Rd #113A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-403-2680</u> E-MAIL: <u>Jeffhmai@yahoo.com</u>
	APPLICANT NAME: <u>Xinwen LLC.</u> ADDRESS: <u>3536 Wynn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89113</u> TELEPHONE: <u>702 588 0199</u> CELL: _____ E-MAIL: <u>xinwenspa@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Kirk T. Kennedy, Esq.</u> ADDRESS: <u>815 S. Casino Center Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-385-5534</u> CELL: <u>702-3851869</u> E-MAIL: <u>ktkennedylaw@gmail.com</u> REF CONTACT ID #: <u>165299</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-19-101-011 #A1
 PROPERTY ADDRESS and/or CROSS STREETS: 4170 S. Decatur Blvd. / News Dr
 PROJECT DESCRIPTION: SUP for massage

(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.

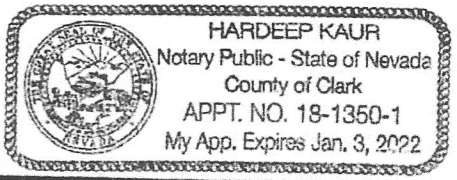
Huan Quan Mai
 Property Owner (Signature)*

Huan Quan Mai, Managing Member
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 02 Feb 2021 (DATE)
 By HUAN QUAN MAI

NOTARY PUBLIC: Hardeep



5

*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.



November 3, 2020

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

Re: Justification Letter for Special Use Permit Application
Xinwen LLC dba BodyMassageLV
Address: 4170 S. Decatur Blvd., Ste. A1, Las Vegas, NV 89103
Property Owner: Decatur Flamingo Garden LLC

Dear Planning:

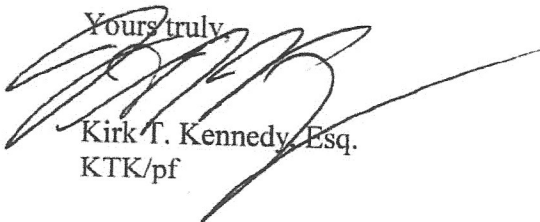
The Applicant is seeking the issuance of a special use permit for this business location in order to open a licensed massage establishment at 4170 S. Decatur Blvd., Ste. A1, Las Vegas, 89103. The proposed business location is located in a C-2 zoning category which Title 30 mandates the issuance of a special use permit prior to licensing approval.

My review of the available location information indicates that this proposed location is a minimum of 200 feet from the nearest residential use and has 1,000 foot separation from any other massage establishment location. The proposed location was previously operated as a reflexology business according to the property owner records.

My client would request that Planning approve this location as a permissible use under Title 30 for this C-2 zoned area and allow the issuance of the requested special use permit. The Applicant will comply with all necessary requirements for the successful operation of this proposed use location as a licensed massage establishment.

Kindly direct any inquiry or concern to my office for attention. My office email is ktkennedylaw@gmail.com. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kirk T. Kennedy', is written over a horizontal line. The signature is fluid and cursive.

Kirk T. Kennedy, Esq.
KTK/pf