



Paradise Town Advisory Board

Paradise Recreation Center

4775 McLeod Dr

Las Vegas, NV 89121

June 13, 2023

7:00 p.m.

Board Members:	Susan Philipp – Chair	Katlyn Cunningham - Vice Chair	
	John Williams	Kimberly Schwarzlander	Angel Carvalho
Secretary:	Maureen Helm, 702-606-0747, mhelmtab@gmail.com		
Town Liaison:	Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov		

MEETING CANCELLED DUE TO NO QUORUM

All Zoning Items will go to their next scheduled public hearing date. See below for list of Zoning Applications and public hearing dates

- | | |
|-------------------------|---------------------|
| 1. TM-23-500043 | APPROVED |
| 2. UC-23-0168 | PC 06/20/23 |
| 3. UC-23-0215 | PC 06/20/23 |
| 4. UC-23-0219 | PC 06/20/23 |
| 5. UC-23-0266 | PC 06/20/23 |
| 6. VS-22-0690 | PC 06/20/23 |
| 7. WS-22-0689 | PC 06/20/23 |
| 8. WS-23-0185 | PC 06/20/23 |
| 9. WS-23-0218 | PC 06/20/23 |
| 10. AR-23-400063 | BCC 06/21/23 |

- | | | |
|------------|---------------------|---------------------|
| 11. | AR-23-400064 | BCC 06/21/23 |
| 12. | AR-23-400066 | BCC 06/21/23 |
| 13. | AR-23-400069 | BCC 06/21/23 |
| 14. | DR-23-0247 | BCC 06/21/23 |
| 15. | DR-23-0258 | BCC 06/21/23 |
| 16. | WS-23-0226 | BCC 06/21/23 |
| 17. | TM-23-500065 | BCC 06/21/23 |
| 18. | UC-23-0267 | BCC 06/21/23 |
| 19. | WS-23-0238 | BCC 06/21/23 |
| 20. | UC-23-0190 | BCC 06/21/23 |

**The next scheduled Paradise Town Advisory
meeting will be held on
June 27, 2023 at 7:00 pm
unless otherwise posted.**

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center, 4775 McLeod Dr, Las Vegas, NV 89121
<https://notice.nv.gov/>



REVISED

Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 13, 2023

7:00pm

Note:

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

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM

KEVIN SCHILLER, County Manager

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 May 30, 2023. (For possible action)
- IV. Approval of the Agenda for June 13, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **TM-23-500043-MKTSLVBL, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action) **PC 6/6/23**
 - 2. **UC-23-0168-SAM & GERT FELDMAN, LLC:**
USE PERMIT to allow a minor training facility within an existing office building on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Pecos Road and the south side of Zodiac Court within Paradise. JG/sd/syp (For possible action) **PC 6/20/23**
 - 3. **UC-23-0215-JOYFUL HOUSE INC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use on 0.6 acres in a C-2 (General Commercial) Zone within the Asian Design Overlay District. Generally located on the west side of Stober Boulevard and the south side of Spring Mountain Road within Paradise. JJ/bb/syp (For possible action) **PC 6/20/23**
 - 4. **UC-23-0219-HARSCH INVESTMENT PPTYS-NV, LLC:**
USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/jor/syp (For possible action) **PC 6/20/23**
 - 5. **UC-23-0266-SC VEGAS AIRPORT, LLC:**
USE PERMIT for alcohol sales, beer and wine – packaged only in conjunction with a hotel on 2.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Pollock Drive, 200 feet north of Warm Springs Road within Paradise. MN/lm/syp (For possible action) **PC 6/20/23**
 - 6. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 6/20/23**

7. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.
DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action)
PC 6/20/23
8. **WS-23-0185-GOLDMAN ROBERT L & CAROL M:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) decorative wall within 15 feet of the front property line in conjunction with a single family residential home on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tomiyasu Lane, 430 feet north of Maule Avenue within Paradise. JG/bb/syp (For possible action)
PC 6/20/23
9. **WS-23-0218-PARBALL NEWCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEW for fencing in conjunction with a resort hotel on 30.0 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 Flamingo Road within Paradise. JG/dd/syp (For possible action)
PC 6/20/23
10. **AR-23-400063 (UC-06-0925)-KING DAVID, LLC:**
USE PERMIT SIXTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing shopping center on 3.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 150 feet north of Rochelle Avenue within Paradise. TS/tr/syp (For possible action) **BCC 6/21/23**
11. **AR-23-400064 (UC-20-0363)-DINGEE FAMILY TRUST:**
USE PERMIT SECOND 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/dd/syp (For possible action) **BCC 6/21/23**
12. **AR-23-400066 (ZC-21-0442)-A & AR, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (indoor sports facility); 2) restaurant; 3) on-premises consumption of alcohol (a lounge); and 4) allow alternative landscaping where landscaping per Figure 30.64-12 is required.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) departure distance; 2) reduce bicycle parking; 3) reduce setbacks; 4) reduce loading spaces; and 5) reduce height/setback ratio.
DESIGN REVIEW for a distribution center on 3.3 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise (description on file). JG/dd/syp (For possible action) **BCC 6/21/23**

13. **AR-23-400069 (UC-21-0120)-3535 LV NEWCO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow primary access to a restaurant from the exterior of a resort hotel.
DESIGN REVIEW to update the exterior façade in conjunction with an approved resort hotel (LINQ) on a 9.0 acre portion of approximately 60.0 acres on 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/dd/syp (For possible action) **BCC 6/21/23**
14. **DR-23-0247-ACE A PROPCO:**
DESIGN REVIEW for exterior facade modification to an existing restaurant on a portion of 61.4 acres in conjunction with a resort hotel (CityCenter) in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/sd/syp (For possible action) **BCC 6/21/23**
15. **DR-23-0258-ACE A PROPCO:**
DESIGN REVIEW for modifications to a comprehensive sign plan in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action) **BCC 6/21/23**
16. **WS-23-0226-3450 S. MARYLAND PARKWAY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) public art; 3) gasoline station; 4) convenience store with vehicle (automobile) wash; 5) retail buildings and restaurants with drive-thrus; 6) signage; and 7) finished grade on a 5.3 acre portion of a 17.4 acre site in a C-2 (General Commercial) (AE-60) Zone and a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/md/syp (For possible action) **BCC 6/21/23**
17. **TM-23-500065-3450 S. MARYLAND PARKWAY, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 17.4 acres in a C-2 (General Commercial) (AE-60) Zone and a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/md/syp (For possible action) **BCC 6/21/23**
18. **UC-23-0267-CAMPUS VILLAGE GROUP, LLC:**
USE PERMITS for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the opt-in design and development standards of the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise. TS/bb/syp (For possible action) **BCC 6/21/23**

BOARD OF COUNTY COMMISSIONERS

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JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

19. **WS-23-0238-LV STADIUM EVENTS COMPANY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) trash enclosure.
DESIGN REVIEW for a parking lot on 0.7 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive, 287 feet west of Polaris Avenue within Paradise. MN/md/syp (For possible action)
BCC 6/21/23

20. **UC-23-0190-PARBALL NEWCO L L C:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).
DEVIATIONS for the following: 1) to reduce the separation between freestanding signs; and 2) deviations as shown per plans on file.
DESIGN REVIEW modifications to a comprehensive sign plan in conjunction with a resort hotel (Horseshoe) on 30.0 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 Flamingo Road within Paradise. JG/md/ja (For possible action)
BCC 06/21/23

VII. General Business

(For possible action)

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- IX. Next Meeting Date: June 27, 2023.

- X. Adjournment.

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

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager



Paradise Town Advisory Board

May 30, 2023

MINUTES

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

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

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

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

Hunter White; Planning, Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of May 9, 2023 Minutes

Moved by: Cunningham

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for May 30, 2023

Moved by: Williams

Action: Approved with item #2 withdrawn

Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)

V. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS

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JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. **TM-23-500043-MKTSLVBL, LLC:**
TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action) PC 6/6/23

No show. Return to the Paradise June 13, 2023 TAB meeting

2. **UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure and approach distances (previously not notified); 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant with drive-thru; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action) PC 6/6/23

WITHDRAWN

3. **UC-23-0186-SERENE CENTER, LLC:**
USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant in a commercial center on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Spencer Street and the north side of Serene Avenue within Paradise. MN/hw/syp (For possible action) PC 6/6/23

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

4. **UC-23-0168-SAM & GERT FELDMAN, LLC:**
USE PERMIT to allow a minor training facility within an existing office building on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Pecos Road and the south side of Zodiac Court within Paradise. JG/sd/syp (For possible action) PC 6/20/23

No show. Return to the Paradise June 13, 2023 TAB meeting

5. **VS-23-0206-OQUENDO INDUSTRIAL 2022, LP:**
VACATE AND ABANDON a portion of a right-of-way being McLeod Drive located between Oquendo Road and Patrick Lane within Paradise (description on file). JG/jgh/syp (For possible action) PC 6/20/23

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

6. **AR-23-400044 (WS-22-0466)-PRECISION PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/jud/syp (For possible action) **BCC 6/21/23**

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

7. **AR-23-400046 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/jud/syp (For possible action) **BCC 6/21/23**

MOVED BY- Philipp
DENY
VOTE: 5-0 Unanimous

8. **AR-23-400050 (UC-22-0426)-DIAMOND CREEK HOLDINGS, LLC SERIES 8:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/rp/syp (For possible action) **BCC 6/21/23**

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

9. **ET-23-400038 (UC-21-0011)-3950, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**

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

10. **ET-23-400039 (UC-21-0012)-3950, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**

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

11. **ET-23-400040 (WS-21-0013)-3950, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) pedestrian walkway; 3) mechanical equipment screening; 4) reduced throat depth; and 5) driveway geometrics.
DESIGN REVIEW for a proposed cannabis establishment building on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/tpd/syp (For possible action) **BCC 6/21/23**

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

12. **WC-23-400052 (ZC-1576-98)-BESEAU, CONCHITA:**
WAIVER OF CONDITIONS of a zone change prohibiting no access to Horseshoe Drive in conjunction with a beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action) **BCC 6/21/23**

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

- 1 year review as a public hearing

VOTE: 5-0 Unanimous

13. **UC-23-0209-BESEAU, CONCHITA:**
USE PERMIT for personal services (beauty salon).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setback; 2) reduce parking; 3) alternative street landscaping; 4) alternative landscaping adjacent to a residential use; 5) allow access to a local street; 6) allow modified street standards; and 7) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action) **BCC 6/21/23**

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

- 1 year review as a public hearing

VOTE: 5-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None heard

VIII. Next Meeting Date
The next regular meeting will be June 13, 2023

IX. Adjournment
The meeting was adjourned at 8:40 p.m.

06/06/23 PC AGENDA SHEET

MARKETPLACE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500043-MKTSLVBL, LLC:

TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:
162-21-214-005

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3717 Las Vegas Boulevard S.
- Site Acreage: 1.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 1.3 acre site which is a part of an existing shopping center (Harmon Corner). Access to the site is from driveways on Las Vegas Boulevard South and Harmon Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0238	Modifications to an approved comprehensive sign package and increased animated sign area in conjunction with an existing shopping center (Harmon Corner)	Approved by BCC	June 2022
UC-21-0646	Various uses within the mall and allowed outdoor kiosks for retail sales	Approved by BCC	December 2021
AR-21-400125 (UC-20-0169)	First application for review of retail sales as a primary use/kiosks	Approved by BCC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0271	Vacated and abandoned easements along with right-of-way for Harmon Avenue and Las Vegas Boulevard South	Approved by BCC	August 2020
UC-20-0169	Allowed retail sales as a primary use outside/kiosks	Approved by BCC	June 2020
UC-19-0408	Recreational facility in conjunction with a shopping center	Approved by BCC	July 2019
VS-18-0155	Vacated and abandoned a public access easement (driveway)	Approved by PC	April 2018
WS-1029-17	Reduced parking, façade changes, and a mezzanine addition to the existing shopping center	Approved by BCC	January 2018

There have been numerous land use applications for various uses on the property; listed above are the more recent applications submitted on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Planet Hollywood Resort Hotel & Miracle Mile shopping center
South	Commercial Tourist	H-1	Commercial building (former Harley Davidson Café) & parking garage
West	Commercial Tourist	H-1	CityCenter & The Cosmopolitan Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County 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.

Comprehensive Planning - Addressing

- 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: RON HALL

CONTACT: DION SPENARD, 6345 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118

06/20/23 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

ZODIAC CT/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0168-SAM & GERT FELDMAN, LLC:

USE PERMIT to allow a minor training facility within an existing office building on 1.2 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Pecos Road and the south side of Zodiac Court within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

161-19-401-023

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4760 S. Pecos Road
- Site Acreage: 1.2
- Number of Lots/Units: 1
- Project Type: Minor training facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 17,154 (office building)/980 (training facility)
- Parking Required/Provided: 69/64

Site Plans

The plans show an existing office building in which the applicant would like to open a minor training facility. The building is located in the northwest corner of the site. It is 3 sided surrounding a courtyard open to face to the south. Parking is located along the east and south sides of the building. A previous waiver of development standards was approved to reduce the parking to 64 spaces. Access to the site is from Pecos Road and Zodiac Court. Cross access is provided to the mini-warehouse to the south. The office building currently has 64 on-site parking spaces.

Landscaping

Additional landscaping is not required for this application.

Elevations

The plans depict an existing office building that is 2 stories at 30 feet in height with stucco finish, glazed windows, aluminum door and stucco columns with a flat roofline and a canopy over the front entrance.

Floor Plans

The building is a total of 17,154 square feet with various offices, conference rooms, utility rooms, restrooms, reception area. The applicant's lease space for the minor training facility is approximately 980 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request for a minor training facility is to offer classes of no more than 15 people who are required to attend anger management and domestic violence classes. The classes include domestic violence classes that are often 1.5 hours in length between 26 weeks to 52 weeks, anger management classes that are generally 1 hour long, parenting classes that are 1 hour in length and impulse control classes which generally last 2 hours. These classes are for those who need to improve communication skills, behavior, and positive relationships.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1409-04	Health spa and cosmetology, hair salon, chiropractic, massage, and personal services; waiver of development standards for reduced parking	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped
South & East	Neighborhood Commercial	C-1	Mini-warehouse
West	Compact Neighborhood (up to 18 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

Comprehensive 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. This use does not increase the required parking. Minor training facilities in other parts of Clark County have shown to be appropriate and compatible within office developments. Staff does not anticipate any adverse impacts from this training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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)

- 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: VICTOR G. ITURRIOS
CONTACT: VICTOR ITURRIOS, LAS VEGAS, 4760 S. PECOS ROAD, SUITE 103-20,
LAS VEGAS, NV 89121

DRAFT

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/STOBER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0215-JOYFUL HOUSE INC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use on 0.6 acres in a C-2 (General Commercial) Zone within the Asian Design Overlay District.

Generally located on the west side of Stober Boulevard and the south side of Spring Mountain Road within Paradise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-210-001

USE PERMIT:

Reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use to 60 feet where 200 feet is required per Table 30.44-1 (an 70% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4601 Spring Mountain Road
- Site Acreage: 0.6
- Project Type: On-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,787
- Parking Required/Provided: 48/48

Site Plan

The site plan depicts a .6 acre lot at the southwest corner of Spring Mountain Road and Stober Boulevard, with an existing 4,787 square foot building with a shared parking lot to the west. Existing access driveways are located at Spring Mountain Road and Stober Boulevard. An access drive is located on the north, east, and south sides of the building with 48 existing parking spaces located on the perimeter of the lot. Existing attached sidewalks are located along Spring

Mountain Road and Stober Boulevard. The property to the south of this site is zoned R-4 with a clubhouse, covered parking, landscaping, and drive aisles between this building and the nearest apartment building. The supper club is located 60 feet from the property line of the multiple family residential development.

Landscaping

Existing landscaping is located along the north and east sides of this lot.

Elevations

The elevations depict a 17 foot high split faced concrete block structure with a 20 foot high north facing stucco façade and aluminum storefront windows and entryway. The south elevation has 2 doors for employee access.

Floor Plans

The floor plans depict a 1,628 square foot dining area, 1,528 square foot kitchen, cooler and freezer spaces, restrooms, a 42 square foot bar, and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to open a restaurant at this property that will employ between 30 and 50 employees. The restaurant will include a business license for a supper club. The existing parking spaces will be available for use and no changes are proposed to the existing landscaping or access driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1203-06	Massage business	Approved by PC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Corridor Mixed-Use	C-2	Commercial retail
South	Urban Neighborhood (greater than 18 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

Comprehensive 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 reviews use permit requests to ensure compatibility with existing and planned developments in the surrounding area. Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. The residential property is located south of the existing building and on the opposite side of the entrance driveway off of Stober Boulevard. While this property shares a property line with residential uses, there is a drive aisle, block wall, covered parking, and a clubhouse separating the uses. There are 60 feet between the restaurant building and the adjacent R-4 zoned property. In addition, existing parking and circulation will not negatively impact the residential uses; therefore, staff is in support of the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of occupancy and/or business license shall not be issued without final zoning inspection of the paved parking spaces to the rear (south) of the building.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain improvement project.

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: PALETTE LV, LLC
CONTACT: PALETTE LV, LLC, 4601 SPRING MOUNTAIN RD, LAS VEGAS , NV 89103

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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0215</u> DATE FILED: <u>4-19-2023</u> PLANNER ASSIGNED: <u>LSRB</u> TAB/CAC: <u>J.P. Lise</u> TAB/CAC DATE: <u>6-2-2023</u> PC MEETING DATE: <u>7-4-2023</u> BCC MEETING DATE: _____ FEE: <u>\$675</u> Actual 6-2-23
	PROPERTY OWNER NAME: <u>Joyful House Inc</u> ADDRESS: <u>4601 Spring Mountain Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Palette Tea Lounge</u> ADDRESS: <u>4601 Spring Mountain Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>636 374 0820</u> CELL: _____ E-MAIL: <u>sangeling@yahoo.com</u> REF CONTACT ID #: <u>2005407 UGA-103</u>
	CORRESPONDENT NAME: <u>Sue A. A...</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-210-001

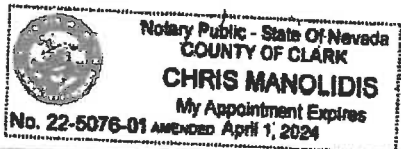
PROPERTY ADDRESS and/or CROSS STREETS: 4601 Spring Mountain Rd Las Vegas, NV 89103

PROJECT DESCRIPTION: Support club request

(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)* Jowaman Lee JOWAMAN LEE
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 2, 2023 (DATE)
 By JOWAMAN LEE
 NOTARY PUBLIC: Chris Manolidis



*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.

Palette LV, LLC
4601 Spring Mountain Rd,
Las Vegas, NV 89102
626-374-0820

Justification Letter

Dear Madam/Sir,

I am writing to request a permit to open a restaurant in the Las Vegas Spring Mountain Rd area. My restaurant Palette Tea Lounge will be located at 4601 Spring Mountain Rd, Las Vegas, NV 89102, and will serve a variety of Asian cuisines and cocktail and wine to the local community.

The original business Joyful House Restaurant, they had beer and wine licenses approved and operating for more than 20+ years, our restaurant will continue to offer the same beverages with only adding a couple specialty cocktails to the menu.

We understand the importance of a vibrant restaurant scene in any city, we believe that our restaurant will be a valuable addition to the existing community of businesses in the area. In particular, our restaurant will bring the following benefits to the local community:

- Job Creation: our restaurant will create 30-50 job opportunities for local residents, ranging from cooks and servers to administrative staff.
- Economic Development: as a small business owner, we are committed to supporting the local economy. Our restaurant will source ingredients locally whenever possible, and will partner with other businesses in the area to provide unique and appealing dining experiences for customers.
- Community Building: I believe that restaurants have an important role to play in bringing people together. Our restaurant will serve as a hub for socializing and networking, and will contribute to the overall sense of community in the area.

I have taken great care in planning the layout and the design of our restaurant, and I have taken steps to ensure that it will comply with all relevant health and safety regulations. We are confident that our restaurant will be a valuable addition to the city, and I respectfully request that you consider my application for a restaurant permit.

Thank You for your time and consideration.

Sincerely

Ling Wu
Managing Member

PLANNER
COPY

06/20/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0219-HARSCH INVESTMENT PPTYS-NV, LLC:

USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001

USE PERMIT:

Allow on-premises consumption of alcohol establishment (supper club) per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3853 Spring Mountain Road
- Site Acreage: 18.4
- Project Type: Supper club (00 Pie & Pub)
- Number of Stories: 1
- Square Feet: 2,000 (restaurant)
- Parking Required/Provided: 1,049 (UC-0438-04)/1,049

Site Plans

The submitted site plans depict a proposed supper club (00 Pie & Pub) located within the northeastern portion of the northern most building of an existing office/warehouse and shopping center complex. Access to the site is from existing driveways along Spring Mountain Road (north), Valley View Boulevard (east), and Wynn Road (west). The overall complex was approved for a shopping center and reduced parking per UC-0438-04; therefore, no additional parking is required. There are 1,049 parking spaces provided throughout the complex, and immediately adjacent to the proposed supper club.

Landscaping

Landscaping is neither required, nor a part of this request.

Elevations

The existing complex has 5 existing buildings with an overall height of 42 feet. Architectural features include decorative Asian style roof and columns. Each lease space includes exterior decorative finishes pertaining to the establishment's theme.

Floor Plan

The submitted floor plan shows seating for 53 patrons, an entry way, kitchen area, office, storage area, restrooms, and other back of house area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is applying for a supper club within an existing building within The Center at Spring Mountain. The site is within an M-1 zoning district and is more than 200 feet from any residential use and is also surrounded by existing commercial development. The use is compatible within the surrounding area since there are existing restaurants (supper clubs and service bars) within the complex. The applicant is a new tenant for this lease space.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0148	Supperclub (Partage French Restaurant)	Approved by PC	May 2023
UC-22-0530	Restaurant with service bar (J Bar & Lounge Bistro)	Approved by PC	November 2022
UC-22-0214	Restaurant with service bar and outside dining (Half Bird)	Approved by PC	June 2022
UC-20-0571	Minor training facility (aesthetics)	Approved by PC	February 2021
UC-20-0483	Service bar for Ramen Shibire Restaurant	Approved by PC	December 2020
UC-19-0997	Outside dining and shade structure, and outside dining portion - expired	Approved by BCC	February 2020
UC-19-0716	Major training facility for judo instruction	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1, H-1, R-5, & U-V	Bank, freight terminal, commercial center, & vehicle maintenance
South	Entertainment Mixed-Use	R-4	Multiple family residential
East	Entertainment Mixed-Use	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance
West	Corridor Mixed-Use	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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. There are existing restaurant uses which function as supper clubs and service bars that are existing within this shopping center. The proposed use is a harmonious establishment within the shopping center and among the adjacent commercial areas; 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:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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; 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: PKSM, LLC

CONTACT: THE LEV GROUP, 650 SOUTH MAIN STREET, LAS VEGAS, NV 89084

PLANNER
COPY



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 (N2C) <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 #)	STAFF APP. NUMBER: <u>UC-23-0219</u> DATE FILED: <u>4/25/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u>7/4 (6/20/23 PC)</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Schnitzer Properties - Nevada, LLC (formerly Harsch Investment Properties - Nevada, LLC)</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>Oregon</u> ZIP: <u>97205</u> TELEPHONE: <u>702-220-5329</u> CELL: _____ E-MAIL: <u>brandyd@SchnitzerProperties.com</u>
	APPLICANT NAME: <u>PKSM, LLC</u> ADDRESS: <u>650 South Main St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-933-7140</u> CELL: <u>562-298-8081</u> E-MAIL: <u>cpinedo@levrg.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LEV Group</u> ADDRESS: <u>650 S. Main St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-933-7140</u> CELL: <u>562-298-8081</u> E-MAIL: <u>cpinedo@levrg.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-603-001
 PROPERTY ADDRESS and/or CROSS STREETS: 3853 Spring Mountain Rd, Las Vegas, NV 89102
 PROJECT DESCRIPTION: Dine-in Restaurant (Supper Club)

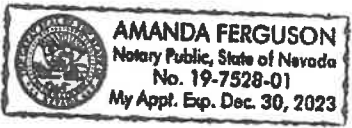
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Reed Gottesman
 Property Owner (Signature)* Reed Gottesman
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 30, 2023 (DATE)
 By Reed Gottesman

NOTARY PUBLIC: Amanda Ferguson



*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.

4



March 22, 2023

VIA ELECTRONIC SUBMISSION

Clark County Comprehensive Planning
500 South Grand Central Pkwy #1
Las Vegas, NV 89155

UC-23-0219

RE: **Justification Letter** – Special Use Permit to Allow On-Premise Consumption
APN: 162-18-603-001
3853 Spring Mountain Rd.

To Whom It May Concern:

PKSM, LLC would like to apply for a Special Use Permit for on-premise consumption of alcohol (supper club) in an existing building located at 3853 Spring Mountain Rd, Las Vegas, NV (the "Site").

The Special Use Permit will be used for a dine-in restaurant containing approximately 2,000 square feet within our landlord's multi-tenant development known as The Center at Spring Mountain. The Site is within an M-1 zoning district, which permits an on-premises use under various circumstances including the Site being more than 200 feet from any residential use, or being buffered from any residential use by a building. The Site is more than 200 feet from any residential use and is also buffered by several commercial and industrial buildings. The use is compatible with the surrounding area, which is a busy commercial and industrial corridor with numerous other businesses and restaurants offering various types of alcohol consumption within close proximity.

Thank you, in advance, for your time and consideration. Should you have any questions, please feel free to contact us at cpinedo@levrg.com.

Sincerely,

Joe Cain, CLO

PLANNER
COPY

06/20/23 PC AGENDA SHEET

ALCOHOL SALES,
BEER & WINE PACKAGED ONLY
(TITLE 30)

POLLOCK DR/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0266-SC VEGAS AIRPORT, LLC:

USE PERMIT for alcohol sales, beer and wine – packaged only in conjunction with a hotel on 2.5 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Pollock Drive, 200 feet north of Warm Springs Road within Paradise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
177-03-816-007

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 7250 Pollock Drive
- Site Acreage: 2.5
- Project Type: Alcohol sales, beer and wine - packaged

Site Plans

The plans depict an existing hotel centrally located on the site with access to Pollock Drive. The main entrance to the hotel is on the north side of the building, with the existing pool area located on the south side of the hotel. Parking is provided on site and cross access parking is provided with the restaurant to the south and the office buildings to the north, along with the parking garage on the parcel to the west. There are no required or planned changes to the site's access, layout, or parking.

Landscaping

There are no required or planned changes to the site landscaping.

Elevations

There are no required or planned changes to the exterior of the hotel.

Floor Plans

The plans depict an existing hotel with a lobby that consists of a front desk and retail area (a gift shop). Additional amenity spaces include the club room, café and bar (tavern), pool and patio area, along with other hotel operations spaces, with hotel rooms on the upper levels. There are no required or planned changes to the hotel rooms, lobby, restaurant, lounge, or interior spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the sale of beer and wine from the gift shop will be provided by employees of the hotel and will ensure compliance with all local and state laws, regardless of whether the sale is for on-premises or off-premises consumption. The sale of beer and wine from the gift shop will provide a convenience for customers to enjoy as an amenity to hotel guests that is currently found at other similarly situated hotels in the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1736-98	Tavern in conjunction with a hotel	Approved by PC	November 1998
UC-1168-97	Hotel within an M-D zone	Approved by PC	August 1997
ZC-0478-96	Reclassified various properties to M-D zoning	Approved by BCC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & West	Business Employment	M-D	Commercial & industrial properties
East	Business Employment	M-D	I-215

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The hotel operates a restaurant and lounge (tavern) that accommodates guests of the property. The sale of packaged beer and wine within the operation of a hotel retail space is a compatible use. The existing hotel with restaurant and lounge does not appear to have a detrimental impact on adjacent property or negatively impact the character of the community or surrounding commercial uses. The proposed use will not adversely impact public services, traffic patterns, utilities, parking, or existing surrounding uses. The site is adequately served by public services and will not create a burden on existing services.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the approval of this application does not constitute or imply approval of a liquor or gaming license or 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; 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)

- 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: STONEBRIDGE COMPANIES, LLC
CONTACT: RYAN SAXE, SALTZMAN MUGAN DHUSHOFF, 1835 VILLAGE CENTER
CIRCLE, LAS VEGAS, NV 89134

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"/> 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 (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>11C-23-0266</u> DATE FILED: <u>5/10/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u>6/20/2023 (7.4.23)</u> BCC MEETING DATE: _____ FEE: <u>\$ 75-</u>
	PROPERTY OWNER NAME: <u>SC Vegas Airport, LLC</u> ADDRESS: <u>4949 S. Niagara St., Ste. 300</u> CITY: <u>Denver</u> STATE: <u>CO</u> ZIP: <u>80237</u> TELEPHONE: <u>303-785-3100</u> CELL: _____ E-MAIL: <u>notice@sbcos.com</u>
	APPLICANT NAME: <u>Stonebridge Companies, LLC</u> ADDRESS: <u>4949 S. Niagara St., Ste. 300</u> CITY: <u>Denver</u> STATE: <u>CO</u> ZIP: <u>80237</u> TELEPHONE: <u>303-785-3156</u> CELL: _____ E-MAIL: <u>notice@sbcos.com</u> REF CONTACT ID #: _____
	CONFERMENT NAME: <u>Saltzman Megan Dushoff, PLLC - Attn: Ryan N. Saxe, Esq.</u> ADDRESS: <u>1835 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-405-8500</u> CELL: _____ E-MAIL: <u>rsaxe@nvbusinesslaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-03-816-007

PROPERTY ADDRESS and/or CROSS STREETS: 7250 Pollock Dr., Las Vegas, NV 89119

PROJECT DESCRIPTION: Packaged alcohol for sale and outside dining/drinking in conjunction with existing hotel with on-site alcohol

Special use permit for Alcohol Sales, beer and wine - packaged only in conjunction with a restaurant within a hotel in M-D Zone

(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.

Navin C. Dimond
 Navin C. Dimond, Authorized Signatory
 Property Owner (Print)

STATE OF Colorado
 COUNTY OF Denver
 SUBSCRIBED AND SWORN BEFORE ME ON February 8th, 2023 (DATE)
 By _____
 NOTARY PUBLIC: Allison Smith

ALLISON SMITH
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20214041321
 MY COMMISSION EXPIRES OCTOBER 19, 2025

*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.

5

SALTZMAN MUGAN DUSHOFF
ATTORNEYS AT LAW

8500

April 24, 2023

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

Re: Application for Special Use Permit - Alcohol Sales, Beer and Wine - Packaged Only In Conjunction with a Restaurant Within a Hotel in M-D Zone

Applicant: Stonebridge Companies, LLC
Project: Doubletree By Hilton Hotel Las Vegas Airport
APN: 177-03-816-007
Address: 7250 Pollock Drive, Las Vegas, Nevada 89119

Dear Sir/Madam:

This firm represents Stonebridge Companies, LLC (the "Applicant") regarding liquor licensing matters in Nevada. Enclosed, please find a Special Use Permit Application for Alcohol Sales, Beer and Wine – Packaged Only In Conjunction with a Restaurant Within a Hotel in M-D Zone.

The Applicant operates the Doubletree By Hilton Hotel Las Vegas Airport (the "Business") and currently holds active hotel/restaurant and temporary liquor licenses. The Business desires to sell packaged beer/wine from its gift shop.

The Business is located at 7250 Pollock Drive, Las Vegas, Nevada (the "Premises"), which is within an M-D zoning district and allows for the alcohol sales, beer and wine – packaged only with an approved Special Use Permit. Please note that two Special Use Permits have been approved for the Premises that allow the 190-room hotel (UC 97-1168) and on-premise consumption of alcohol (UC-98-1736).

The sale of beer and wine from the gift shop will be provided by employees of the Business. The Applicant is committed to ensuring compliance with all local and State laws regarding the sale of alcoholic beverages for on-premise and off-premise consumption.

The sale of packaged beer and wine from the Applicant's gift shop would provide a convenience to customers of the Business, is compatible with other uses in the immediate community, and will not have a detrimental impact on adjacent properties or the conditions in the area. The use will provide an amenity to hotel guests that is currently found in other similarly situated hotels in the community.

April 24, 2023
Page Two

The Applicant does not propose changes to the existing landscaping, building, or signage, and no additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises from Pollock Drive. The Business operates 7 days a week and employs approximately 57 employees.

In the event you have any questions with regard to the foregoing, please do not hesitate to contact us. Thank you.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Ryan N. Saxe, Esq.

RNS:dms

Enclosures – as stated

cc: Matthew D. Saltzman, Esq. (w/o encls.)

06/20/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LA MIRADA AVE/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:

VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-812-006, 177-01-701-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to vacate a portion of an existing drainage easement located to the northeast of the single family residence located on APN 177-01-812-006 and on the west side of parcel 177-01-701-013 (owned by the HOA). The vacated area will become part of the backyard of the existing single family residence, once acquired from the Equestrian Estates HOA.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Duck Creek Flood Control Channel & single family residential
South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel

Related Applications

Application Number	Request
WS-22-0689	A waiver of development standards for increased block wall and Pine Street access gate height is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of the drainage easement on APN 177-01-701-013 as long as the required drainage study indicates that it is not necessary.

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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLES CREIGH

CONTACT: JESSICA FLORES, POGGEMEYER DESIGN GROUP, INC, 6960 SMOKE RANCH ROAD, SUITE 110, LAS VEGAS, NV 89128

06/20/23 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

LA MIRADA AVE/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.

DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action)

RELATED INFORMATION:

APN:

177-01-812-006, 177-01-701-013

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall and gate height to 10 feet where 6 feet is the maximum height in the side and rear yards per Section 30.64.020. (a 66% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3320 La Mirada Avenue
- Site Acreage: 0.6
- Project Type: Wall height

Site Plan

The plan depicts a 10 foot high gate located on the northern portion of the east property line of the single family residence (APN 177-01-812-006). A 9 foot high block wall is adjacent to the northern portion of the gate, and extends to the east along Pine Street, at which point the street dead ends. The wall then extends north, enclosing a portion of the parcel owned by the HOA (177-01-701-013). This portion of the site is also within a drainage easement, which is proposed to be vacated. The property has 3 driveways, 2 from La Mirada Avenue and 1 from Pine Street.

Landscaping

The property has existing landscaping on all sides and extending into the Duck Creek Flood Control Channel on the north side of the home.

Elevations

The elevations depict a 9 foot high non-decorative wall with a 10 foot high decorative metal access driveway gate.

Applicant's Justification

The applicant constructed the walls and gate without a permit and has included a portion of the Duck Creek Flood Control Channel as part of the backyard. The wall ranges from 6 feet to 9 feet in height with a nearly 10 foot high gate on the west side of 3320 La Mirada Avenue, adjacent to Pine Street. The applicant is also seeking a vacation of easements for a portion of an existing drainage easement on parcel 177-01-701-013. There is an agreement with the Equestrian Estates HOA for the owner to acquire a portion of parcel 177-01-701-013.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Duck Creek Flood Control Channel & single family residential
South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Drainage channel

Related Applications

Application Number	Request
VS-22-0690	A request to vacate a portion of a drainage easement is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE22-07609 is an active case for building without a permit (wall/gate).

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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 & Design Review

The wall is located at the north end of Pine Street and begins at the northeast corner of the existing home. The wall and gate follow the west edge of Pine Street to the north and will not create a negative impact to street traffic or a hazard to the surrounding area considering Pine Street is a dead end street serving only 2 homes. There is no street traffic beyond the existing driveways for this property and the neighbor to the east. The 9 foot portion of wall located on the northwest edge of Pine Street, along the south property line of 177-01-701-013, will not create a negative impact to the surrounding area. Staff can support the additional wall height and gate.

**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

- 1 year to complete the permit and inspection process.
- 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

- Drainage study and compliance.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septic@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CHARLES CREIGH

**CONTACT: JESSICA FLORES, POGGEMEYER DESIGN GROUP, INC., 6960 SMOKE
RANCH ROAD, SUITE 110, LAS VEGAS, NV 89128**

DRAFT

WALL HEIGHT
(TITLE 30)

TOMIYASU LN/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0185-GOLDMAN ROBERT L & CAROL M:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) decorative wall within 15 feet of the front property line in conjunction with a single family residential home on 1.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Tomiyasu Lane, 430 feet north of Maule Avenue within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:
177-01-602-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 10 foot high wall and gate where 6 feet is the maximum height allowed for a fence or wall per Table 30.64-1.
2. Allow a decorative wall within 15 feet of the property line where a decorative fence is allowed per Table 30.64-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6820 Tomiyasu Lane
- Site Acreage: 1.9
- Project Type: Stucco wall

Site Plan

The site plan and photographs depict existing decorative painted metal tube fencing (open) and stucco walls meandering along the front property between the property line and 21 feet to the east. The decorative metal tube fence is as close as 10 feet from the front property line. The stucco walls at the northwest and southwest corner of the lot are located between the property line and 15 foot setback line. The entire front fence/wall will be replaced with a new 8 foot to 10 foot high stucco fence/wall, including an 8 foot high gate. The north side property line will have new wrought iron placed on an existing 5 foot cmu wall, with a total height of 8 feet. The north

wall starts more than 15 feet from the front property line. The portions of 8 foot to 10 foot high stucco wall located closer than 15 feet from the front property line requires the proposed wall waiver since only decorative fences (50% open) are allowed. The property was previously approved (administratively) for an 8 foot high wall in the rear yard (AV-0092-04).

Landscaping

The property has a large amount of existing landscaping in both the front and side yard areas. No additional landscaping is proposed as a result of this request. Limited removal of existing landscaping can be expected with the proposed new walls and fences.

Elevations

The photographs show the existing walls, decorative fence in the front yard, and gates.

Floor Plan

There is an existing home and barn on the property.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to raise the front and side wing walls to a height of 8 feet to 10 feet. The new wall and fence will use the existing location of the current wall and fence. The existing gates will be replaced with 8 foot to 10 foot high decorative painted white metal gates. The existing 5 feet to 6 foot wall along the north property line will be increased to 8 feet with vertical wrought iron fencing on top of the existing wall.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-0902-04	8 foot maximum wall height in rear yard	Approved by ZA	September 2004

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. An 8 foot fence (5 to 6 foot wall and 2 to 3 foot wrought iron) on side property lines for a large lot perimeter fence is compatible with the surrounding area development patterns when considering a 7 foot wall is allowed with the top 1 foot being embellishment. A decorative fence/wall is required within the first 15 feet from the front property line. The decorative wall allows for viewing from either side of the fence in the front yard and enhances sight visibility when exiting the property. The proposed 8 foot to 10 foot high stucco wall will be within 15 feet of the front property line and is replacing a decorative open fence that allows for sight views. Granting of the waiver requests would not be in harmony with the general purpose and goal of Title 30. Staff recommends denial of the waiver requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTEGRITY BUILDERS WEST INC. DBA WALES CONSTRUCTION
CONTACT: INTEGRITY BUILDERS WEST INC. DBA WALES CONSTRUCTION, 3115
ESMERALDA DR, BULLHEAD CITY, AZ 86429



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 (2C) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UK) <input type="checkbox"/> VARIANCE (V) <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) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (AR) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF APP. NUMBER <u>WS-23-0185</u> DATE FILED <u>4-10-2023</u> PLANNER ASSIGNED <u>BS</u> TABICAC: <u>Paradise</u> TABICAC DATE <u>6-13-23</u> PC MEETING DATE: <u>7-4-23</u> (6-20-23 PC) BCC MEETING DATE: FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Robert Goldman</u> ADDRESS: <u>6820 Tomiyasu Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>3108382103</u> CELL: <u>3106789933</u> E-MAIL: <u>rgoldman@celsinc.com</u>
	APPLICANT NAME: <u>Bob Goldman</u> ADDRESS: <u>3485 L. La Cienega Blvd.</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90016</u> TELEPHONE: CELL: <u>3106789933</u> E-MAIL: <u>rgoldman@celsinc.com</u> REF CONTACT ID #:
	CORRESPONDENT NAME: <u>Rob Wales</u> ADDRESS: <u>3115 Esmerelda Dr</u> CITY: <u>Bullhead City</u> STATE: <u>AZ</u> ZIP: <u>86429</u> TELEPHONE: CELL: <u>9495107908</u> E-MAIL: <u>robw@integritybuildersweb</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): _____
 PROPERTY ADDRESS and/or CROSS STREETS: 6820 Tomiyasu Lane, LV, NV 89120 Pecos and Sunset
 PROJECT DESCRIPTION: Front Wall. Raising to a height of 8' tall

I, the undersigned, make and say that I am, for me, the owner or agent or the Tax Fields of the property involved in this application, or am, and am otherwise qualified to execute 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 will also advise 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.

Robert Goldman
 Property Owner (Signature) Robert Goldman
 Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN before me on 04-01-2023 (DATE)
 by Robert Goldman
 NOTARY PUBLIC A. Sheikh



*NOTE: Corporate declaration of authority for executants, power of attorney or signature documentation is required if the applicant is not the property owner, is a corporation, partnership, trust, or provides signature of a representative, agency.

AK-22-01850

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Justification letter

WS-23-0185

Clark County Planning Department

APR- 22-100670

Property address: 6820 Tomiyasu Lane, LV NV 89120

To Whom It May Concern.

Our goal of this application is to raise the front wall and wings wall to a height of 8' to 10'. We will use the same footprint of the existing wall. Wall will be built out of CMU with a stucco finish. New gates (White Painted Metal) will also be 8' to 10' high with a similar design of the existing gates. We would like to bring the North wall up to 8' with vertical wrought iron. Wall is currently 5' to 6' in height. Currently there are no animals on the property, but is designed to have horses. The purpose of raising the wall is to keep the homeless off the property. We fear for our personal safety.

Regards.

Bob Goldman

PLANNER
COPY

8

06/20/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0218-PARBALL NEWCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for fencing in conjunction with a resort hotel on 30.0 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 Flamingo Road within Paradise. JG/dd/xx (For possible action)

RELATED INFORMATION:

APN:

162-21-102-009

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback to 12 feet where 25 feet from back of curb along Las Vegas Boulevard South is required per Section 30.56.060.
- b. Reduce the setback for a fence over 3 feet high to zero feet where 10 feet (building setback) is required per Section 30.64.020.

DESIGN REVIEW:

A 6 foot high decorative fence enclosing the west and north sides of an accessory retail building (Ole Red) to a resort hotel (Horseshoe).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3645 Las Vegas Boulevard S.
- Site Acreage: 30
- Project Type: Accessory fencing in conjunction with a resort hotel (Horseshoe)
- Fence Height (feet): 6

Site Plan

The site plan depicts a proposed fence that will partially enclose the north and west sides of the Ole Red building currently under construction on the ground floor. The fence will be located on

the southeast corner of Las Vegas Boulevard South and Flamingo Road and will be set back 12 feet from the back-of-curb at Las Vegas Boulevard South. In addition, fences over 3 feet high must be set back the same distance as the building setback for the zoning district, which is 10 feet. The fence is located within the 10 foot setback ranging from a few inches to 11 inches from the property line along Flamingo Road and from 3 feet 9 inches from the radius of the intersection to 4 feet 7 inches from the property line along Las Vegas Boulevard South on the southern portion of the fence.

Landscaping

The landscape plan associated with the project depicts a landscape strip ranging in width from 5 feet to 10 feet running along the northwest corner of the property. The landscape area consists of a combination of palm trees and assorted shrubs and groundcover.

Elevations

The applicant provided renderings for the proposed fence. The renderings show the fence as being constructed of powder-coated steel, with louvered Omega 80 panels. The fence will stand at approximately 6 feet high, with flat or square posts at the same height.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the installation of the proposed fence around the Ole Red site is to restrict unwanted access to the building for security purposes, and to screen MEP equipment along the northwest ground level adjacent to Las Vegas Boulevard South and Flamingo Road. Furthermore, since the fence will be visible from the public right-of-way, decorative Omega 80 fencing is being used.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0057	Increased building height, encroachment into airspace with design reviews for a pedestrian bridge and modifications to an existing resort hotel (Horseshoe)	Approved by BCC	April 2023
UC-22-0638	Modifications to an approved comprehensive sign package with an increase to the number and area of directional signs	Approved by BCC	January 2023
VS-22-0281	Vacated and abandoned a pedestrian access easement	Approved by BCC	June 2022
UC-22-0280	Two, 4 story retail buildings with alternative street landscaping and reduced building setback	Approved by BCC	June 2022
DR-22-0177	Freestanding sign in conjunction with a resort hotel (Horseshoe Hotel)	Approved by BCC	May 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900058	Remodeled with modifications to the interior and exterior of existing buildings within a shopping center (Grand Bazaar) in conjunction with a resort hotel (Bally's)	Approved by ZA	February 2022
TM-20-500099	1 lot commercial subdivision	Approved by PC	August 2020
UC-20-0547	Monorail with waivers to not provide a franchise agreement and reduced parking	Approved by BCC	October 2021
UC-20-0546	Project of regional significance for a monorail with a waiver to not provide a franchise agreement	Approved by BCC	October 2021
UC-18-0263	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018
DR-1035-17	Exterior and interior remodel of an existing building	Approved by BCC	January 2018
UC-0303-16	Signage in conjunction with the Grand Bazaar	Approved by BCC	June 2016
DR-0188-16	Modifications to an approved comprehensive sign package with an increased wall sign area	Approved by BCC	May 2016
UC-0854-14	Grocery store with a design review for signage	Approved by BCC	December 2014
UC-0847-13	Modifications to a comprehensive sign package	Approved by BCC	March 2014
UC-0227-12	Comprehensive sign and lighting plan with modifications to an approved shopping center (Bally's Bazaar)	Approved by BCC	July 2012
UC-0037-12	Outdoor shopping center (Grand Bazaar Shops)	Approved by PC	March 2012
DR-0077-11	Modifications to an approved sign package and reduced the separation between monument signs	Approved by BCC	May 2011
UC-0305-10	Sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-1384-03 (ET-0283-09)	Second extension of time to allow permanent banners	Approved by PC	December 2009
UC-1384-03	Allowed permanent banners	Approved by PC	October 2003
UC-0855-00	Three sided on/off-premises freestanding sign with deviations to required setbacks	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Drai's Beachclub & Nightclub
South	Entertainment Mixed-Use	H-1	Planet Hollywood Resort Hotel
East	Entertainment Mixed-Use	H-1	Motion picture production studio, parking lots, & undeveloped
West	Entertainment Mixed-Use	H-1	Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

While the fence encroaches into property line setbacks and the required setback from the back-of-curb at Las Vegas Boulevard South, the applicant has provided an alternative route around the site for pedestrian traffic, per the recorded pedestrian access easement. Additionally, the applicant proposes to install new landscaping along Las Vegas Boulevard South between the fence and the public right-of-way. Based on these factors, staff has no objections to this request.

Design Review

The design of the proposed fence will help to provide security to the rear of the building facing Las Vegas Boulevard South, and will also screen MEP equipment from the Public right-of-way. Just as well, the decorative design of the louvered fence should blend well with the Ole Red building that is currently under construction. With these factors in mind, staff recommends 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County 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

- Work with Public Works to provide landscaping in the northwest corner of the property (next to the fence) to keep pedestrians out;
- Execute a License and Maintenance Agreement for non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JBG VEGAS RETAIL LESSEE, LLC

CONTACT: JONATHON SWANSON, 111 N. MAGNOLIA AVE SUITE 1600, ORLANDO, FL 32801



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF APP. NUMBER: <u>W5/DR-23-0218</u> DATE FILED: <u>04/24/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>06/13/2023</u> PC MEETING DATE: <u>7-4-23 (6-20-23)</u> BCC MEETING DATE: _____ FEE: <u>1150</u>
	PROPERTY OWNER NAME: <u>Parball Newco. (LLC JGB Vegas Retail Lessee, LLC)</u> ADDRESS: <u>One Caesar Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>JGB Vegas Retail Lessee, LLC</u> ADDRESS: <u>C/O Perella Weinburg Partners - 767 Fifth Ave</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10153</u> TELEPHONE: <u>646-216-1409</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Jonathon Swanson</u> ADDRESS: <u>111 N Magnolia Avenue Suite 1600</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32801</u> TELEPHONE: <u>407.839.0414x14636</u> CELL: _____ E-MAIL: <u>jswanson@huitt-zollars.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-102-009

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

PROJECT DESCRIPTION: Administrative Design Review for Architectural Fence - Visible from ROW

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

Property Owner (Signature)* _____ Property Owner (Print) _____

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

See attached application

*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-23-0218

Ole Red Las Vegas – Justification Letter

PROJECT: Ole Red Las Vegas LOCATION: Las Vegas Blvd. and Flamingo
PERMIT APPLICATION NO.: BD22-37242 DATE: 04/06/2023

To Clark County Department of Comprehensive Planning,

This letter is in regards to the Ole Red Las Vegas project (Permit Application No. BD22-37242), located in Grand Bazaar Shops at the corner of Las Vegas Blvd and Flamingo. We are applying for a Waiver of Development Standards and a Design Review for a Site Fence being used on the property to restrict unwanted access to the building for security purposes, and to screen MEP equipment along the northwest ground level adjacent to Las Vegas Blvd and Flamingo.

The original application showed the fencing in plan and did not provide any specific information or elevations. We are also modifying the previously shown footprint to enclose more of the property.

Since this fence will be visible from the street, we are proposing an Enhanced Decorative fence by Omega Fence, specifically the Omega 80 in a black finish. If you have any questions or want to discuss, please reach out to me at my contact information below.

Thanks,

Jonathon Swanson, AIA, LEED® Green Associate™

407-839-0414 x14636

jswanson@huitt-zollars.com

PLANNER
COPY

06/21/23 BCC AGENDA SHEET

MESSAGE ESTABLISHMENT
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400063 (UC-06-0925)-KING DAVID, LLC:

USE PERMIT SIXTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing shopping center on 3.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the west side of Eastern Avenue, 150 feet north of Rochelle Avenue within Paradise. TS/rr/syp (For possible action)

RELATED INFORMATION:

APN:
162-23-504-007 through 162-23-504-009

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4225 S. Eastern Avenue, Suite 3
- Site Acreage: 3.3
- Project Type: Massage establishment
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 1,200

Site Plan & History

This request is the sixth application for review of a massage establishment in conjunction with an existing shopping center. The massage business is in the middle of the shopping center on the west side of Eastern Avenue within the portion of the property that is zoned C-2.

Landscaping

There were no changes proposed to the landscaping with the original request.

Elevations

There were no changes proposed to the exterior of the existing building with this application.

Floor Plans

The original plans show a suite occupied by the massage establishment that is approximately 1,200 square feet and consists of 5 massage rooms, restroom, guest waiting room, and kitchen.

Previous Conditions of Approval

Listed below are the approved conditions for (AR-18-400050) UC-0925-06:

Current Planning

- Until August 1, 2022 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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.

Listed below are the approved conditions for UC-0925-06 (AR-0107-17):

Current Planning

- 6 months for review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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.

Listed below are the approved conditions for UC-0925-06 (ET-0088-14):

Current Planning

- Until August 1, 2017 to review.
- Applicant is advised that a substantial change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-0925-06 (ET-0180-09):

Current Planning

- Until August 1, 2014 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-0925-06 (ET-0237-07):

Current Planning

- Until August 1, 2009 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Listed below are the approved conditions for UC-0925-06:

Current Planning

- 1 year for review;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Applicant's Justification

The applicant describes their business as having licensed massage therapists providing relaxing massage, therapeutic massage, and reflexology. The request for review will allow the existing massage establishment to continue operation at the current location.

Prior Land Use Requests

Application Number	Request	Action	Date
(AR-18-400050) UC-0925-06	Fifth extension of time to review an existing massage establishment	Approved by BCC	April 2018
UC-0925-06 (AR-0107-17)	Fourth extension of time to review an existing massage establishment	Approved by BCC	October 2017
UC-0925-06 (ET-0088-14)	Third extension of time to review an existing massage establishment	Approved by BCC	September 2014
UC-0925-06 (ET-0180-09)	Second extension of time to review an existing massage establishment	Approved by PC	August 2009
UC-0925-06 (ET-0237-07)	First extension of time to review an existing massage establishment	Approved by PC	September 2007
UC-0925-06	Original application for a massage establishment in conjunction with an existing shopping center	Approved by PC	August 2006
WS-0623-01	Increased wall height and waived landscaping in conjunction with an existing shopping center	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Use	R-1	Place of worship & school
West	Public Use	R-1	School District property

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval 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.

Massage establishments not operating on the premises of a resort hotel, as defined in Section 30.08, are limited to the hours of operation from 8:00 a.m. to 9:00 p.m. However, the original use permit was approved in 2006 prior to an amendment, effective on June 18, 2008, which restricted the hours of operation. The massage establishment has been operating on a 24 hour basis since 2006 and would, therefore, be considered a legal nonconforming use. Since the last application for review, there have been no complaints received or zoning violations issued by the Clark County Public Response Office (CCPRO). The applicant has requested in their justification letter for either a 5 year extension of time or to make the use permit permanent. Staff can support this application with no additional review requirements.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RONGLIN FU

CONTACT: NILES CALDWELL, 9375 LINDELL ROAD, LAS VEGAS, NV 89139

DRAFT

HOME OCCUPATION
(TITLE 30)

RONDONIA CIR/SAN BLAS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400064 (UC-20-0363)-DINGEE FAMILY TRUST:

USE PERMIT SECOND 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/dd/syp (For possible action)

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 approved 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 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 meet in the living room next to the entryway. The second floor is 1,517 square feet and includes bedrooms and bathrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400024 (UC-20-0363):

Current Planning

- 1 year 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 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.

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.

Applicant's Justification

The applicant states that they have adhered to all stipulations of the previously approved use permit, and that there have been no negative impacts on the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-40024 (UC-20-0363)	First application review to allow on-site clients in conjunction with a home occupation	Approved by BCC	April 2022
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 (up to 5 du/ac)	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

Comprehensive 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.

Currently there are no active Code enforcement violations on the property, and previous Code enforcement cases have been closed finding no violation. Staff is not aware of any complaint regarding this property. Additionally, the applicant continues to follow the conditions set forth with the original approval. With these factors in mind, staff recommends approval and removal of the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WENDY DINGEE

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

DISTRIBUTION FACILITY
(TITLE 30)

OQUENDO RD/TOPAZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400066 (ZC-21-0442)-A & AR, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (indoor sports facility); 2) restaurant; 3) on-premises consumption of alcohol (a lounge); and 4) allow alternative landscaping where landscaping per Figure 30.64-12 is required.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) departure distance; 2) reduce bicycle parking; 3) reduce setbacks; 4) reduce loading spaces; and 5) reduce height/setback ratio.

DESIGN REVIEW for a distribution center on 3.3 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise (description on file). JG/dd/syp. (For possible action)

RELATED INFORMATION:

APN:

162-36-202-004; 162-36-202-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the departure distance for a driveway on Topaz Street to 79 feet 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).
2. Reduce the required bicycle spaces for a recreational facility to 4 spaces where 40 spaces are required per Table 30.60-2 (a 90% reduction).
3. Reduce the corner-side yard setback to 10 feet where 20 feet is the minimum required per Table 30.40-4 (a 50% reduction).
4. Reduce loading spaces to 2 spaces where 3 spaces are required per Table 30.60-6 (a 33% reduction).
5. Reduce the height/setback ratio to a residential use to 22 feet where 72 feet is required per Section 30.56-10 (a 69.4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Topaz Street

- Site Acreage: 3.3
- Project Type: Recreational facility/distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 79,254
- Parking Required/Provided: 80/88

History

The original request was to allow an existing recreational facility (indoor sports facility) with an ancillary restaurant and lounge to operate on a temporary basis while a distribution facility prepared to take over operation of the site. No changes were proposed to the exterior of the building in relation to the conversion to a distribution center; however, a new parking area was to be added in the northeast corner of the site.

Site Plan

The approved plans show the existing building as being located on the southern portion of the project with parking located to the north of the building. There are 88 parking spaces being provided where 80 parking spaces are required. Access to the site is provided by an existing driveway from Oquendo Road and a proposed driveway from Topaz Street. The existing trash enclosure is to be removed and a new trash enclosure will be provided in front of the building.

Landscaping

The approved plan depicts 10 foot wide landscape planters around the perimeter of the site with the exception of the south perimeter, which is up to 31 feet in width with attached sidewalks on both Oquendo Road and Topaz Street. Additional landscaping is shown within the parking area and adjacent to the building. The landscaping along the street frontages is comprised of 24 inch box Arizona Ash and California Fan Palm trees with 5 gallon shrubs and groundcover. Along the southern property line are 24 inch box Japanese Blueberry trees with 5 gallon shrubs, and groundcover. The parking areas display 24 inch box California Fan Palm trees with shrubs and groundcover.

Elevations

The existing building is 1 story and 40 feet in height. The building is constructed of metal and painted in earth tone colors.

Floor Plan

The existing building has an area of approximately 80,000 square feet and consists of 10 indoor tennis courts, with 5 courts each within the northern and southern portions of the building. The center of the building, in an atrium area is where the accessory commercial uses are located. Locker rooms, offices, and storage areas are located in the western portion of the building. The plan indicates the restaurant and lounge area occupy approximately 4,000 square feet of the atrium area.

The approved plans show that with the conversion of the building to a distribution facility the floor plans would become open, with offices and restrooms along the western edge.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0442:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 1 year to review the transition process;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 the use permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Full off-site improvements.

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.

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.

Applicant's Justification

The applicant states that the transition process being reviewed is still ongoing, and the improvement plans for the new parking area and the associated utilities have been approved by Public Works. The applicant also states that all the conditions from the previous approval have been met and that there have been no adverse impacts to the area as a result of the original approval.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0442	Reclassified to M-D zoning for a distribution center with use permits for on-premises consumption of alcohol and alternative landscaping	Approved by BCC	October 2021
AR-20-400108 (UC-19-0582)	Application review of a restaurant and on-premises consumption of alcohol in conjunction with a recreational facility (indoor sports facility)	Approved by PC	November 2020
UC-19-0582	Restaurant and on-premises consumption of alcohol in conjunction with a recreational facility (indoor sports facility)	Approved by PC	September 2019
WS-0729-13	Reduced setbacks for an awning attached to the front of the building	Approved by PC	December 2013
WS-0986-05	Reduced the front setback for a previously approved tennis court facility building	Approved by PC	August 2005
UC-1544-04	Decorative metal recreational facility consisting of 10 indoor tennis courts and reduced the front setback to 18 feet along Topaz Street	Approved by PC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Cannon Middle School
South	Business Employment	R-E & M-D	Vacant
East	Business Employment	R-E & M-D	Undeveloped, single family residential, & office/warehouse
West	Business Employment	R-E & M-D	Undeveloped, single family residential, & financial service

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval 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.

According to the applicant, their parking area improvement plans and the plans for the utilities related to the project have been approved by Public Works. Since the transition is still ongoing,

and the recreational facility is still operating, staff can support this request with a condition to review the transition process in another 2 years (from the original review due date).

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 6, 2024 to review the transition process.
- 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

- Compliance with previous conditions.

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:

PROTEST:

APPLICANT: A & AR, LLC

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



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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) ZC-21-0442 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400066</u> DATE FILED: <u>05/04/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>06/13/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>07/05/2023 (06/21/2023)</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>A&A R, LLC c/o Zachary Rice</u> ADDRESS: <u>7251 Cathedral Rock Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-218-0256</u> CELL: _____ E-MAIL: <u>zrice@CBTechUSA.com</u>
	APPLICANT NAME: <u>A&A R, LLC c/o Zachary Rice</u> ADDRESS: <u>7251 Cathedral Rock Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-218-0256</u> CELL: _____ E-MAIL: <u>zrice@CBTechUSA.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 894-5027</u> CELL: <u>(702) 376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>

ASSESSOR'S PARCEL NUMBER(S): 162-36-202-028

PROPERTY ADDRESS and/or CROSS STREETS: 5975 Topaz Street

PROJECT DESCRIPTION: Application Review as a condition of approval for ZC-21-0442

(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.

Zachary Rice
 Property Owner (Signature)* Zachary Rice, Manager A&A R, LLC
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON March 28, 2023 (DATE)
 By LAURA MUDANO
 NOTARY PUBLIC: Laura Mudano



19

*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.



George M. Rogers, Architect
 Architecture ■ Interiors
 6325 S. Jones Boulevard, Suite 100
 Las Vegas, Nevada 89118
 (702)894-5027
 fax (702)894-5028
 www.gmrarchitect.com

March 30, 2023

AR-23-400066

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

re: APN 162-36-202-028
 5975 Topaz Street
 Letter of Justification A&A R, LLC
 Application Review (ZC-21-0442)

PLANNER
 COPY

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for Review associated with the conditions contained in ZC-21-0442. This review will be the first administrative review associated with the original application.

Project Description

The conforming zone change from R-E to M-D was approved on October 6, 2021, and the ordinance reclassifying this property was enforced on December 23, 2021. The conditions of approval include a review of the transition process after one year.

Justification

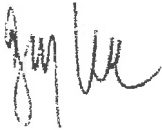
All the conditions have been met. There have been no adverse impacts.

The transition process is still ongoing. The improvement plans for the new parking area and the associated utilities took a little more time than anticipated; however, Public Works has approved the plans and they are being circulated for final signatures by the agencies at this time.

We anticipate final Public Works approval within a couple weeks of this letter and building permit to be issued within three or four weeks of this letter.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "George M. Rogers". The signature is written in a cursive style with a large initial "G" and "M".

George M. Rogers, AIA

RESTAURANT ACCESS
(TITLE 30)

KOVAL LN/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400069 (UC-21-0120)-3535 LV NEWCO, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow primary access to a restaurant from the exterior of a resort hotel.

DESIGN REVIEW to update the exterior façade in conjunction with an approved resort hotel (LINQ) on a 9.0 acre portion of approximately 60.0 acres on 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/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-312-002; 162-16-411-003; 162-16-411-005; 162-16-412-008 through 162-16-412-021; 162-16-413-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3535 Las Vegas Boulevard South
- Site Acreage: 9 (request)/60 (overall)
- Project Type: Review exterior access

Site Plan & Request

The approved restaurant is located at the southwest corner of the site where existing exit doors exit onto Las Vegas Boulevard South. The restaurant space has interior and exterior access to the site, not through the main entrance of the resort/hotel.

Landscaping

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

Elevations

The approved façade change consisted of storefront windows and entry and signage on the flat entry façade. The changes to the façade are for the southerly 40 feet of the building and the

lower 14 feet of the building on the west elevation along with the westerly 11 feet 7 inches and lower 24 feet on the south elevation of the LINQ Resort/Hotel.

Floor Plans

The approved changes to the southeast corner of the resort/hotel include an approximate 780 square foot restaurant that has interior and exterior access to the resort/hotel from Las Vegas Boulevard South. The lease space includes 2 customer queue spaces with sales counters and kitchen preparation area between the customer counters.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0120:

Current Planning

- 2 years to review entry area adjacent to pedestrian access easement/sidewalk and the entrance/exits for the resort hotels and amenities for the restaurant.
- 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

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- In the event that the queuing operations occur in a way that disrupts pedestrian traffic flow, then the developer/owner shall coordinate with Public Works - Development Review Division to employ measures to alleviate the situation at the sole expense of the developer/owner;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project.
- Applicant is advised that the proposed improvements are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element.

Signage

Signage approved by the previous application is not a part of this review.

Applicant's Justification

The applicant states that there have been no issues with respect to any entrances or exits at this location since its completion.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0120	Allowed entry and exit from the exterior of a resort hotel and amend the sign plan	Approved by BCC	May 2021
UC-19-0685	Ticket kiosks & 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
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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ APNs 162-16-401-007 and 162-16-410-042	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a 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

There are additional land use applications on this site.

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

Comprehensive 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.

The Certificate of Occupancy for the restaurant and exterior remodel were issued in May of 2021 (BD-20-22886), and the business license for the site was subsequently issued in June of 2021. Based on aerial data, it does not appear that the entrance to the restaurant has had any severe or negative impacts on the adjacent pedestrian access easement since the opening of the business. Furthermore, there are currently no active Code Enforcement cases on the property. For these reasons staff can recommend approval of this application, as well as the removal of the time limit for review.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: 3535 LV NEWCO, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHREC,
100 N. CITY PARK WAY, SUITE 1600, LAS VEGAS, NV 89106



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input checked="" type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>UC-21-0120 (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>AR-23-400069</u> DATE FILED: <u>05/09/2023</u></p> <p>PLANNER ASSIGNED: <u>DD</u></p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>06/13/2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>07/05/2023 (06/21/2023)</u></p> <p>FEE: <u>\$600</u></p>
PROPERTY OWNER	<p>NAME: <u>3535 LV Newco, LLC</u></p> <p>ADDRESS: <u>3535 South Las Vegas Boulevard</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u></p>	
APPLICANT	<p>NAME: <u>3535 LV Newco, LLC</u></p> <p>ADDRESS: <u>3535 South Las Vegas Boulevard</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u></p>	
CORRESPONDENT	<p>NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck</u></p> <p>ADDRESS: <u>100 North City Parkway, Suite 1600</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u></p> <p>TELEPHONE: <u>(702) 464-7052</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>Rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 162-16-411-005

PROPERTY ADDRESS and/or CROSS STREETS: 3535 South Las Vegas Boulevard

PROJECT DESCRIPTION: Public Review - Dunkin at the Linq Hotel + Experience

(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)*

Marc Paquette, Authorized Signatory
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 7, 2023 (DATE)

By Marc Paquette
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.

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 7, 2023

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter – Dunkin at the Linq Hotel + Experience – Public Review (UC-21-0120)
Comprehensive Sign Package APNs: 162-16-411-005, 162-16-411-003 and those parcel numbers on
Exhibit A

To Whom It May Concern:

We represent 3535 LV Newco, LLC, a Delaware limited liability company ("LV Newco"), owner of that certain real property bearing Clark County Assessor Parcel Number ("APN") 162-16-411-005, and Caesars Linq, LLC, a Delaware limited liability company ("Caesars Linq") and, together with LV Newco, the "Applicant", owner of that certain real property bearing APN 162-16-411-003, in connection with the land use application review enclosed herewith.

On May 5, 2021, the Clark County Board of County Commissioners approved application UC-21-0120 for a use permit to allow primary access to a restaurant from the exterior of a resort hotel, together with a design review for signage and modifications to the resort hotel. As a condition to approvals, the County required a two (2) year review in order to review the entry area adjacent to the pedestrian access easement/sidewalk and the entrances/exists for the resort hotels and amenities for the restaurant. To the Applicant's knowledge, there have been no issues with respect to the entrances or exists at this location.

The Applicant respectfully requests the Application be reviewed and further requests that no additional review period be required. Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger
Enclosures

PLANNER
COPY

06/21/23 BCC AGENDA SHEET

RESTUARANT
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0247-ACE A PROPCO:

DESIGN REVIEW for exterior facade modification to an existing restaurant on a portion of 61.4 acres in conjunction with a resort hotel (CityCenter) in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-20-711-008

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3414 & 3716 Las Vegas Boulevard South
- Site Acreage: 61.4 (portion)
- Project Type: Restaurant exterior modifications

Site Plan

The plans depict modifications to an existing lease space within the CityCenter Resort Hotel complex, including the combination of 2 restaurants. The proposed expansion also includes a new second floor space with a new cantilevered balcony. The second floor mezzanine will have restricted access through the restaurant via a dedicated stairwell or dedicated elevator. The second-floor area is currently used as an office and will be expanded and converted into dining area with a dedicated bar. The 2nd floor exterior balcony is designed to extend out approximately 8.5 feet from the building and will be a minimum of 10 feet above the sidewalk. This area is for general seating and is not outside dining per Title 30. The site plan shows the existing 15-foot-wide public sidewalk easement, and no modification is requested for this easement. The balcony, as shown on the site plan does not encroach into the 15-foot wide by 10-foot-high pedestrian easement. Access to the resort hotel is from Las Vegas Boulevard South, Harmon Avenue, and Frank Sinatra Drive.

Landscaping

Landscaping is not part of this application.

Floor Plans

The floor plans show the first-floor level contains 7,479 square feet and the new expanded balcony will contain 2,638 square feet for a total of 10,117 square feet. The interior portion of the restaurant includes kitchen, bar, seating area, restrooms with the mezzanine will be utilized for dining only. The kitchen, preparation area, and restroom are located behind the customer service area.

Elevations

The plans depict exterior materials changes to include a curtain wall of glass or accordion window doors with exterior flat panels to match the existing building exterior, interior window glazing where windows are shown on the plans and glass film to be installed on the interior of the exterior storefront windows. The proposed folding or accordion windows doors will be located along the first or bottom floor and can be opened during business hours. The second floor Mezzanine terrace will include a railing to match any existing railings on-site with see through glass with tile flooring.

Signage

Signage is not a part of this request.

Applicant's Justification

The request is to modify the existing lease spaces and front elevation to include new double door main entry for accordion doors that provide access to ground floor and will also include the addition of a cantilevered 2nd floor balcony. The site plan shows the existing 15-foot-wide public sidewalk easement, and no modification is requested for this easement. The balcony is shown on the site plan exhibit and does not encroach into the 15-foot wide by 10-foot-high pedestrian easement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0482	Amend the Comprehensive Sign Plan to include signage for an approved shopping center	Approved by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014

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DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high-rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high-rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
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UC-1336-06	Modified an approved resort hotel, waiver for non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
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UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Cosmopolitan Resort Hotel
South & West	Entertainment Mixed-Use	H-1	CityCenter Resort Hotel
East	Entertainment Mixed-Use	H-1	Harmon Corner shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed modifications to an existing restaurant space is harmonious and compatible with surrounding development common in a Resort Hotel and is not unsightly, undesirable, or noxious. The architecture of the proposed restaurant exterior modification is consistent with the surrounding retail uses within the existing resort hotel (CityCenter). The plans depict no encroachment into the existing pedestrian easement that is located along the sidewalk outside the entrance, nor will the easement be infringed or altered that would affect pedestrian circulation. The upgrades will have a positive impact on the surrounding area and will be compatible to the surrounding area; 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:

Comprehensive Planning

- Applicant is advised that this is not an approval for outside dining; 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)

- 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: SARA KOEPNICK

CONTACT: SARA KOEPNICK, LV PERMITS, 5596 VICTORIA REGINA AVENUE, LAS VEGAS, NV 89139

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 (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0247</u> DATE FILED: <u>5/8/23</u> PLANNER ASSIGNED: <u>SMD</u> TAB/CAC: <u>Pam/112</u> TAB/CAC DATE: <u>6/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/5/23</u> FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>CCLV LUXURY HOTEL, LLC</u> ADDRESS: <u>411 E HUNTINGTON DR, STE. 305</u> CITY: <u>ARCADIA</u> STATE: <u>CA</u> ZIP: <u>91006</u> TELEPHONE: <u>626-446-2988</u> CELL: _____ E-MAIL: <u>TLAM@KAMSANGCO.COM</u>
	APPLICANT NAME: <u>CFT NV DEVELOPMENTS, LLC (Tenant of Property)</u> ADDRESS: <u>1120 N. TOWN CENTER DRIVE, SUITE 150</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>626-372-8524</u> CELL: <u>773-304-7032</u> E-MAIL: <u>Derek.Knight@PANDARG.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>JOHN PATTERSON</u> ADDRESS: <u>2008 CHAMPION FOREST DR, Suite 403</u> CITY: <u>SPRING</u> STATE: <u>TX</u> ZIP: <u>77379</u> TELEPHONE: <u>281-705-0102</u> CELL: _____ E-MAIL: <u>JOHN@BUILDNCS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-20-711-011 and 162-20-711-012

PROPERTY ADDRESS and/or CROSS STREETS: 3752 Las Vegas Blvd South, Suites 180 & 182

PROJECT DESCRIPTION: Remodel for Restaurant and Bar

(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.

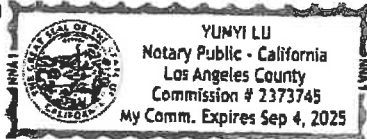
[Signature]
Property Owner (Signature)* Tenant

Derek Knight
Property Owner (Print) Tenant (Print)

STATE OF California
COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON April 7, 2023 (DATE)

By [Signature]
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.

JUSTIFICATION LETTER

April 20, 2023

Clark County Nevada
Comprehensive Planning
Attn: Steve DeMerritt, Senior Planner
702-455-5824
Steven.DeMerritt@ClarkCountyNV.gov

RE: Vegas Strip Restaurant
Special Use Permit/Waivers/Design Review
3730 Las Vegas Blvd Suites 180 & 182
Las Vegas, NV
APN: 162-20-711-011, 162-20-711-012

Dear Steven:

The above reference project is located within the City Center Development and is attached to the Waldorf Hotel and adjacent to Crystals Mall and Aria Resort and Casino. The property includes existing retail storefront spaces and two of the spaces are former restaurants serving food and alcohol. These spaces are approved within the development for use as food service facilities with dining and full-service bars. We propose to combine the spaces into a dual restaurant concept that will utilize a shared kitchen, shared dining area, two full-service bars and adding a 2nd floor balcony with seating. We are applying for a Design Review and request approval to include the following:

Design Review:

A design review is requested for the expansion of the existing second floor space to include a cantilevered balcony to the front façade with exterior patio seating and modification of the front elevation to relocate the main entry doors and installation of accordion glass doors at the corner of the space. Exterior Signage is not part of this request.

The Second Floor area is currently used as an office and will be expanded and converted to separate dining with a dedicated bar. The 2nd Floor is restricted access only through the restaurant via a dedicated stairwell or dedicated elevator. The 2nd floor exterior balcony is designed to extend out approximately 8.5 feet and a minimum of 10 feet above the sidewalk and will have seating for outdoor dining.

Request and Site Plan:

The spaces were previously used food and beverage service businesses and have three existing access points from the public sidewalk. The request is to modify the existing lease spaces and front elevation to include the new double door main entry, accordion door open access at the corner and addition of a cantilevered 2nd floor balcony. The site plan shows the existing 15' wide public sidewalk easement and no modification is requested for this easement. The balcony is shown on the site plan exhibit and does not encroach into the 15' wide x 10' high pedestrian easement.

Landscaping:

No changes are proposed or required to landscaping for this project.

Floor Plans:

The floor plans show the first floor level contains 7,479 SF and the new expanded balcony will contain 2,638 SF for a total of 10,117 SF.

Justification:

The project location is attached to the Waldorf Hotel is part of the overall City Center Complex, and is adjacent to Crystals Mall and Aria Resort & Casino. The spaces were previously operated as restaurants with bars and modifications to the space and exterior are compatible to surrounding businesses within the district.

SIGNAGE
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0258-ACE A PROPCO:

DESIGN REVIEW for modifications to a comprehensive sign plan in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:
162-20-711-008; 162-20-711-012

DESIGN REVIEW:

1. a. Increase the animated sign area to 4,050 square feet where 150 square feet is the maximum area allowed.
- b. Permit a roof sign.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3752 & 3730 Las Vegas Boulevard South
- Site Acreage: 61.4 (portion)
- Project Type: Comprehensive sign plan

Site Plan

The site is located at the southwest corner of the intersections of Las Vegas Boulevard South and Aria Place (internal drive aisle for CityCenter), and this request is for the commercial building associate with the Waldorf Astoria Hotel within the boundary of the CityCenter Resort Hotel.

The proposed sign is located on the roof of the building at 3730 Las Vegas Boulevard South, facing both Las Vegas Boulevard South and Aria Place. Pedestrian access is provided on the north and east sides of the building by existing sidewalks/pedestrian access easements at grade level. The proposed sign will not overhang the pedestrian access areas.

Signage

The elevation photographs depict a 4,050 square foot animated video sign that is 90 feet by 32 feet facing Las Vegas Boulevard South and wraps around with a 45 foot by 32 foot area facing Aria Place. The video message unit is attached to the roof of the podium of the hotel, extending 32 feet above the roof. The design review is necessary to increase the animated sign area to 261,999 square feet where 150 square feet is the maximum area allowed and 257,949 was previously approved.

Previous signage was approved per UC-0712-08, DR-0898-08, DR-0411-09, DR-0484-10, UC-0298-11, and DR-0506-12.

The modifications to the comprehensive sign plan result in the following:

Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	31,112	0	31,112	28,400	N/A	39	0	39
*Wall	296,851	0	296,851	93,430	N/A	27	0	27
Directional	168	0	168	640	N/A	17	0	17
Monument	367	0	367	3,920	N/A	17	0	17
Projecting	320	0	320	512	N/A	10	0	10
Hanging	0	0	0	32	N/A	0	0	0
Roof	0	4,050	4,050	0	N/A	0	1	1
Temporary	0	0	0	1,500	N/A	0	0	0
Overall Total	328,818	4,050	332,868	128,434	1%	110	1	111

Type of Sign	Approved/ Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated Video	257,949	4,050	332,512	261,999	1%	2	1	3

Applicant's Justification

According to the applicant, the signage is appropriate along Las Vegas Boulevard South and Aria Place, in conjunction with the Waldorf Astoria hotel. The sign does not obstruct the view of the existing Park MGM freestanding sign 300 feet south, or the Aria freestanding sign 600 feet north of this property. Overall, the signage will enhance this iconic intersection and add value to the designation of the "Las Vegas Strip" as a nighttime National Scenic Byway. The sign meets the minimum 100 foot separation from all freestanding signs in the area. The proposed sign fits the character of the surrounding area and does not oversaturate this location with animated video signage. The modern colors, texture and design will match the existing building of the CityCenter design in general.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0482	Sign separation, deviations, increased animated sign area, and comprehensive sign package	Approved by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Cosmopolitan Resort Hotel
South & West	Entertainment Mixed-Use	H-1	Project CityCenter
East	Entertainment Mixed-Use	H-1	Harmon Corner shopping center

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Large, animated signs are an integral part of creating the energy and sense of place along Las Vegas Boulevard South. The proposed signage is similar in scale to other existing signage along Las Vegas Boulevard South, and it will further enhance visual characteristics of the Strip. Furthermore, Master Plan Policy 1.3.1 supports a variety of integrated signage to supplement neighborhood identity. Staff finds that the proposed signage is integrated into the building design of CityCenter and specifically the Waldorf Astoria property, and is compatible with the surrounding development. 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:**Comprehensive 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: CCLV LUXURY HOTEL, LLC

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

DRAFT

SIGNAGE
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0258-ACE A PROPCO:

DESIGN REVIEW for modifications to a comprehensive sign plan in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:
162-20-711-008; 162-20-711-012

DESIGN REVIEW:

1. Comprehensive sign plan
 - a. Increase the animated sign area to 4,050 square feet where 150 square feet is the maximum area allowed.
 - b. Permit a roof sign.

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

BACKGROUND:

Project Description

General Summary

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- Site Acreage: 61.4 (portion)
- Project Type: Comprehensive sign plan

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Signage

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Temporary	0	0	0	1,500	N/A	0	0	0
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East	Entertainment Mixed-Use	H-1	Harmon Corner shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Large, animated signs are an integral part of creating the energy and sense of place along Las Vegas Boulevard South. The proposed signage is similar in scale to other existing signage along Las Vegas Boulevard South, and it will further enhance visual characteristics of the Strip. Furthermore, Clark County Master Plan Policy 1.3.1 supports a variety of integrated signage to supplement neighborhood identity. Staff finds that the proposed signage is integrated into the building design of City Center and specifically the Waldorf Astoria property, and is compatible with the surrounding development. Therefore, staff can support the 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:

Comprehensive 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 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: CCLV LUXURY HOTEL, LLC

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC/AR-23-0258</u> DATE FILED: <u>5-9-2023</u></p> <p>PLANNER ASSIGNED: <u>[Signature]</u></p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>6-13-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>7-5-2023</u> BCC 6-21 Actual</p> <p>FEE: <u>\$1,350</u></p>
	PROPERTY OWNER	<p>NAME: <u>CCLV LUXURY HOTEL LLC</u></p> <p>ADDRESS: <u>411 East Huntington Drive # 305</u></p> <p>CITY: <u>Arcadia</u> STATE: <u>CA</u> ZIP: <u>91006</u></p> <p>TELEPHONE: <u>626-446-2988</u> CELL: <u>na</u></p> <p>E-MAIL: <u>info@kamsangco.com</u></p>
	APPLICANT	<p>NAME: <u>same</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Mark Whitehouse</u></p> <p>ADDRESS: <u>820 S. Wigwam Parkway # 100</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u></p> <p>E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 162 207 11009

PROPERTY ADDRESS and/or CROSS STREETS: 3752 Las Vegas Blvd S, Las Vegas, NV 89158

PROJECT DESCRIPTION: Sign Design Review

(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] Tiffany Lam, Authorized Signer

Property Owner (Signature) Property Owner (Print)

STATE OF _____ COUNTY OF _____ See Attached Form

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

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



WS-23-0258

PLANNER
COPY

To: Clark County Comprehensive Planning
500 Grand Central Pkwy
Las Vegas NV
89155

From: Mark Whitehouse
High Impact Sign and Design
820 S. Wigwam #100
Henderson, NV 89014
(702) 336-3336

Applicant: CCLV LUXURY HOTEL LLC

Re: APR-22-101423 LED Sign Waldorf Astoria - Justification Letter (Revised 1/4/22)

Current Planning.

We respectfully request the approval of the following design review with waivers with for signage.

The Waldorf Astoria Hotel is a globally recognized hotel located in the heart of the Las Vegas Blvd and Scenic Byway. This upscale Hotel brand on the famous the Las Vegas Strip desires to display branding images, videos, amenities, and other related content as well as off premise advertising to the public with this display.

The proposed Animated Video Sign is for and in conjunction with an existing hotel in the heart of Las Vegas Blvd., the Waldorf Astoria Hotel, which is positioned inside the City Center Project site on the iconic Las Vegas Strip. The sign package is therefore appropriated and compatible with the existing signage in the area, Aria, T-Mobile Arena, The Park MGM, Harmon Corner, Project 63, Treasure Island, Miracle Mile Shops etc.

Sign Package: See Tables for details.

Sign A - Animated Roof Sign: (Video Unit)

Design Review:

1. Increase the animated sign area to 4,050 square feet where 150 square feet is permitted. The proposed animated Sign (video unit) is mounted to the roof of the existing Waldorf Astoria Hotel building. The Height of the sign is 31' 4" including the cladded section at the bottom to hide the structural framing. The Roof Sign Length is 90' on the building's East Elevation facing Las Vegas Blvd. and 45' on the North Elevation facing the entrance to Aria & Crystal Shopping Center. The sign meets the required 100' separation from the all freestanding signs in the area, CVS, Aria & The Park MGM Freestanding Signs.

(Continued on next page)

820 Wigwam Parkway. Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com



PLANNER
COPY

(Continued)

Waivers of Sign Standards to allow Deviations from 30.72 as follows:

1. Allow a Roof Sign where not permitted.
2. Increase Animated Sign Square Footage to 4,050 square feet where 150 square feet is the maximum.

Justifications for alternative sign design with a response for each:

- 1) Result in development having a visual character which is as or more compatible with adjacent development than anticipated by the requirements of this Chapter.
 - a. The signage for City Center, Aria, Project 63 and The Park MGM all have compatible signage on their buildings as well as freestanding signage. The requirements of title 30.72 are routinely waived in the Resort Corridor due to the nature of providing tourist and visitors a unique experience on the Las Vegas Strip. The Animated Sign proposed will also require waivers like the other applications of the properties adjacent to the subject property.
- 2) Encourage a development trend or a visual character like that anticipated by the requirements of this Chapter; or
 - a. The proposed Animated Sign will deviate from requirements due to the request of the Roof Sign, which is the crucial element of this design, like what was approved designs can be seen at Harmon Corner. This Animated Sign is only viewable from The Strip directly in front of the Waldorf Astoria and will only affect the surrounding properties as much as the current signage which is consistent with our request.
- 3) Result in a development which meets or exceeds all other requirements of this Title.
 - a. This proposed Animated sign will exceed all requirements due to the nature of the Roof Sign, the design of the building has a glass curtain wall, the best placement for this Animated Sign is on the roof. Decorative cladding will be added at the base. The design is simplistic and contemporary with colors and finishes to be consistent with the existing hotel.

(Continued)

820 Wigwam Parkway, Ste 100
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(702) 736-7446 office
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(Continued)



The Sign Calculations table exhibit was comprised from the following past applications; UC-0712-08, DR-0484-10, DR-0298-11 & DR-0506-12. There is also an additional back up table showing the history of the applications for reference.

We thank you in advance for your consideration of this request. In closing, this signage will fit in perfectly with the surrounding area, the sign will only be viewable from the immediate area which will prevent any light pollution to areas other than the sign's close proximity to the Las Vegas Strip.

We thank you in advance for your time and consideration.

Regards,
Mark Whitehouse
(702) 336-3336

PLANNER
COPY

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

COMMERCIAL DEVELOPMENT
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0226-3450 S. MARYLAND PARKWAY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) public art; 3) gasoline station; 4) convenience store with vehicle (automobile) wash; 5) retail buildings and restaurants with drive-thrus; 6) signage; and 7) finished grade on a 5.3 acre portion of a 17.4 acre site in a C-2 (General Commercial) (AE-60) Zone and a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-14-101-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to 58 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (61.3% reduction).
- b. Reduce throat depth to 100 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (33.3% reduction).
- c. Reduce throat depth to 82 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (45.3% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping.
2. Public art.
3. Gasoline station.
4. Convenience store with vehicle (automobile) wash.
5. Retail buildings and restaurants with drive-thrus.
6. Signage.
7. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 5.3 (project site)/17.4 (overall)
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 26 (retail buildings with restaurants)/25 (convenience store)/19 (vehicle (automobile) wash)/18 (fuel canopy)
- Square Feet: 6,383 (retail buildings with restaurants/Pads 1 and 2)/3,908 (retail building with restaurant/Pad 3)/4,472 (convenience store)/613 (vehicle wash)
- Open Space Required/Provided (square feet): 11,814/29,676
- Parking Required/Provided: 896/906

History & Request

The Boulevard Mall was originally constructed in 1965 and features retail space consisting of in-line, pad, and out parcels with multiple tenants. The north portion of this site, being the subject parcel, was reclassified to C-2 zoning via ZC-1078-00 by the Board of County Commissioners in September 2000. The applicant is now proposing to redevelop a 5.3 acre portion of the 17.4 acre site with a gasoline station (fuel canopy), convenience store with vehicle (automobile) wash, and 3 retail buildings with restaurants that include drive-thru lanes. The project site is located within the Midtown Maryland Parkway District and complies with all district regulations and requirements. The required public art has also been submitted with this development proposal. The forthcoming sections within the staff report provide an overview of the site, landscape, open space, elevation, and floor plans.

Site Plan

The proposed development consists of a gasoline station (fuel canopy), convenience store with vehicle (automobile) wash, and 3 retail buildings with restaurants that include drive-thru lanes (Pads 1 through 3). The 5 commercial buildings are aligned in a north/south direction, located along the west side of the project site adjacent to Maryland Parkway. The gasoline station (fuel canopy) is located at the northwest corner of the site and the retail building with restaurant (Pad 1) is located at the southwest corner of the site. The retail and restaurant buildings (Pads 1 through 3) feature drive-thru lanes located behind the buildings, screened from Maryland Parkway. Five decorative metal trellis shade structures are located between the retail buildings and the convenience store. A detached vehicle (automobile) wash with a drive-thru lane are located along the east (rear) side of the convenience store and will be completely screened from Maryland Parkway. Below is a table reflecting the commercial building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)	Property Line			
	North	East	South	West
Building:				
Pad 1 (retail building with restaurant)	886.5	632	23.5	26
Pad 2 (retail building with restaurant)	634	553.5	275.5	25.5

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
Pad 3 (retail building with restaurant)	490.5	584.5	473	25
Convenience store with vehicle (automobile) wash	323	524.5	658.5	33
Gasoline station (fuel canopy)	301	545.5	705.5	39

All buildings within the commercial development are connected through north/south and east/west cross access drive aisles. Access to the site is granted via 3 existing commercial driveways adjacent to Maryland Parkway. The existing driveways will be widened and a waiver of development standards is required to reduce the throat depth for the respective driveways. The commercial development, with the existing retail buildings, requires 896 parking spaces where 906 parking spaces are provided. The parking for the development is located behind the proposed buildings, screened from Maryland Parkway. An existing 5 foot wide attached sidewalk is located along Maryland Parkway with a pedestrian realm measuring 20 feet in width immediately adjacent to the sidewalk. Interior 5 foot wide pedestrian sidewalks and walkways connect to the pedestrian realm along Maryland Parkway. A design review is also requested to increase finished grade of the site. The increase in finished grade will predominantly occur within the parking lot with a maximum grade increase of 5 feet to convey stormwater to the street.

Landscaping & Open Space

The plans depict a proposed pedestrian realm measuring 20 feet in width located along Maryland Parkway, behind an existing 5 foot wide attached sidewalk. A 5 foot wide detached sidewalk is located within pedestrian realm, between a 5 foot and 10 foot wide landscape area consisting of planters with 36 inch box trees, and enhanced paving (decorative pavers). Immediately to the east of the pedestrian realm are 5 decorative metal trellis shade structures located between the retail buildings and the convenience store. Twenty-four inch box trees are planted adjacent to the shade structures. Pedestrian scale amenities, such as seating benches, are located beneath the shade structures. A double row of 36 inch box trees are located immediately to the west of the convenience store, at the northwest portion of the site. Decorative brick pavers are utilized for pedestrian walkways around the perimeter of all the commercial buildings. The project site requires 11,814 square feet of open space where 29,676 square feet of open space is provided consisting of areas with enhanced paving and landscaping. In lieu of providing the required amount of trees within the landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 93 medium trees or 39 large trees where 106 large trees are distributed throughout the site.

Elevations

Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height	Materials
Pads 1 through 3 (retail buildings with restaurants)	26	Stucco, stone veneer, and an aluminum storefront window system

Building Information		
Building:	Height	Materials
Convenience store	25	Stucco, stone veneer, and an aluminum storefront window system
Vehicle (automobile) wash	19	Stucco and stone veneer

The gasoline station (fuel canopy) consists of a metal canopy with a flat roof measuring 18 feet in height. All buildings, including the fuel canopy, will be painted with neutral, earth tone colors. Furthermore, all buildings feature varying rooflines with parapet walls that will screen the rooftop mounted equipment from the right-of-way and public view. The metal trellis shade structures measure up to 12 feet in height with stucco painted supporting columns featuring a stone veneer base.

Floor Plans

The plans for each building consist of open shell space that will be reconfigured based on the future needs of the individual tenant. Below is a table reflecting the area of each building:

Building Information	
Building:	(In square feet)
Pad 1 (retail building with restaurant)	6,383
Pad 2 (retail building with restaurant)	6,383
Pad 3 (retail building with restaurant)	3,908
Convenience store	4,472
Vehicle (automobile) wash	613
Total Building Area	21,759

The area of the fuel canopy measures 4,233 square feet. The outside dining area will comply with the Code requirements for outside dining and drinking. The outside dining areas are set back 630 feet from the single family residential development to the east and is screened by an existing retail building being the Boulevard Mall.

Signage

A wayfinding sign, in compliance with the requirements of the Midtown Maryland Parkway District, is located at the northwest corner of the site adjacent to the existing sidewalk along Maryland Parkway. The sign measures approximately 12 feet in height with the pole of the sign set back 5 feet from the west property line.

Public Art

The applicant has submitted a Public Art plan in accordance with the requirements of the Development Code. The Clark County Public Arts Office and the Maryland Parkway Public Art Committee have reviewed and approved the proposed artwork. The artwork consists of various murals depicting sports and themes of regional significance painted on 4 benches by local artists.

Applicant's Justification

The applicant states a series of buildings are proposed adjacent to Maryland Parkway in order to revitalize the project site. A 20 foot wide pedestrian realm is being provided adjacent to the

street. Benches are being placed along the pedestrian realm and will be painted with scenes of the Las Vegas valley by a local artists group. A waiver of development standards is requested to reduce the throat depth for the commercial driveways. Because of the size of the property if they placed the throat depth the length required by Code, the driver would end up driving past the pad site and must circle back to the site. This can be confusing to the driver. The applicant met with Public Works to determine the best location for the turn into the pad sites. Even though there is a waiver on all of the new development areas, the convenience store is actually an improvement to the site. Currently, Applebee's has a turn into its parking lot that is approximately 25 feet from Maryland Parkway. This revises that driveway and moves it a farther, safer distance from the intersection of the driveway and Maryland Parkway. The parking lot is being repaved and brought up to current standards. The parking lot is of an older design and the drainage is onto the site instead of the street. The parking lot will have to be built-up and there will need to be a design review as a public hearing to allow 5 feet of fill to allow the site to drain to the street. This will allow the site to meet Regional Flood Control District standards and adequately protect the buildings from flooding. The applicant is also requesting a design review for alternative parking lot landscaping. Approximately 109 large trees will be provided throughout the project site where 93 medium or 39 large trees are required.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Waived standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017
AR-0102-15	Application review for UC-0679-14 for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Parking lot & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use	C-2	Boulevard Mall
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Single family residential & offices
West	Corridor Mixed-Use	C-2 & H-1	Commercial development

Related Applications

Application Number	Request
TM-23-500065	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waiver 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 #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees within the interior of the site, complies with the Master Plan by encouraging screened parking areas with extensive landscaping. The development requires a total of 93 medium trees or 39 large trees where within the interior and along the perimeter of the site. A total of 103 large trees are provided for the development and will be equitably distributed throughout the interior of the site. The proposed landscaping will reduce the "heat island" effect and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. The trees will provide additional shade and improve the overall aesthetics of the proposed development; therefore, staff recommends approval.

Design Review #2

Staff has no objection to the proposed public art as it reflects themes of regional significance and will be integrated into the overall design of the commercial development. The public art will be displayed in prominent locations, specifically on public benches. Therefore, staff recommends approval.

Design Reviews #3 through #6

The intent of the Midtown Maryland Parkway District is to implement and encourage design standards and incentives for transit-oriented, walkable, and sustainable development and revitalization of properties within the District, generally located along Maryland Parkway between Sahara Avenue and Russell Road. The proposed commercial development fulfills the intent of the District by including the following elements: 1) incorporating a 20 foot wide pedestrian realm, including a 5 foot wide detached sidewalk, along Maryland Parkway; 2) providing public art; 3) providing ample open space with shade structures and pedestrian benches; and 4) orientating buildings closer to the street and locating the required parking spaces to the rear of the development. Furthermore, the proposed development complies with Policy 1.4.4 of the Master Plan by encouraging in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Redevelopment of commercial areas, particularly in areas where high frequency transit exists, such as Maryland Parkway, is encouraged by the Master Plan. Therefore, staff recommends approval of these requests.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveways on Maryland Parkway, as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

Design Review #7

This design review represents the maximum grade difference within 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Traffic study and compliance;
- 30 days to coordinate with Regional Transportation Commission (RTC) of Southern Nevada and to dedicate any necessary right-of-way and easements for the Maryland Parkway Bus Rapid Transit (BRT) improvement project.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0192-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERCAPITAL ASSET MANAGEMENT

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	STAFF
<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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ORIGINAL APPLICATION # <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> ORIGINAL APPLICATION # <input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> ORIGINAL APPLICATION #	STAFF	APP. NUMBER: <u>WS-23-0726</u> DATE FILED: <u>5/2/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u>-</u> <u>27:00 P.M.</u> BCC MEETING DATE: <u>6/21/23 @ 9:00 A.M.</u> FEE: <u>\$975.00</u>
	PROPERTY OWNER	NAME: <u>3450 S. Maryland, LLC c/o D Troesh</u> ADDRESS: <u>1370 Jet Stream Drive #100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>InterCapital Asset Management-Stan Wasserkrug</u> ADDRESS: <u>11145 S. Eastern Ave, Ste. 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-683-7191</u> CELL: _____ E-MAIL: <u>swasser5555@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3, #577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-14-101-003

PROPERTY ADDRESS and/or CROSS STREETS: SEC Desert Inn & Maryland Pkwy

PROJECT DESCRIPTION: Add art and additional pad sites to Boulevard Mall and revise parking lot

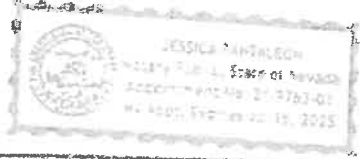
I, the undersigned owner and/or their family, who are the owner(s) of record for the land parcels of the property involved in this application, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. I, the undersigned, also understand that the Department of Comprehensive Planning has the right to deny the permit and to require the applicant to pay for the cost of preparing the public of the proposed application.

Dennis Troesh, Manager
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN before me on Feb 14, 2023 at _____
 by Dennis Troesh

NOTARY PUBLIC: _____



NOTE: Corporate or other legal entity, including a partnership, trust, or other legal entity, must be the applicant and/or owner of the property.

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*LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

April 19, 2023

**Mr. Mark Donahue, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89106**

PLANNER
COPY

RE: APR-22-100236-Design review/ Waiver of Development standards

Dear Mr. Donahue:

Please accept this as our justification letter for a design review and waiver of development standards. This is the site of the northern portion of the Boulevard Mall, on the southeast corner of Desert Inn Road and Maryland Parkway. The immediate corner is an existing Applebee's Restaurant and is not a part of this request.

The project is proposed in two phases- development of pad sites along the perimeter as phase one. Phase two will be redevelopment of the existing building and its required parking lot revision. The original building was constructed in 1965 and development standards have changed considerably since then. This request is for phase one only.

In order to revitalize the site a series of buildings are proposed adjacent to Maryland Parkway. South of the Applebee's site a 4472 square foot convenience store with gas pumps is proposed. A car wash is included with the store. South of the proposed convenience store is a 3908 square foot building with a drive thru. South of that pad building are two buildings; the northern building is 6,383 square feet and the one south of the driveway is 6,383 square feet both with a drive thru window. The elevations are consistent among all the new buildings.

In 2018 the county adopted the Midtown Maryland Parkway District. The standards require a 20-foot pedestrian realm adjacent to the arterials. The development of these additional pad sites allows the pedestrian realm to now be added to the site and furthers the standards of the district. The out parcel, Applebee's is not included because it is a separate lot and separate ownership.

We are requesting a waiver to reduce the throat depth on each pad site. There are over 201 parking spaces, so the required throat depth is 150 feet. Because of the size of the property if they placed the throat depth the length required by code, the driver would end up driving past the pad site and must circle back to the site. This can be confusing to the driver. The applicant met with Public Works to determine the best location for the turn in to the pad sites. Even though there is a waiver on all of the new development areas, the convenience store is actually an improvement to the site. Currently, Applebee's has a turn into its parking lot that is approximately 25 feet from Maryland Parkway. This revises that drive and moves it a further, safer distance from the intersection of the driveway and Maryland Parkway.

The parking lot is being repaved and brought up to current standards. The parking lot is of an older design and the drainage is onto the site instead of the street. The parking lot will have to be built up and there will need to be a design review as a public hearing to allow 5 feet of fill to allow the site to drain to the street. This will allow the site to meet Regional Flood Control District standards and adequately protect the buildings from flooding.

The applicant is also requesting to maintain the existing driveway locations onto the site, but they are being widened with radii to meet county code. Parking lot landscaping is being installed, and bicycle parking is being added. These improvements will make the property more contemporary in appearance with landscaping adjacent to the street, parking away from Maryland Parkway, on the other side of the buildings, and landscaping installed in the parking lots. Benches are being placed along the pedestrian realm and will be painted with scenes of the Las Vegas valley by a local artists group. The art project has been approved (the approval letter is part of this submittal).

Applications requested:

- Design review for new buildings on the site, and site layout.
- Design Review as a public hearing to increase the grade over 36 inches, to 5 feet.

PLANNER
COPY

-Design Review for alternative parking lot landscaping. 109 trees are provided where 39 large or 93 medium trees are required. The trees are placed in alternative locations but the abundance of trees provides even more shade than the standard.

-Waiver of Development Standards- Uniform Standard Drawings 222.1, to reduce the throat depth from 150 feet to a minimum of 58'8" on the southernmost driveway, 100'7" for the center driveway and 82'1" for the northernmost driveway. Cross access and parking are provided for the entire site- there are over 10 access points on the entire mall. While these updated driveways don't meet the code for throat depth, they are an improvement by adding radii and a throat depth- the current development has pan driveways and cars turn immediately to the north or south with minimal throat depth.

We believe this request will be an asset to the area, improve the appearance of the mall, further the Midtown Maryland Parkway standards in this area and reduce heat islands by adding significant landscaping.

We respectfully request approval of this application. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PLANNER
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THE BOULEVARD PLAZA
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500065-3450 S. MARYLAND PARKWAY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 17.4 acres in a C-2 (General Commercial) (AE-60) Zone and a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-14-101-003

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

BACKGROUND:
Project Description
General Summary:

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 17.4
- Project Type: Commercial development

Site Plan

The plans depict an existing 1 lot commercial subdivision consisting of 17.4 acres. Access to the site is granted via the following existing commercial driveways: 1) 3 driveways along Maryland Parkway; 2) 1 driveway along Desert Inn Road; and 3) 1 driveway along Oneida Way. Five foot wide attached sidewalks are located along Maryland Parkway, Desert Inn Road, and Oneida Way.

Landscaping

The plans depict a proposed pedestrian realm measuring 20 feet in width located along Maryland Parkway, behind an existing 5 foot wide attached sidewalk. A 5 foot wide detached sidewalk is located within the pedestrian realm, between a 5 foot and 10 foot wide landscape area consisting of planters with 36 inch box trees and enhanced paving (decorative pavers).

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Waived standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017
AR-0102-15	Application review for UC-0679-14 for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Parking lot & undeveloped
South	Corridor Mixed-Use	C-2	Boulevard Mall
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Single family residential & offices
West	Corridor Mixed-Use	C-2 & H-1	Commercial development

Related Applications

Application Number	Request
WS-23-0226	A waiver to allow modified driveway design standards (reduce throat depth) in conjunction with design reviews for alternative parking lot landscaping, public art, gasoline station (fuel canopy), convenience store with vehicle (automobile) wash, retail buildings and restaurants with drive-thru, signage, and finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County 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

- Drainage study and compliance;
- 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;
- Traffic study and compliance;
- 30 days to coordinate with Regional Transportation Commission (RTC) of Southern Nevada and to dedicate any necessary right-of-way and easements for the Maryland Parkway bus rapid transit (BRT) improvement project.
- 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.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0192-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: INTERCAPITAL ASSET MANAGEMENT
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT

06/21/23 BCC AGENDA SHEET

DORMITORY/OFFICE/RETAIL/
CONVENIENCE STORE
(TITLE 30)

MARYLAND PK WY/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0267-CAMPUS VILLAGE GROUP, LLC:

USE PERMITS for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the opt-in design and development standards of the Midtown Maryland Parkway District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Dormitory.
2.
 - a. Eliminate the pedestrian realm for a portion of street frontage along Maryland Parkway where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
 - b. Eliminate the pedestrian realm along Harmon Avenue where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
3.
 - a. Allow the minimum front setback for Building B to not be adjacent to the pedestrian realm per Section 30.48.1880.
 - b. Allow Building B with a 92 foot front setback where 30 feet is the maximum allowed from the front property line per Section 30.48.1880.
 - c. Eliminate transparent glass on non-street-facing facades where 35% of the ground floor of non-street-facing facades is required per Section 30.48.1880.
 - d. Eliminate windows or secondary entrances on building facades adjacent to shared driveways per Section 30.48.1880.
 - e. Allow for an open and unscreened ramp (east side of the parking garage) where an enclosed or screened ramp is required per Section 30.48.1880.
 - f. Allow for parking areas and/or drive aisles between streets and front building facades for Building B where not allowed per Section 30.48.1180.

- g. Allow parking outside the required parking and service zone for Building B per Section 30.48.1880.
- h. Allow vehicular access to surface parking west of the convenience store where rear alleys or side roadway access is required per Section 30.48.1880.

WAIVERS OF DEVELOPMENT STANDARDS:

- 1.
 - a. Reduce the rear setback along the east property line to 1 foot where 10 feet is required per Table 30.40-4 (a 90% reduction).
 - b. Reduce the height setback from an arterial street (Maryland Parkway) to 16 feet where 57 feet is required per Figure 30.56-4 (a 28% decrease).
- 2.
 - a. Increase the height of north building A to 175 feet where 50 feet is the maximum per Table 30.40-4 (a 250% increase).
 - b. Increase the height of south building B to 113 feet where 50 feet is the maximum per Table 30.40-4 (a 126% increase).
- 3.
 - a. Reduce landscaping along a portion of Maryland Parkway where landscaping per Figure 30.64-17 is required.
 - b. Eliminate landscaping to a less intense use to the east where 1 tree per 20 feet is required per Figure 30.64-11.
 - c. Reduce landscaping along Harmon Avenue to 5 feet where 15 feet is required per Section 30.64.030. (a 66% reduction).
 - d. Reduce landscaping along University Avenue to 3 feet where 15 feet is required per Section 30.64.030 (a 80% reduction).
- 4.
 - a. Reduce the throat depth of the University Avenue driveway to 92 feet where 150 feet is required by Uniform Standard Drawing 222.1 (a 39% reduction).
 - b. Reduce the throat depth for the Maryland Parkway driveway to 13 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 44% reduction).
 - c. Reduce the throat depth for the Harmon Avenue driveway to 105 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 30% reduction).
 - d. Reduce the departure distance on University Avenue to 138 feet where 190 feet is the minimum per Uniform Standard Design Drawings 222.1 (a 27% reduction).
 - e. Reduce the departure distance on Maryland Parkway to 80 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 58% reduction).
 - f. Reduce the approach distance on Harmon Avenue to 36 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 76% reduction).
 - g. Reduce the width of the main driveway on University Avenue to 21 feet where 36 feet (lip to lip) is required per Chapter 30.52.

DESIGN REVIEWS:

- 1. Commercial complex consisting of dormitory, office, retail, and convenience store.
- 2. Increase finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.4
- Number of Dormitory Beds: 706
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 15
- Building Height (feet): 175 Building A/113 Building B
- Square Feet: 404,786 Building A/103,724 Building B
- Open Space Required/Provided: 7,340/12,200 (6,100 shaded)
- Parking Required/Provided: 712/728

Overview

The Board of County Commissioners approved ZC-21-0451 in October of 2021 for a similar project. Since then, the applicant has revised the plan for the project. The proposed redevelopment will consist of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. In this case the existing convenience store and gasoline station will be demolished. The dormitory use is in conjunction with the University of Nevada, Las Vegas (UNLV).

Site Plan

The plan depicts a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which includes commercial suites, podium parking, and a dormitory, includes a varying setback of a minimum of 20 feet to the east property line adjacent to a multiple family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, the northern building is set back 20 feet along the first floor for the pedestrian realm, and the floors above are set back 16 feet, which creates an overhang over the pedestrian realm. The 1:3 height setback ratio from an arterial street (Maryland Parkway) is also 16 feet where 67 feet is required.

The southern building (Building B), which consists of commercial suites, a new convenience store, podium parking, and office uses, is set back 1 foot from the east property line adjacent to a multiple family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking is located near the corner of Maryland Parkway and Harmon Avenue, which is set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access is provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provide north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the western driveway from

Harmon Avenue both provide access to the convenience store, and surface level parking spaces for the commercial suites in the southern building.

Internal trash enclosures are located on the first floors of parking/service area both the northern and southern buildings. There are no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation is directed north to University Avenue and south to Harmon Avenue.

Public Art

A requirement of the Midtown Maryland Parkway District is to provide a public art installation. The proposed art component of this project consists of a future pedestal area for art competition and installation.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping includes a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas are located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continues to the east. A 40 foot section of the University Avenue street frontage will have no landscaping for a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depict a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall will be in the landscape and amenity zone. Therefore, the pedestrian clear zone will be above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extends from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping is included for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which is in front of the convenience store, street landscaping will include a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 foot to 42 foot wide landscape area adjacent to surface parking. A use permit is included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping includes a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage includes a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards is necessary to not provide at least 15 feet of landscaping, and a use permit is necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards is necessary to not provide landscaping to a less intense use (multiple family residential complex). Landscaping is provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The northern building is 175 feet high and the southern building is 113 feet high. Both buildings consist of storefront glass on the first floor, several levels of podium parking, and floors above consisting of glass windows, metal panels, and smooth painted EIFS. Decorative horizontal concrete panels on both buildings help to visually obscure the podium parking levels from all street frontages; however, not the east elevation adjacent to the residential development.

The first level through the 4th level of the residential building is set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the 5th level. The 5th level through 11th level of the residential portion of the north building, is set back 16 feet, and includes the pool area. The remainder of the north building wraps around the 5th level open space up to the 15th level.

This design reduces the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the northern building, vertical off-set surface planes create shadows to help reduce the visual mass.

The 1st level of Building B is setback 3 feet, and the 2nd through 4th levels are set back more than 10 feet, and the 5th level overhangs the parking garage at an angle, continuing to the rooftop. Horizontal overhangs create shadows and reduce the visual mass of the building, and the south facing angled overhang creates visual interest.

Floor Plans

Building A, the first floor retail and pedestrian courtyard area are 19 feet in height. The parking lot interior access ramps and levels 2 through 4 are parking areas in both buildings. The 5th floor includes dormitory housing units and an open space area called the Yard. The northern building is 404,786 square feet and includes commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces are located on the first floor, and podium level parking is located on levels 2 through 4. Dormitory rooms are located on levels 5 through 15, and dormitory rooms and a pool with outdoor amenities are located on a podium deck on level 11. The dormitory includes 236 studio units, 45, two bedroom units, and 95, four bedroom units for a total of 376 units or 706 beds. The 2 and 4 bedroom units share a common living room and kitchen.

Building B is 103,724 square feet. On the first level, the building includes commercial suites, a convenience store, and back of house areas. Levels 2 through 4 are podium level parking, and levels 5 through 7 are designated for office uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is appropriate for the area, and the scale of the project is similar to the mixed-use UNLV Gateway development located 1,300 feet south of this site along Maryland Parkway. Although the project incorporates several design alternatives to Title 30 standards, the alternatives are appropriate for the site and will not create any negative impacts.

For example, the design review to increase finished grade is necessary since the site slopes from west to east, away from Maryland Parkway. One of the previous buildings on the site included a floor below street level, and this building experienced significant flooding as a result. The grade will need to be raised above street level to prevent future flooding.

Similarly, the use permit for a dormitory is appropriate in the C-2 zone, and this project will be utilized by students attending UNLV. The use permits to not provide a pedestrian realm are necessary adjacent to the convenience store along Maryland Parkway and along Harmon Avenue. Instead of providing a pedestrian realm along the street frontage in this portion of the site, a 10 foot wide sidewalk is provided in front of the convenience store and commercial storefronts for the southern building.

The waivers of development standards to reduce the rear setback and not provide landscaping to a less intense use are intended to eliminate an area behind the property that may encourage homeless encampments. Above the first floor, the building steps back to meet the minimum 10 foot setback requirements from the east property line. Along the west property line, adjacent to Maryland Parkway, the reduced height setback from an arterial street, as well as the overall increased height, is similar to the design of the University Gateway project to the south.

The applicant also states that eliminating portions of the street landscaping is necessary to accommodate utility areas and to allow for the central courtyard to connect to Maryland Parkway. Regarding the reduced setback for the trash enclosures, the applicant indicates that this will not create any negative impacts for the adjacent residential complex since the trash enclosures are fully enclosed within the buildings, and the ventilation is directed north to University Avenue and south to Harmon Avenue.

Lastly, the applicant indicates that the alternative standards to Uniform Standard Drawing 222.1 will not create any queuing or safety issues in the right-of-way. The project is primarily pedestrian oriented, and the alternative driveway geometrics are necessary to accommodate the scale of this development on the subject property. Similarly, the non-standard improvements in Maryland Parkway will help ensure that customers and students have safe pedestrian access between the project and the main campus of UNLV.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Place of worship
South	Corridor Mixed-Use	C-1	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Public Use	P-F	UNLV campus

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

A dormitory is an appropriate use of the property since the site is located directly across Maryland Parkway from the main campus of UNLV. Students living in the dormitory will have a direct pedestrian connection to the university, and the project will provide students with another living option. However, since staff cannot support the building design, staff also cannot support the use permit for a dormitory.

Use Permit #2a & #2b

This project incorporates both pedestrian oriented uses, such as ground-floor commercial suites, as well as a vehicular oriented use of the convenience store. A pedestrian realm is located along Maryland Parkway on the northern portion of the site adjacent to ground-floor commercial suites with the dormitory above. Even though the pedestrian realm is not located along the southern portion of the site along Maryland Parkway adjacent to the convenience store or along Harmon Avenue, the project incorporates a 10 foot wide walkway along the front of the convenience store. Also, an attached sidewalk is included in front of the convenience store along Maryland Parkway and along a portion of Harmon Avenue. As a result, there will be adequate accommodations for pedestrians incorporated on all street frontages and throughout the site. This is consistent with the intent of the pedestrian realm requirement in the Midtown Maryland Parkway District. However, since staff cannot support the design for the building, staff also cannot support the use permits for alternative pedestrian realms associated with the building design.

Use Permit #3

The "Opt-In" standards are now a required element for development since the previous approval of the proposed dormitory and commercial complex. The Midtown Maryland Parkway District encourages development with access on the opposite side of the building as fronting Maryland Parkway, including parking spaces and building setbacks that minimize front setback areas. The surface parking is limited in area and the setback is contained to the southwest corner of the property. The absence of transparent windows on the non-street facing areas of the building should not have an impact to this project, however, the unscreened parking garage on the east facing elevation is of concern to staff; therefore, staff does not support this request.

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 #1a

The reduced setback only applies to the first floor of Building B, and a 10 foot setback is maintained above the first level. Above the first level, horizontal concrete screening will help visually obscure the podium level parking spaces; however, other vertical and horizontal design elements will help reduce the visual mass of both buildings above the podium parking levels. The overall height, bulk, and scale of the buildings are dramatically more intense than the 2 story multiple family complex to the east. The 175 foot building (15 stories) will create drastic visual changes, including affecting the light and sun patterns, for the residents to the east. Therefore, staff does not support this request.

Waiver of Development Standards #1b

Staff also cannot support the reduced height setback ratio along Maryland Parkway due to the mass of the building with a 16 foot setback. This does not match the surrounding area and will still create a dramatic visual impact along Maryland Parkway. As a result, staff cannot support the request.

Waiver of Development Standards #2a & #2b

The immediate buildings around the site are single and 2 stories, and the proposed 175 foot high and 113 foot tall buildings are not compatible with these existing buildings. While multiple story buildings are located farther from the site along Maryland Parkway, the proposed buildings are significantly taller than the existing multiple story buildings in the area. For example, the University Gateway project was developed at 109 feet in height (7 stories with rooftop amenities), and several buildings on the UNLV campus are similar in height and the UNLV Greenspun Building at the northwest corner of Maryland Parkway and University Road is 5 stories. North of the Greenspun Building, the student union is 3 stories, and north of the student union, the Flora Dungan Humanities building is 7 stories tall. Additionally, a UNLV student housing project on the northwest corner of Maryland Parkway and Cottage Grove Avenue was developed at 66 feet in height (5 stories). Although multiple story buildings are consistent with the development trend along this section of Maryland Parkway, 175 feet (15 stories) is dramatically taller than any other

building in the area. In addition, the reduced setbacks and lack of design components to reduce the visual mass of the buildings will intensify the impact of the increased height. As a result, staff cannot support the request.

Waiver of Development Standards #3a

Areas less than 15 feet wide are limited to the courtyard entrance and adjacent to the driveway. A 42 foot wide landscaping area at the corner of Harmon Avenue and Maryland Parkway will compensate for the lack of landscaping in other areas along Maryland Parkway. However, since staff is not supporting the other waivers of development standards and design review, staff cannot support this request.

Waiver of Development Standards #3b

Staff also cannot support the elimination of landscaping to a less intense use (multiple family residential complex) along the east property line. The elimination of the landscaping further intensifies the overall impacts of the development on the adjacent multiple family complex. Additional design considerations should be incorporated into the project to reduce the visual impacts on existing properties. As a result, staff cannot support the request.

Waiver of Development Standards #3c & #3d

The reduction in street landscaping may be necessary to accommodate utility areas as well as a pedestrian connection to the courtyard. Although abundant landscaping is provided along other portions of the street frontages, staff is concerned with attached sidewalks and pedestrian safety. As a result, staff also cannot support the reduction in street landscaping.

Design Review #1

The overall commercial complex complies with several goals in the Master Plan. For example, Policy WP-3.4 in part encourages student housing, professional and educational offices, commercial uses, and other developments that serve a university population. Here, the project combines commercial, office, dormitory, and convenience store uses that are vertically integrated. Master Plan Policy WP-2.2 encourages transit supportive development patterns along Maryland Parkway. Here, the project creates a pedestrian and transit oriented development that will provide access to existing bus service and future bus rapid transit service along Maryland Parkway. Lastly, Master Plan Policy WP-1.1 supports transit supportive development along major corridors at densities that support pedestrian activity. Here, the project will further the development of a student oriented commercial district along Maryland Parkway that creates synergy with UNLV operations.

Regarding the design of the site and buildings, the project complies with policies in the Master Plan as well. Master Plan Policy 4.1.6 encourages context-sensitive connectivity to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways. Here, the project includes pedestrian amenities along a portion of Maryland Parkway, and an extensive pedestrian courtyard with a future public art installation. However, detached sidewalks along University Avenue and Harmon Avenue are more appropriate for this type of pedestrian oriented development. In addition, varying building height and breaking-up the mass of the buildings to reduce visual dominance is an important consideration during design review. The increased height and reduced setbacks will create an oppressive impact for pedestrians and

motorists along Maryland Parkway. Also, the increased height will dramatically alter the skyline and could negatively impact the residents to the east. The overall building design could include additional design elements such as off-set surface planes, unique building elements, various building placements and heights to maintain visual interest while reducing the perceived mass of the buildings. As a result, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards #4a & #4c

Staff has no objection to the reduction in throat depth for the University Avenue driveway and the eastern Harmon Avenue driveway. The driveways should see equal use, mitigating the impact of the reduced throat depth. **However, since Planning is not supporting the application in its entirety, staff cannot support this request.**

Waiver of Development Standards #4b

Staff has no objection to the reduction in throat depth for the Maryland Parkway driveway. The driveway, together with the western driveway on Harmon Avenue, only serves 26 parking spaces. Due to the limited number of vehicles using the driveway, there should be no impact from the reduced throat depth. **However, since Planning is not supporting the application in its entirety, staff cannot support this request.**

Waiver of Development Standards #4d

Staff has no objection to the driveway location on University Avenue since the driveway is as far east on the property as possible. **However, since Planning is not supporting the application in its entirety, staff cannot support this request.**

Waiver of Development Standards #4e & #4f

Staff has no objection to the reduced departure distance for the Maryland Parkway driveway and the reduced approach distance for the western driveway on Harmon Avenue. With only 26 parking spaces served by the 2 driveways, there should be no impact from the reductions. **However, since Planning is not supporting the application in its entirety, staff cannot support this request.**

Waiver of Development Standards #4g

Staff has no objection to the reduction in driveway width for the existing University Avenue driveway. All though the driveway width does not meet standards, the applicant will upgrade the driveway to a commercial curb return driveway, helping to mitigate traffic concerns caused by narrower driveways. **However, since Planning is not supporting the application in its entirety, staff cannot support this request.**

Design Review #2

This design review represents the maximum grade difference within 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. **However, since Planning is not supporting the application in its entirety, staff cannot support this 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.

The property lies within the AE-60 (60 - 65 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 facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Coordinate future bus stop with Regional Transportation Commission (RTC) and any modification to the site design, sidewalk width will require additional land use through public hearing;
- Any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing;
- Decorative screening to be provided for the east elevations of the podium parking levels for both buildings;
- 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

- Comply with approved drainage study PW22-18770;
- 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;
- Traffic study and compliance;

- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that offsite improvement permits may be required; and 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; and that the VS-21-0452 expires in October 2023.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: CLARK HILL, 3800 HOWARD HUGHES PARKWAY, SUITE 500, LAS VEGAS, NV 89169

06/21/23 BCC AGENDA SHEET

DORMITORY/OFFICE/RETAIL/
CONVENIENCE STORE
(TITLE 30)

MARYLAND PKWY/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0267-CAMPUS VILLAGE GROUP, LLC:

USE PERMITS for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the opt-in design and development standards of the Midtown Maryland Parkway District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Dormitory.
2.
 - a. Eliminate the pedestrian realm for a portion of street frontage along Maryland Parkway where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
 - b. Eliminate the pedestrian realm along Harmon Avenue where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
3.
 - a. Allow the minimum front setback for Building B to not to be adjacent to the pedestrian realm per Section 30.48.1880.
 - b. Allow Building B with a 92 foot front setback where 30 feet is the maximum allowed from the front property line per Section 30.48.1880.
 - c. Eliminate transparent glass on non-street-facing facades where 35% of the ground floor of non-street-facing facades is required per Section 30.48.1880.
 - d. Eliminate windows or secondary entrances on building facades adjacent to shared driveways per Section 30.48.1880.
 - e. Allow for an open and unscreened ramp (east side of the parking garage) where an enclosed or screened ramp is required per Section 30.48.1880.
 - f. Allow for parking areas and/or drive aisles between streets and front building facades for Building B where not allowed per Section 30.48.1180.

- g. Allow parking outside the required parking and service zone for Building B per Section 30.48.1880.
- h. Allow vehicular access to surface parking west of the convenience store where rear alleys or side roadway access is required per Section 30.48.1880.

WAIVERS OF DEVELOPMENT STANDARDS:

- 1.
 - a. Reduce the rear setback along the east property line to 1 foot where 10 feet is required per Table 30.40-4 (a 90% reduction).
 - b. Reduce the height setback from an arterial street (Maryland Parkway) to 16 feet where 57 feet is required per Figure 30.56-4 (a 28% decrease).
- 2.
 - a. Increase the height of north building A to 175 feet where 50 feet is the maximum per Table 30.40-4 (a 250% increase).
 - b. Increase the height of south building B to 113 feet where 50 feet is the maximum per Table 30.40-4 (a 126% increase)
- 3.
 - a. Reduce landscaping along a portion of Maryland Parkway where landscaping per Figure 30.64-17 is required.
 - b. Eliminate landscaping to a less-intense use to the east where 1 tree per 20 feet is required per Figure 30.64-11.
 - c. Reduce landscaping along Harmon Avenue to 5 feet where 15 feet is required per Section 30.64.030. (a 66% reduction).
 - d. Reduce landscaping along University Avenue to 3 feet where 15 feet is required per Section 30.64.030 (a 80% reduction).
- 4.
 - a. Reduce the throat depth of the University Avenue driveway to 92 feet where 150 feet is required by Uniform Standard Drawing 222.1 (a 39% reduction).
 - b. Reduce the throat depth for the Maryland Parkway driveway to 13 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 44% reduction).
 - c. Reduce the throat depth for the Harmon Avenue driveway to 105 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 30% reduction).
 - d. Reduce the departure distance on University Avenue to 138 feet where 190 feet is the minimum per Uniform Standard Design Drawings 222.1 (a 27% reduction).
 - e. Reduce the departure distance on Maryland Parkway to 80 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 58% reduction).
 - f. Reduce the approach distance on Harmon Avenue to 36 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 76% reduction).
 - g. Reduce the width of the main driveway on University Avenue to 21 feet where 36 feet (lip to lip) is required per Chapter 30.52.

DESIGN REVIEWS:

- 1. Commercial complex consisting of dormitory, office, retail, and convenience store.
- 2. Increase finished grade to 84 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.4
- Number of Dormitory Beds: 706
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 15
- Building Height (feet): 175 Building A/113 Building B
- Square Feet: 404,786 Building A/103,724 Building B
- Open Space Required/Provided: 7,340/12,200 (6,100 shaded)
- Parking Required/Provided: 712/728

Overview

The Board of County Commissioners approved ZC-21-0451 in October of 2021 for a similar project. Since then, the applicant has revised the plan for the project. The proposed redevelopment will consist of dormitory, office, and retail uses as well as a new convenience store without a gasoline station. In this case the existing convenience store and gasoline station will be demolished. The dormitory use is in conjunction with the University of Nevada, Las Vegas (UNLV).

Site Plan

The plan depicts a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which includes commercial suites, podium parking, and a dormitory, includes a varying setback of a minimum of 20 feet to the east property line adjacent to a multiple family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, the northern building is set back 20 feet along the first floor for the pedestrian realm, and the floors above are set back 16 feet, which creates an overhang over the pedestrian realm. The 1:3 height setback ratio from an arterial street (Maryland Parkway) is also 16 feet where 67 feet is required.

The southern building (Building B), which consists of commercial suites, a new convenience store, podium parking, and office uses, is set back 1 foot from the east property line adjacent to a multiple family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking is located near the corner of Maryland Parkway and Harmon Avenue, which is set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access is provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provide north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the

western driveway from Harmon Avenue both provide access to the convenience store, and surface level parking spaces for the commercial suites in the southern building.

Internal trash enclosures are located on the first floors of parking/service area both the northern and southern buildings. There are no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation is directed north to University Avenue and south to Harmon Avenue.

Public Art

A requirement of the Midtown Maryland Parkway District is to provide a public art installation. The proposed art component of this project consists of a future pedestal area for art competition and installation.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping includes a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas are located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continues to the east. A 40 foot section of the University Avenue street frontage will have no landscaping for a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depict a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall will be in the landscape and amenity zone. Therefore, the pedestrian clear zone will be above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extends from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping is included for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which is in front of the convenience store, street landscaping will include a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 to 42 foot wide landscape area adjacent to surface parking. A use permit is included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping includes a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage includes a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards is necessary to not provide at least 15 feet of landscaping, and a use permit is necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards is necessary to not provide landscaping to a less intense use (multiple family residential complex). Landscaping is provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The northern building is 175 feet high and the southern building is 113 feet high. Both buildings consist of storefront glass on the first floor, several levels of podium parking, and floors above consisting of glass windows, metal panels, and smooth painted EIFS. Decorative horizontal concrete panels on both buildings help to visually obscure the podium parking levels from all street frontages, however, not the east elevation adjacent to the residential development.

The first level through the 4th level of the residential building is set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the 5th level. The 5th level through 11th level of the residential portion of the north building, is set back 16 feet, and includes the pool area. The remainder of the north building wraps around the 5th level open space up to the 15th level.

This design reduces the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the northern building, vertical off-set surface planes create shadows to help reduce the visual mass.

The 1st level of Building B is setback 3 feet, and the 2nd through 4th levels are set back more than 10 feet, and the 5th level overhangs the parking garage at an angle, continuing to the rooftop. Horizontal overhangs create shadows and reduce the visual mass of the building, and the south facing angled overhang creates visual interest.

Floor Plans

On the Building A, the first floor retail and pedestrian courtyard area are 19 feet in height. The parking lot interior access ramps and levels 2 through 4 are parking areas in both buildings. The 5th floor includes dormitory housing units and an open space area called the Yard. The northern building is 404,786 square feet and includes commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces are located on the first floor, and podium level parking is located on levels 2 through 4. Dormitory rooms are located on levels 5 through 15, and dormitory rooms and a pool with outdoor amenities are located on a podium deck on level 11. The dormitory includes 236 studio units, 45 two bedroom units, and 95 four bedroom units for a total of 376 units or 706 beds. The 2 and 4 bedroom units share a common living room and kitchen.

Building B is 103,724 square feet. On the first level, the building includes commercial suites, a convenience store, and back of house areas. Levels 2 through 4 are podium level parking, and levels 5 through 7 are designated for office uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is appropriate for the area, and the scale of the project is similar to the mixed-use UNLV Gateway development located 1,300 feet south of this site along Maryland Parkway. Although the project incorporates several design alternatives to Title 30 standards, the alternatives are appropriate for the site and will not create any negative impacts.

For example, the design review to increase finished grade is necessary since the site slopes from west to east, away from Maryland Parkway. One of the previous buildings on the site included a floor below street level, and this building experienced significant flooding as a result. The grade will need to be raised above street level to prevent future flooding.

Similarly, the use permit for a dormitory is appropriate in the C-2 zone, and this project will be utilized by students attending UNLV. The use permits to not provide a pedestrian realm are necessary adjacent to the convenience store along Maryland Parkway and along Harmon Avenue. Instead of providing a pedestrian realm along the street frontage in this portion of the site, a 10 foot wide sidewalk is provided in front of the convenience store and commercial storefronts for the southern building.

The waivers of development standards to reduce the rear setback and not provide landscaping to a less intense use are intended to eliminate an area behind the property that may encourage homeless encampments. Above the first floor, the building steps back to meet the minimum 10 foot setback requirements from the east property line. Along the west property line, adjacent to Maryland Parkway, the reduced height setback from an arterial street, as well as the overall increased height, is similar to the design of the University Gateway project to the south.

The applicant also states that eliminating portions of the street landscaping is necessary to accommodate utility areas and to allow for the central courtyard to connect to Maryland Parkway. Regarding the reduced setback for the trash enclosures, the applicant indicates that this will not create any negative impacts for the adjacent residential complex since the trash enclosures are fully enclosed within the buildings, and the ventilation is directed north to University Avenue and south to Harmon Avenue.

Lastly, the applicant indicates that the alternative standards to Uniform Standard Drawing 222.1 will not create any queuing or safety issues in the right-of-way. The project is primarily pedestrian oriented, and the alternative driveway geometrics are necessary to accommodate the scale of this development on the subject property. Similarly, the non-standard improvements in Maryland Parkway will help ensure that customers and students have safe pedestrian access between the project and the main campus of UNLV.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0451	Reclassified from C-1 to C-2 zoning for a dormitory and commercial mixed-uses	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn May 2023	Approved by BCC	October 2021
VS-21-0452	Vacated and abandoned right-of-way	Approved by BCC	October 2021
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-1	Place of worship
South	Corridor Mixed-Use	C-1	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Public Use	P-F	UNLV campus

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

A dormitory is an appropriate use of the property since the site is located directly across Maryland Parkway from the main campus of UNLV. Students living in the dormitory will have a direct pedestrian connection to the university, and the project will provide students with another living option. However, since staff cannot support the building design, staff also cannot support the use permit for a dormitory.

Use Permit #2a & #2b

This project incorporates both pedestrian oriented uses, such as ground-floor commercial suites, as well as a vehicular oriented use of the convenience store. A pedestrian realm is located along Maryland Parkway on the northern portion of the site adjacent to ground-floor commercial suites with the dormitory above. Even though the pedestrian realm is not located along the southern portion of the site along Maryland Parkway adjacent to the convenience store or along Harmon Avenue, the project incorporates a 10 foot wide walkway along the front of the convenience store. Also, an attached sidewalk is included in front of the convenience store along Maryland Parkway and along a portion of Harmon Avenue. As a result, there will be adequate accommodations for pedestrians incorporated on all street frontages and throughout the site. This is consistent with the intent of the pedestrian realm requirement in the Midtown Maryland Parkway District. However, since staff cannot support the design for the building, staff also

cannot support the use permits for alternative pedestrian realms associated with the building design.

Use Permit #3

The "Opt-In" standards are now a required element for development since the previous approval of the proposed dormitory and commercial complex. The Midtown Maryland Parkway District encourages development with access on the opposite side of the building as fronting Maryland Parkway, including parking spaces and building setbacks that minimize front setback areas. The surface parking is limited in area and the setback is contained to the southwest corner of the property. The absence of transparent windows on the non-street facing areas of the building should not have an impact to this project, however, the unscreened parking garage on the east facing elevation is of concern to staff; therefore, staff does not support this request.

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 #1a

The reduced setback only applies to the first floor of Building B, and a 10 foot setback is maintained above the first level. Above the first level, horizontal concrete screening will help visually obscure the podium level parking spaces, however other vertical and horizontal design elements will help reduce the visual mass of both buildings above the podium parking levels. The overall height, bulk, and scale of the buildings are dramatically more intense than the 2 story multiple family complex to the east. The 175 foot building (15 stories) will create drastic visual changes, including affecting the light and sun patterns, for the residents to the east. Therefore, staff does not support this request.

Waiver of Development Standards #1b, #1c & #1d

Staff also cannot support the reduced height setback ratio along Maryland Parkway due to the mass of the building with a 16 foot setback. This does not match the surrounding area and will still create a dramatic visual impact along Maryland Parkway. As a result, staff cannot support the request.

Waiver of Development Standards #2a & #2b

The immediate buildings around the site are single and 2 stories, and the proposed 175 foot high and 113 foot tall buildings are not compatible with these existing buildings. While multiple story buildings are located farther from the site along Maryland Parkway, the proposed buildings are significantly taller than the existing multiple story buildings in the area. For example, the University Gateway project was developed at 109 feet in height (7 stories with rooftop amenities), and several buildings on the UNLV campus are similar in height and the UNLV Greenspun Building at the northwest corner of Maryland Parkway and University Road is 5 stories. North of the Greenspun Building, the student union is 3 stories, and north of the student

union, the Flora Dungan Humanities building is 7 stories tall. Additionally, a UNLV student housing project on the northwest corner of Maryland Parkway and Cottage Grove Avenue was developed at 66 feet in height (5 stories). Although multiple story buildings are consistent with the development trend along this section of Maryland Parkway, 175 feet (15 stories) is dramatically taller than any other building in the area. In addition, the reduced setbacks and lack of design components to reduce the visual mass of the buildings will intensify the impact of the increased height. As a result, staff cannot support the request.

Waiver of Development Standards #3a

Areas less than 15 feet wide are limited to the courtyard entrance and adjacent to the driveway. A 42 foot wide landscaping area at the corner of Harmon Avenue and Maryland Parkway will compensate for the lack of landscaping in other areas along Maryland Parkway. However, since staff is not supporting the other waivers of development standards and design review, staff cannot support this request.

Waiver of Development Standards #3b

Staff also cannot support the elimination of landscaping to a less intense use (multiple family residential complex) along the east property line. The elimination of the landscaping further intensifies the overall impacts of the development on the adjacent multiple family complex. Additional design considerations should be incorporated into the project to reduce the visual impacts on existing properties. As a result, staff cannot support the request.

Waiver of Development Standards #3c & #3d

The reduction in street landscaping may be necessary to accommodate utility areas as well as a pedestrian connection to the courtyard. Although abundant landscaping is provided along other portions of the street frontages, staff is concerned with attached sidewalks and pedestrian safety. As a result, staff also cannot support the reduction in street landscaping.

Design Review #1

The overall commercial complex complies with several goals in the Master Plan. For example, Policy WP-3.4 in part encourages student housing, professional and educational offices, commercial uses, and other developments that serve a university population. Here, the project combines commercial, office, dormitory, and convenience store uses that are vertically integrated. Master Plan Policy WP-2.2 encourages transit supportive development patterns along Maryland Parkway. Here, the project creates a pedestrian and transit oriented development that will provide access to existing bus service and future bus rapid transit service along Maryland Parkway. Lastly, Master Plan Policy WP-1.1 supports transit supportive development along major corridors at densities that support pedestrian activity. Here, the project will further the development of a student oriented commercial district along Maryland Parkway that creates synergy with UNLV operations.

Regarding the design of the site and buildings, the project complies with policies in the Master Plan as well. Master Plan Policy 4.1.6 encourages context-sensitive connectivity to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways. Here, the project includes pedestrian amenities along a portion of Maryland Parkway, and an extensive pedestrian courtyard with a future public art installation. However, detached

sidewalks along University Avenue and Harmon Avenue are more appropriate for this type of pedestrian oriented development. In addition, varying building height and breaking-up the mass of the buildings to reduce visual dominance is an important consideration during design review. The increased height and reduced setbacks will create an oppressive impact for pedestrians and motorists along Maryland Parkway. Also, the increased height will dramatically alter the skyline and could negatively impact the residents to the east. The overall building design could include additional design elements such as off-set surface planes, unique building elements, various building placements and heights to maintain visual interest while reducing the perceived mass of the buildings. As a result, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards #4a & #4c

Staff has no objection to the reduction in throat depth for the University Avenue driveway and the eastern Harmon Avenue driveway. The driveways should see equal use, mitigating the impact of the reduced throat depth.

Waiver of Development Standards #4b

Staff has no objection to the reduction in throat depth for the Maryland Parkway driveway. The driveway, together with the western driveway on Harmon Avenue, only serves 26 parking spaces. Due to the limited number of vehicles using the driveway, there should be no impact from the reduced throat depth.

Waiver of Development Standards #4d

Staff has no objection to the driveway location on University Avenue since the driveway is as far east on the property as possible.

Waiver of Development Standards #4e & #4f

Staff has no objection to the reduced departure distance for the Maryland Parkway driveway and the reduced approach distance for the western driveway on Harmon Avenue. With only 26 parking spaces served by the 2 driveways, there should be no impact from the reductions.

Waiver of Development Standards #4g

Staff has no objection to the reduction in driveway width for the existing University Avenue driveway. All though the driveway width does not meet standards, the applicant will upgrade the driveway to a commercial curb return driveway, helping to mitigate traffic concerns caused by narrower driveways.

Design Review #2

This design review represents the maximum grade difference within 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.

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.

The property lies within the AE-60 (60 - 65 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 facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Coordinate future bus stop with Regional Transportation Commission (RTC) and any modification to the site design, sidewalk width will require additional land use through public hearing;
- Any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing;
- Decorative screening to be provided for the east elevations of the podium parking levels for both buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Comply with approved drainage study PW22-18770;
- 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;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that offsite improvement permits may be required; and 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; and that the VS-21-0452 expires in October 2023.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CAMPUS VILLAGE GROUP, LLC
CONTACT: CLARK HILL, 3800 HOWARD HUGHES PARKWAY, SUITE 500, LAS VEGAS, NV 89169

PARKING LOT
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0238-LV STADIUM EVENTS COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; and **4)** trash enclosure. **DESIGN REVIEW** for a parking lot on 0.7 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Dewey Drive, 287 feet west of Polaris Avenue within Paradise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-29-401-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping to 6 feet along Dewey Drive where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 60% reduction).
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3.
 - a. Reduce the front setback for a chain-link fence to 6 feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Dewey Drive) for a chain-link fence to 6 feet where 10 feet is required per Section 30.56.040 (a 40% reduction).
 - c. Reduce the setback for an access gate along Dewey Drive to 6 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (an 66.7% reduction).
4. Waive the trash enclosure where required per Section 30.56.120.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3530 Dewey Drive
- Site Acreage: 0.7
- Project Type: Parking lot

History & Request

The M-1 zoning for the project site was approved via ZC-197-88 by the Board of County Commissioners in August 1988 for a warehouse complex. The existing warehouse building and shade structure will be demolished to construct a parking lot supporting the event parking needs of Allegiant Stadium. The applicant is now requesting the appropriate land use application for the subject property, consisting of waivers of development standards, and a design review to establish the parking lot.

Site Plan & Lot Operations

The site is within the Stadium District Plan. The plans depict a proposed paved parking lot consisting of 0.7 acres located on the north side of Dewey Drive and 287 feet west of Polaris Avenue. Existing parking spaces are located around the perimeter and interior of the site. A single row of head-in parking spaces, orientated in a north/south direction, is centrally located within the project site. A 20 foot wide vehicle drive-aisle is located between the parallel parking spaces along the east property line and the centrally located head-in parking spaces. Wheel stops have been provided for each parking space, immediately adjacent to the 20 foot wide drive-aisle, to prevent vehicular conflict. A 6 foot high chain-link fence is proposed around the perimeter of the project site for security purposes. Access to the project site is granted via an existing driveway adjacent to Dewey Drive. The driveway will be secured by a proposed 6 foot high rolling access gate, which requires a waiver of development standards to reduce the setback from the south property line. Waivers of development standards are necessary to reduce the zoning district and right-of-way setbacks for the proposed chain-link fence and rolling access gate. An existing 5 foot wide attached sidewalk is located along the south property line, adjacent to Dewey Drive. A total of 69 parking spaces are provided within the interior of the site. No site or landscaping improvements are proposed with this application.

The applicant indicates that on event days, Polaris Avenue north of Russell Road is partially closed and converted to a one-way street with traffic directed northbound, while Dewey Drive is also partially closed from Polaris Avenue to Russell Road and converted to one-way west bound traffic. Metro Police Officers provide traffic control along Polaris Avenue and Dewey Drive, while Stadium attendants support the needs of Metro. Stadium attendants will also manage vehicular movement at this site.

Landscaping

The plans depict a street landscape area measuring 6 feet in width, located adjacent to Dewey Drive, consisting of 15 gallon trees, shrubs, and decorative rock groundcover. No landscape finger islands are provided within the interior of the site, necessitating the requirement for the corresponding landscape waiver of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the subject parcel is served by 1 driveway off Dewey Drive which the applicant intends to keep in its current form. As is the case with the other applicant controlled off-site parking lots, this lot will only be used on event days.

As with the other off-site Stadium parking lot items that were approved by the Board of County Commissioners on November 16, 2022 (WS-22-0458, WS-22-0463, WS-22-0464, WS-22-0467, and UC-22-0468), the applicant is respectfully requesting approval of waivers of development standards 1 through 4. With respect to waivers of development standards 2 and 3, these waivers are intended to maximize parking capacity on-site, and near the Stadium on event days. In doing so, this will enable the Metropolitan Police Department to better manage vehicular and pedestrian movement around the Stadium. With respect to waiver of development standards 4, Stadium staff will place trash receptacles on the lot on event day, and will remove the trash receptacle from the site at the end of the event day, thus eliminating the need for an exterior trash enclosure. Finally, regarding waiver of development standards 1, the applicant proposes a 6 foot landscaping area behind the existing attached sidewalk in order to create a consistent 6 foot landscaping area with the abutting parcels to the east and the west (APNs 162-29-401-011 and 162-29-401-009). Additionally, a 15 foot landscaping area would result in a reduction of on-site parking capacity which runs contrary to the applicant's stated goal of maximizing parking capacity on event days in the area surrounding the Stadium.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-197-88	Reclassified the project site to M-1 zoning for warehouse buildings	Approved by BCC	August 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	Warehouse
South	Public Use	M-1	Electric substation, parking garage with restaurants
East	Entertainment Mixed-Use	M-1	Parking lot
West	Entertainment Mixed-Use	M-1	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. The request to reduce the required street landscaping and eliminate the parking lot landscaping is a self-imposed burden; therefore, staff cannot support these requests.

Waiver of Development Standards #3

The proposed chain-link fence and access gates will provide security to the project site; however, the fence encroaches into the building and right-of-way setbacks required per Code. Furthermore, the fence encroaches into the required street landscape area along Dewey Drive, which is required to be a minimum width of 15 feet. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Code requires all developments, except for single family residential developments, to provide interior or exterior enclosures for all refuse containers per the standard of the local trash service provider unless the provider certifies that refuse is not generated on the site. Staff recognizes the temporary use of the property as a parking lot; however, given the activities that will take place (event attendee parking) and the potential for littering, staff recommends denial with a condition to provide on-site areas for trash collection.

Design Review

Staff recognizes the intent of the project site is to provide parking to Stadium attendees on event days. However, the design of the parking lot cannot function independently of the waivers of development standards requests; therefore, staff cannot support the overall 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Areas for trash collection to be provided on-site.
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS, CO.

CONTACT: DON BURNETTE, 12125 LOS ARROYOS COURT, LAS VEGAS, NV 89138

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WC-23-0238</u> DATE FILED: <u>5/4/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/13/23</u> PC MEETING DATE: <u> </u> <u>9:00 P.M.</u> BCC MEETING DATE: <u>6/21/23 @ 9:00 A.M. (7523) BCC</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER	NAME: <u>LV Stadium Events Co. LLC</u> ADDRESS: <u>1475 Raiders Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 804-5900</u> CELL: <u>N/A</u> E-MAIL: <u>csotiropoulos@raiders.com</u>
	APPLICANT	NAME: <u>LV Stadium Events Co. LLC</u> ADDRESS: <u>1475 Raiders Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 804-5900</u> CELL: <u>N/A</u> E-MAIL: <u>csotiropoulos@raiders.com</u> REF CONTACT ID #: <u> </u>
	CORRESPONDENT	NAME: <u>Don Burnette</u> ADDRESS: <u>12125 Los Arroyos Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>N/A</u> CELL: <u>(702) 606-0804</u> E-MAIL: <u>dgburnette6@gmail.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 162-29-401-010
 PROPERTY ADDRESS and/or CROSS STREETS: 3530 W DEWEY DR
 PROJECT DESCRIPTION: Stadium off-site parking lot

(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] Michael Crome
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 8, 2023 (DATE)
 By Michael Crome
 NOTARY PUBLIC: Shannon M Miller



*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.

April 7, 2023

Current Planning Division
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

NS-23-0238

Re: Justification Letter – Design Review for a Parking Lot and Waivers of Development Standards;

Assessors' Parcel Number: 162-29-401-010

To Whom It May Concern:

On behalf of my client, Las Vegas Stadium Events Co, LLC. (Stadco). please accept this justification letter for a Design Review application, along with Waivers of Development Standards, related to a 69 space parking lot serving Allegiant Stadium on approximately .66 acres.

Project Description:

This paved parking lot, with 69 spaces, is located on W. Dewey Drive approximately 280 feet west of Polaris Ave. The site is zoned M-1 and is surrounded by Commercial/Industrial parcels, as well as other off-site Stadium parking lots. This parcel was acquired by Stadco in September of 2022 and there is presently a structure on-site that abuts the western parcel boundary. Given the parcel's close proximity to Allegiant Stadium, Stadco believes the best use of the parcel would be to support the event parking needs of Allegiant Stadium.

The parcel is rectangularly shaped with the north and south facing sides of the parcel being approximately 95 feet wide and the east and west facing sides of the parcel being approximately 305 feet long. Presently, on the west and north perimeter of the parcel is a block wall of varying height, and on the east side of the parcel is an existing 6 foot chain link fence. As part of this development, Stadco proposes to remove the block wall on the west and north perimeter of the parcel and replace with a 6 foot chain link fence. Additionally, Stadco proposes to install a 6 foot chain link fence on the south side of the parcel, immediately behind the street facing landscaping area, along with and a 6 foot rolling gate at the existing driveway location. The perimeter chain link fence and the rolling gate will provide enhanced security of the site when there are no Stadium events and the lot is unused.

The parcel is served by one driveway off Dewey Dr. which Stadco intends to keep in its current form. On event days, Polaris Ave north of Russell Rd is partially closed and converted to a one-way street with traffic directed northbound, while Dewey Dr. is also partially closed from Polaris to Russell Rd., and converted to one-way west bound traffic. Metro Police Officers provide traffic control along Polaris Ave. and Dewey Dr., while Stadium attendants support the needs of Metro. Stadium attendants will also manage vehicular movement at this site. As is the case with the other Stadco controlled off-site parking lots, this lot will only be used on event days.

PLANNER
COPY

19

Stadco proposes to install decorative rock ground cover with 15 gallon trees and shrubs in the existing street facing planting area, in conformance with Clark County Title 30 standards.

Justification:

This application includes five Waivers of Development Standards under Title 30. Waiver of Development Standards are required for the following: (1) Eliminate interior parking lot landscaping; (2) Reduced setback for structures (chain link fence) to 6 feet where 20 feet is required per Table 30.40.5 (Industrial Districts (Bulk, Yard and Space Regulations)); (3) Reduce the setback from the right-of-way (Dewey Drive) to 6 feet where 10 feet shall be maintained between a street and a structure, per Section 30.56.040; (4) Reduce the setback for the access gate to 6 feet where a setback of 18 feet is required only if the gates remain open during business hours; and (5) Waive the trash enclosure requirement per Section 30.56.120.

As with the other off-site Stadium parking lot items that were approved by the Board on November 16, 2022 (WS-22-0458, WS-22-0463, WS-22-0464, WS-22-0467, and UC-22-0468), the Applicant is respectfully requesting approval of waivers #1, #2, #3, #4 and #5. With respect to Waivers 1 – 4, these waivers are intended to maximize parking capacity on-site, and near the Stadium on event days. In doing so, this will enable the Metropolitan Police Department to better manage vehicular and pedestrian movement around the Stadium. With respect to Waiver #5, Stadium staff will place trash receptacles on the lot on Event day, and will remove the trash receptacle from the site at the end of the Event day, thus eliminating the need for an exterior trash enclosure.

I appreciate your consideration of the application. Please call me at 702-606-0804 if you have any questions or need additional information.

Sincerely,



Donald G. Burnette
Burnette Consulting

PLANNER
COPY

COMPREHENSIVE SIGN PACKAGE
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0190-PARBALL NEWCO L L C:

USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).

DEVIATIONS for the following: **1)** to reduce the separation between freestanding signs; and **2)** deviations as shown per plans on file.

DESIGN REVIEW modifications to a comprehensive sign plan in conjunction with a resort hotel (Horseshoe) on 30.0 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 Flamingo Road within Paradise. JG/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-102-009

DEVIATIONS:

1. Reduce the separation between freestanding signs to 40 feet where 100 feet is required per Table 30.72-1 (a 60% reduction)
2. Permit all other deviations per plans on file.

DESIGN REVIEW:

1. Comprehensive sign plan in conjunction with an existing resort hotel (Horseshoe) including the following:
 - a. Increase the number of wall signs to 26 where 12 was previously approved (a 54% increase).
 - b. Increase the overall wall sign area to 5,358 where 3,390 square feet was previously approved (a 37% increase)
 - c. Increase the number of freestanding signs to 5 where 4 signs were previously approved (a 25% increase).
 - d. Increase the overall freestanding sign area to 21,578 where 20,498 square feet was previously approved (a 6% increase)
 - e. Allow 4 projecting signs where 1 per tenant is allowed per Table 30.72-1.
 - f. Allow 464 square feet of projecting signs where 32 square feet per sign is allowed per Table 30.72-1
 - g. Allow an alternative sign (roof sign) per Section 30.72.040.

- h. Increase the number of animated signs to 4 where 2 signs were previously approved (a 100% increase).
- i. Increase the overall area of animated signs to 15,355 square feet where 13,241 square feet was previously approved (an 14 % increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3645 S. Las Vegas Boulevard
- Site Acreage: 30
- Project Type: Comprehensive sign package

Request

This application is a request to amend the approved comprehensive sign plan for a resort hotel (Horseshow) along Las Vegas Boulevard South. More particularly, the proposed signage in this application is for the recently approved accessory tavern/restaurant/retail buildings along Las Vegas Boulevard South, “Ole Red” and “Bottle Blonde.” Building # 1 is located 23 feet from Las Vegas Boulevard South and building # 2, which is south of building #1, is located 21 feet from Las Vegas Boulevard South. The plans depict an assortment of proposed signs including wall, projecting, freestanding sign and roof sign. The proposed freestanding sign is located in the southwest corner of the site, approximately 40 feet to the north of the existing freestanding sign located within the median of the southern drive aisle to the site. 2 previous applications have been approved for the Horseshoe rebranding which included freestanding signs, wall signs and directional signs for the hotel itself. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Signage

The proposed additions to signage are as follows:

- Fourteen (14) Wall Signs for a total 1,968 square feet, including both pan channel letters and LED
- Four (4) Projecting Signs for a total of 464 square feet
- One (1) Roof Sign which is 190 sq. ft.
- One (1) Freestanding Sign at 1,080 sq.ft., which contains 3 faces, in a triangular shape is and is 35 feet high.
- 1,934 sq. ft. of animation is included within the above referenced signs

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	3,390	1,968	5,358	77,444	42%	12	14	26

Freestanding	20,498	1,080	21,578	12,905	5%	4	1	5
Directional	706	0	706	32	0	0	0	0
Roof	0	190	190	0	N/A	0	1	1
Projecting	0	464	464	96 (32 per tenant)	0	0	4	4
Revolving	0	0	0	Per Design Review	0	0	0	0
Monument	0	0	0	350 (70 sq. ft. per sign)	0	0	0	0
Hanging	0	0	0	32 per tenant	0	0	0	0
Overall Total	24,594	3,702	28,296	N/A	N/A	16	20	36

Animated	13,241	1,934	15,175	150	13%	1	4	5
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Applicant's Justification

The applicant states the proposed signage is a combination of wall signage, projecting signage, freestanding signage, as well as animated video displays. These types of signs currently exist on the property for other tenants. The design, finishes, materials, and colors are all consistent with each of the new buildings as well as the other existing signs.

The requested signage is consistent with the already approved signage on this site. The inclusion of both Ole Red and Bottled Blonde will bring renewed interest to this corner and signage is a key part of the branding for both of those businesses. In closing, this signage will fit in perfectly with the surrounding area and will be compatible with the surrounding area

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0638	Use permit for deviations for sign; deviation to increase number of directional signs, increase directional signage; design review for comprehensive sign package	Approved by BCC	January 2023
UC-22-0280	Use permits to allow primary means of access to accessory buildings from exterior and deviation shown on plan; deviation for alternative landscaping & pedestrian realm; waivers for reduced setback; design review for accessory buildings.	Approved by BCC	June 2022
DR-22-0177	Freestanding sign in conjunction with a resort hotel (Horseshoe Hotel)	Approved by BCC	May 2022

Application Number	Request	Action	Date
ADR-22-900058	Remodeled with modifications to the interior and exterior of existing buildings within a shopping center (Grand Bazaar) in conjunction with a resort hotel (Bally's)	Approved by ZA	February 2022
TM-20-500099	1 lot commercial subdivision	Approved by PC	August 2020
UC-18-0263	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018
DR-1035-17	Exterior and interior remodel of an existing building	Approved by BCC	January 2018
UC-0303-16	Signage in conjunction with the Grand Bazaar	Approved by BCC	June 2016
DR-0188-16	Modifications to an approved comprehensive sign package with an increased wall sign area	Approved by BCC	May 2016
UC-0854-14	Grocery store with a design review for signage	Approved by BCC	December 2014
UC-0847-13	Modifications to a comprehensive sign package	Approved by BCC	March 2014
UC-0227-12	Comprehensive sign and lighting plan with modifications to an approved shopping center (Bally's Bazaar)	Approved by BCC	July 2012
UC-0037-12	Outdoor shopping center (Grand Bazaar Shops)	Approved by PC	March 2012
DR-0077-11	Modifications to an approved sign package and reduced the separation between monument signs	Approved by BCC	May 2011
UC-0305-10	Sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-1384-03 (ET-0283-09)	Second extension of time to allow permanent banners	Approved by PC	December 2009
UC-1384-03	Allowed permanent banners	Approved by PC	October 2003
UC-0855-00	Three sided on/off-premises freestanding sign with deviations to required setbacks	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Drai's Beachclub & Nightclub
South	Entertainment Mixed-Use	H-1	Paris Resort Hotel
East	Entertainment Mixed-Use	H-1	Portions of Bally's Resort Hotel
West	Entertainment Mixed-Use	H-1	Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Deviations

The existing freestanding sign is located within a median and acts more as a directional sign rather than a traditional freestanding sign. Since it is located within the median and setback farther than the proposed freestanding sign, staff finds the reduction in the distance between the signs will not have a negative impact to the surrounding area.

Design Review

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. In this case, the proposed signs are specifically for the approved retail/commercial buildings accessory to the Horseshoe. The proposed signs are consistent in style and design of other resort hotels within the immediate area and along Las Vegas Boulevard South. Staff finds the proposed comprehensive sign plan will not negatively impact the site; therefore, staff can support these 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:

Comprehensive Planning

- Applicant is advised signs 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

NOT READY TO MERGE

- No comment. /syp

Fire Prevention Bureau

No comment.

Clark County Water Reclamation District (CCWRD)

- No comment./me

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JGB VEGAS RETAIL LESSEE LLC

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

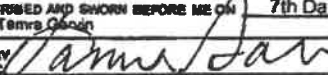
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Parball Newco, LLC (JGB Vegas Retail Lessee, LLC)</u> ADDRESS: <u>One Cassara Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>JGB Vegas Retail Lessee, LLC</u> ADDRESS: <u>% Parcela Weinberg Partners -767 Fifth Ave</u> PHONE: <u>000-000-0000</u> STATE: <u>NY</u> ZIP: <u>10153</u> E-MAIL: <u>n/a</u> CELL: <u>000-000-0000</u> REF CONTACT ID #: <u>n/a</u>
	CONSULTANT NAME: <u>Kaempfer Crowell -- Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>spierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 162-2 110 2009
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard and Flamingo Road
 PROJECT DESCRIPTION: Comprehensive Sign Plan

(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) Laurence Siegel
 Property Owner (Print)

STATE OF District of Columbia
 COUNTY OF Washington, DC
 SUBSCRIBED AND SWORN BEFORE ME ON 7th Day of Dec 2022 (DATE)
 By Terra Quinn
 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.



To: Clark County Comprehensive Planning Dept.
500 Grand Central Pkwy
Las Vegas NV
89155

From: Mark Whitehouse
High Impact Sign and Design
820 S. Wigwam #100
Henderson, NV 89014
(702) 336-3336

Applicant: Grand Bazaar Shops

Re: Ole Red – Bottled Blonde – New Tenant Signage Design Review w/waivers – Public Hearing

Current Planning.

We respectfully request a design review with waivers for two (2) new approved buildings for Ole Red and Bottle Blonde respectively at the Grand Bazaar Shops located at 3635 S. Las Vegas Blvd. Las Vegas NV, 89109.

The Grand Bazaar Shops has been successful unique retail shops for tourist since its opening. This project is in the heart of Las Vegas Blvd. located directly in front of the new Horseshoe Casino, across the street from The Bellagio and between Paris and Cromwell/Flamingo/LINQ projects. The requested signage is suitable and compatible with the existing signage in the immediate area as well as other retail projects on Las Vegas Blvd. like, Harmon Corner, Project 63, Treasure Island, Miracle Mile Shops etc.

The proposed signage being requested to add to the Grand Bazaar Shops comprehensive sign plan is a combination of wall signage, projecting signage, freestanding signage, as well as animated video displays, all of which are currently existing on the property. The design, finishes, materials, and colors are all consistent with each of the new buildings as well as the other signs on the project.

Additions requested shown on revised Sign Calc Table:

- Add Fourteen (14) Wall Signs and 1968 Sq. Footage of Wall Signage (5% increase)
- Add Four (4) Projecting Signs and 464 Sq. Footage of Projecting Signage (2% increase)
- Add One (1) Roof Sign and 190 Sq. Footage for Roof Signs (< 1% increase)
- Add One (1) Freestanding Sign and 1080 Sq. Footage for Freestanding Signs (2.5% increase)
- Add 1934 Sq. Footage for Animated Signs (3% increase)

Continued next page.

UC-23-0190

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

Revised

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(CONTINUED)

Individual Sign Waivers for each sign type as required are as follows:

- **OR9** - Allow One (1) LED Wall Sign to be 248 Sq. Feet where 150 Sq. Feet is the maximum allowed.
- **BB5** - Allow One (1) LED Wall Sign to be 500 Sq. Feet where 150 Sq. Feet is the maximum allowed.
- **BB8** - Allow One (1) LED Wall Sign to be 240 Sq. Feet where 150 Sq. Feet is the maximum allowed.
- **BB9** - Allow One (1) Freestanding LED Display to be 900 Sq. where 150 Sq. Feet is the maximum allowed.
- **BB1** - Allow One (1) Projecting Sign to be 338 Sq. Feet where 32 Square Feet is the maximum allowed.
- **OR6a / OR6b** - Allow Two (2) Projecting Signs to be 40 Sq. Feet each where 32 Square Feet is the maximum allowed.
- **BB4** - Allow One (1) Roof sign where not allowed.
- **BB9** - Allow a freestanding sign to be located within 100' of another freestanding sign on the same side of the street, a reduction of 60% of separation distance. Note the existing Horseshoe sign located in the ingress medium is a directional sign only and neither sign will visually impede each other.

This landmark project is going through a reimagining of itself, we are confident that this signage will be an amazing addition to the project. The requested signage waivers are consistent with the already approved waivers on this site.

In closing, this signage will fit in perfectly with the surrounding area, due to the existing similar signage and other large structures the sign will only be viewable from the immediate area which will prevent any light pollution to other areas. With this sign's close proximity to the Las Vegas Strip it will be a perfect fit for the area.

We thank you in advance for your consideration of this request.

Regards,
Mark Whitehouse
(702) 336-3336

UC 23-0190

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Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
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