



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 14, 2022

7:00pm

AGENDA

Note:

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

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

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

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

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for May 31, 2022. (For possible action)
- IV. Approval of the Agenda for June 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **ET-22-400064 (WS-18-0613)-HERRERA ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action) **PC 6/21/22**
2. **NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:**
ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) reduce landscaping width.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action) **PC 6/21/22**
3. **TM-22-500100-BARTSAS MARY 15, LLC:**
TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action) **PC 6/21/22**
4. **UC-22-0279-4530 4560 4570 EASTERN, LLC:**
USE PERMITS for the following: 1) personal services; 2) minor training facility; and 3) permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone. Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/syp (For possible action) **PC 6/21/22**
5. **WS-22-0259-VIKING LAND 2 INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action) **PC 6/21/22**

6. **ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a restaurant with a drive-thru.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vivid hues (no longer required); **2)** alternative landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a restaurant on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone. Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise. TS/jud/syp (For possible action) **BCC 6/22/22**
7. **UC-22-0280-PARBALL NEWCO, LLC:**
USE PERMITS for the following: **1)** allow primary means of access to accessory buildings from the exterior of the resort; and **2)** deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow alternative landscaping and pedestrian realm; and **2)** all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback.
DESIGN REVIEW for accessory buildings (tavern/restaurant/retail) for 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/lm/syp (For possible action) **BCC 6/22/22**
8. **VS-22-0281-PARBALL NEWCO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Bellagio Drive (alignment) within Paradise (description on file). JG/lm/syp (For possible action) **BCC 6/22/22**

VII. General Business (For possible action)

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

IX. Next Meeting Date: June 28, 2022.

X. Adjournment.

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



Paradise Town Advisory Board

May 31, 2022

MINUTES

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

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

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

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

Lorna Phegley; Planning, Blanca Vazquez; Town Liaison
Alvaro Lozano; Community Services Specialist

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

II. Public Comment:
None

III. Approval of April 26, 2022 Minutes

Moved by: Wardlaw
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for May 31, 2022

Moved by: Philipp
Action: Approve with a hold for item #1
Vote: 5 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **WS-22-0186-SOBB INDUSTRIAL LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) on-site loading; and 4) driveway geometrics.
DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action) **PC 6/7/22**

Held per applicant. Return to the June 28, 2022 Paradise TAB meeting

2. **UC-22-0195-PECOS BILL, LLC:**
USE PERMIT for a school on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action) **BCC 6/8/22**

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

3. **WS-22-0192-SN INVESTMENT PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use Overlay District. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. MN/nr/syp (For possible action) **BCC 6/8/22**

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

4. **ZC-22-0219-SHAH, PANKAJ K.:**
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action) **BCC 6/8/22**

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

5. **ET-22-400064 (WS-18-0613)-HERRERA ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action) **PC 6/21/22**

No show, return to the June 14, 2022 Paradise TAB meeting

6. **UC-22-0251-JENNIFER PARK, LLC:**
USE PERMIT for a major training facility (volleyball training and practice).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/syp (For possible action) PC 6/21/22

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

7. **WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action) PC 6/21/22

MOVED BY-Williams
DENY
VOTE: 5-0 Unanimous

8. **WS-22-0259-VIKING LAND 2 INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action) PC 6/21/22

No show, return to the June 14, 2022 Paradise TAB meeting

9. **WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.
DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action) PC 6/21/22

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

10. **AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:**
USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.
DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action) BCC 6/22/22

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

11. **ET-22-400063 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/jgh/syp (For possible action) **BCC 6/22/22**
- MOVED BY-Wardlaw**
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
12. **ET-22-400067 (UC-20-0220)-USA:**
USE PERMIT FIRST EXTENSION OF TIME for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) senior housing facility; and 2) alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/bb/syp (For possible action) **BCC 6/22/22**
- MOVED BY-Philipp**
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
13. **UC-22-0267-WESTWYNN, LLC:**
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester and Paradise. TS/md/syp (For possible action) **BCC 6/22/22**
- MOVED BY-Wardlaw**
APPROVE-Subject to staff conditions
VOTE: 5-0 Unanimous
14. **ZC-22-0198-BEN 200270 VENTURES, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse development; and 2) finished grade. Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/jo (For possible action) **BCC 6/22/22**
- MOVED BY-Wardlaw**
APPROVE-Subject to IF approved staff conditions
VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 14, 2022
- IX. Adjournment
The meeting was adjourned at 8:10 p.m.

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

SETBACKS
(TITLE 30)

FIRETHORN LN/BUCKBOARD LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400064 (WS-18-0613)-HERRERA ALICIA:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-11-712-055

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side yard setback for an attached room addition to 6 feet 6 inches where 10 feet is required per Table 30.40-1 (a 35% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 7812 Firethorn Lane
- Site Acreage: 0.5
- Project Type: Reduce side setback for a room addition
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 430

History & Request

The initial staff report that was approved in 2018 included a second waiver for reduced roof pitch for the room addition. This is no longer a Code requirement and is not needed with this request nor was it included in the previous extension of time ET-21-400043 (WS-18-0613).

Site Plans

The original plans depicted a partially constructed attached room addition on the north side of the existing single family residence. The residence was shown centrally located on the site and the front of the house facing west toward Firethorn Lane. An existing block wall was shown located along the side property line of the parcel which separates the subject property from another single family residence. The addition was shown set back 6 feet 6 inches from the north property line and approximately 50 feet from Firethorn Lane.

Landscaping

The previously approved plans show existing mature landscaping throughout the site that includes trees, shrubs, and groundcover.

Elevations

The plans that were previously approved show a 12 foot high room addition being added on the north side of the existing residence. The addition will have similar exterior materials, which includes asphalt shingles, decorative molding, and stucco finish to match the existing residence.

Floor Plans

The plans show an addition of 430 square feet. The rooms consist of a new bathroom, closet, and laundry room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400043 (WS-18-0613):

Current Planning

- Until May 4, 2022 to complete the building 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.

Listed below are the approved conditions for WS-18-0613:

Current Planning

- Applicant is advised that 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has indicated that they have submitted building permits, but it has taken them some time to continue with the building permit process due to setbacks related to the COVID-19 pandemic and the number of corrections requested for the submitted building plans. The applicant has also indicated that an extension of 18 month to 24 months would provide sufficient time to arrange for new building plans, make the necessary corrections, and complete the rest of the building permit process. This should be the last extension of time requested.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|----------------|--------------|
| ET-21-400043 (WS-18-0613) | First extension of time to reduce side setback for a partially constructed room addition | Approved by PC | May 2021 |
| WS-18-0613 | Reduced side setback for a partially constructed room addition | Approved by PC | October 2018 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|--|-----------------|---------------------------|
| North, South, & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| East | City of Henderson | RS-6 | Single family residential |

Clark County Public Response Office (CCPRO)

CE-20-11315 and CE-21-25443 are active violations on this property regarding building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Given that the applicant has submitted for building permits for the subject project (BD21-31464) and appear to be attempting to complete the building permit process, staff can support this extension of time. In addition, staff can also support the additional two years based on where the applicant is within the building permit process. However, based on the length of time that has passed since the original application was approved, and the time that is being given for this extension, staff may not be willing to support additional extensions of time if significant progress is not demonstrated.

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

- Until May 4, 2024 to complete the building 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

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALICIA ALVARADO

CONTACT: ALICIA ALVARADO, OWNER BUILDER, 7812 FIRETHORN LANE, LAS VEGAS, NV-89123

06/21/22 PC AGENDA SHEET

SETBACKS
(TITLE 30)

FIRETHORN LN/BUCKBOARD LN

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RELATED INFORMATION:

APN:

177-11-712-055

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Site Plans

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Landscaping

The previously approved plans show existing mature landscaping throughout the site that includes trees, shrubs, and groundcover.

Elevations

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Floor Plans

The plans show an addition of 430 square feet. The rooms consist of a new bathroom, closet, and laundry room.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400043 (WS-18-0613):

Current Planning

- Until May 4, 2022 to complete the building permit and inspection process.
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Listed below are the approved conditions for WS-18-0613:

Current Planning

- Applicant is advised that 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.

Signage

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Applicant's Justification

The applicant has indicated that they have submitted building permits, but it has taken them some time to continue with the building permit process due to setbacks related to the COVID-19 pandemic and the number of corrections requested for the submitted building plans. The applicant has also indicated that an extension of 18 month to 24 months would provide sufficient time to arrange for new building plans, make the necessary corrections, and complete the rest of the building permit process. This should be the last extension of time requested.

Prior Land Use Requests

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Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|-----------------|---------------------------|
| North, South, & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| East | City of Henderson | RS-6 | Single family residential |

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Analysis

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Given that the applicant has submitted for building permits for the subject project (BD21-31464) and appear to be attempting to complete the building permit process, staff can support this extension of time. In addition, staff can also support the additional two years based on where the applicant is within the building permit process. However, based on the length of time that has passed since the original application was approved, and the time that is being given for this extension, staff may not be willing to support additional extensions of time if significant progress is not demonstrated.

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

- Until May 4, 2024 to complete the building 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

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

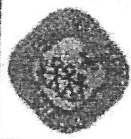
APPROVALS:

PROTEST:

APPLICANT: ALICIA ALVARADO

CONTACT: ALICIA ALVARADO, OWNER BUILDER, 7812 FIRETHORN LANE, LAS VEGAS, NV 89123

PLANNER COPY



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

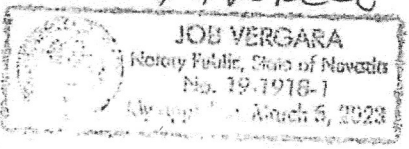
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ORIGINAL APPLICATION # <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-18-0613 <input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> ORIGINAL APPLICATION # | STAFF APP. NUMBER: <u>ET-22-420064</u> DATE FILED: <u>4/25/22</u> PLANNER ASSIGNED: <u>HLW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>6/21/22</u> BCC MEETING DATE: _____ FEE: <u>\$300</u> |
| | PROPERTY OWNER NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u> |
| | APPLICANT NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 203-6577</u> CELL: <u>702 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>ALICIA HERRERA ALVARADO</u> ADDRESS: <u>7812 FIRETHORN LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 203-6577</u> CELL: <u>(702) 351-5185</u> E-MAIL: <u>FIRETHORNLN7812@YAHOO.COM</u> REF CONTACT ID #: _____ <u>YAHOO.COM</u> | |

ASSESSOR'S PARCEL NUMBER(S): 177-11-712-055
 PROPERTY ADDRESS and/or CROSS STREETS: 7812 FIRETHORN LN, LAS VEGAS NV 89123 (S. EASTERN AVE & WINDMILL PKWY)
 PROJECT DESCRIPTION: ROOM ADDITION ON THE NORTH SIDE OF THE HOUSE WHICH INVOLVES REDUCING SETBACKS AND REDUCED ROOF SLOPE (PITCH).

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 make 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 assisting the public of the proposed application.

Property Owner (Signature): [Signature]
 STATE OF Nevada Property Owner (Print): Alicia Herrera Alvarado
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3-22-22 (DATE)
 BY [Signature]
 NOTARY PUBLIC: [Signature]



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

PLANNER
COPY
ET-22-400064

Las Vegas, March 22th, 2022

Comprehensive Planning Department
APR-22-100366 (Original Waiver # WS-18-0613)
Description: Extension of time for Approved waiver
7812 Firethorn Ln, Las Vegas, NV

We have an existing construction that needs plans submitted for its legalization. We tried to submit plans drawn by hand by my husband but that did not work up good, since we had many corrections -to the plans- requested by the plan check technicians at the Building Department.

Then the Pandemic situation came along and we fell behind with a lot of things regarding our construction permits. My father came home to live with me and his health is so bad that we even have a live-in nurse to take care of him, so things have not been too easy lately. Now we are trying to obtain an EXTENSION to the approved Waiver in order to have enough time to submit NEW plans to the Building department and after that do all of the construction corrections that we know we will be needing for approval of the actual construction. We estimate that we need between 18-24 months.

Please let us have this very LAST extension and we will not let you down.

Thanks in advance for all your help



Alicia Herrera Alvarado
Home/Owner

06/21/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:

ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) reduce landscaping width.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-803-013 through 161-30-803-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the street intersection off-set to 118 feet where 125 feet is required per Section 30.52.052(c) (a 6% decrease).
2. Reduce the proposed landscaping adjacent to an existing attached sidewalk along Russell Road to 10 feet where 15 feet of landscaping is required per Section 30.64.030(1)(4) (a 33% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.7
- Number of Lots: 13
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 6,190 (gross), 5,619 (net)/ 8,385 (gross), 7918 (net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,500 to 3,300

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 2.7 acres from an R-E zoning district to an R-1 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on February 23, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Approximately 20 people attended the meeting, 11 of which provided their contact information on the provided sign-in sheet. The attendees expressed concerns about Clark County construction staging on the corner parcel, home construction timelines, proposed product types, and a preference not to have small lots or a multiple family residential development on the site. Overall, the neighbors were positive and portrayed a general support for the proposed single family residential development.

Site Plan

The site plan depicts a proposed single family residential development with 13 proposed lots on 2.7 acres with a density of 4.8 dwelling units per acre. The site is located on the northwest corner of Lamb Boulevard and Russell Road. Access to the development is via 1 driveway along the easternmost property line adjacent to Lamb Boulevard. The driveway leads to 1 public street that is 49 feet wide which terminates at a cul-de-sac bulb on the western portion of the development. The site plan shows that Lot 1 through Lot 6 are on the northern half of the site, and Lot 7 through Lot 13 are on the southern half of the site. The plans also depict a 5 foot wide drainage easement along the western most property lines of Lot 6 and Lot 7 to be privately maintained by the Home Owner's Association.

Landscaping

The landscape plan depicts a 6 foot wide landscape easement along the east property lines of Lot 1 and Lot 13 adjacent to Lamb Boulevard, which features large trees spaced every 30 feet with shrubs and groundcover. The plan also shows a 10 foot wide landscape easement along the south property line of the entire development adjacent to Russell Road with large trees spaced every 20 feet, which also include shrubs and groundcover. Since the existing sidewalks adjacent to Russell Road are attached, the applicant is proposing a 10 foot wide landscape strip where 15 feet is required per Title 30. There are 2 proposed 5 foot wide private pedestrian access walkways incorporated within the 10 foot wide landscape strip which divert pedestrians behind the existing utility poles.

Elevations

The single story home product has an overall height of 23 feet and the 2 story home product has an overall height of 26 feet. The applicant is providing 3 color palette schemes all of which feature desert neutral tones with accent colors which vary from navy blue, grey, or maroon. The exterior materials include faux stone, decorative pavers, and gray/brown or oak colored roof tiles.

Floor Plans

The single story floor plan includes a 3 car garage, great room, kitchen, bedrooms, bathrooms, laundry room, and an entry way with options for patios. The 2 story floor plan option includes a 2 car garage, an entryway, great room, kitchen area, dining room, bedrooms, bathrooms, loft area, and laundry room.

Applicant's Justification

The project site is currently zoned R-E and has a planned land use of Neighborhood Commercial (NC). The project site is bounded to the north and the east by an existing single family residential development zoned R-1; to the west there are 2 existing single family residential homes zoned R-E; and to the south (across the 100 foot Russell Road dedication) are existing homes with a zoning classification of R-E.

The proposed R-1 zoning classification appears more compatible within the current NC land use designation than lends itself to commercial development. The proposed development includes 13 single family detached residential lots with no common lots encompassing the entire 2.7 acre site with 4.8 dwelling units per acre. The proposed density does not exceed the maximum density of 5 units per acre allowed within an R-1 development within Clark County (Table 30.40-2).

The applicant also requests a waiver of development standards to reduce the street intersection off-set from Russell Road and the proposed Paragon Crest Court. The proposed right-of-way to right-of-way off-set depth from Paragon Crest Court is 118 feet where 125 feet is required per Title 30. Future sight visibility easements at both the intersections of Russell Road and Lamb Boulevard, and from Paragon Crest Court and Lamb Boulevard, will ensure drivers will have adequate movement and safety in the entry way. Lastly, the applicant is requesting a second waiver of development standards to reduce the proposed landscape strip adjacent to an existing attached sidewalk (adjacent to Russell Road) to 10 feet, where 15 feet is required per Code. The applicant is requesting to match the same buffering such as the existing Russell Road & Palm Street and Russell Road & Pearlite Avenue which are existing single family developments approximately 1,000 feet east of the project site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---------------------------|
| North & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| East | Neighborhood Commercial | R-E | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-22-500100 | A tentative map for a 13 lot single family residential 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

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that development trends within this portion of the Paradise Township have changed over the past few years, with an emphasis on single family residential development.

The project site is surrounded by existing R-1 zoned properties to the north and to the east, and there are existing R-E zoned properties to the south and to the west. The properties with Neighborhood Commercial planned land use designations within 1,500 feet to the west have a zoning classification such as R-E, R-D, and CRT zoning. R-1 and R-E zoned parcels buffer the project site from the nearest commercial zoning districts to the east, which are over 1,600 feet to the east adjacent to Mountain Vista Street.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

Per the applicant, the density and intensity of the proposed nonconforming zone change will result in a use of like intensity and density when compared to the adjacent residential development to the east and north. Furthermore, residential zoning is consistent along the Russell Road corridor.

Staff finds that if the project site were developed to a commercial use with a C-1, C-P, or CRT zoning designation via a conforming zone change, the proposed uses will impact the neighborhood with higher intensity of use which may negatively impact the R-E zoned parcels to the west and south, and the R-1 zoned parcels to the north and east. The proposed R-1 zoning is compatible to the existing intensity and density that exists surrounding the subject parcels.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available, or have specified the type of improvements that are needed for this development. Based on information received from the Clark County School District, the elementary school, middle school, and high school located within the corresponding school zone were over-capacity for the 2021-2022 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units, and no new schools are planned in the future.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant indicates that Goal 1.4 Policy 1.4.1: Neighborhood Improvements supports efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience. The project site has remained undeveloped while the surrounding development is more than 25 years old. Development of this project will complete the necessary improvements on Lamb Boulevard along the project frontage and will also complete development adjacent to the existing residential homes both north and west of the site.

Staff finds that the proposed development supports Policy 1.4.4: In-fill and Redevelopment. The proposed in-fill development promotes compatibility with scale and intensity of the surrounding area; therefore, staff can support this request.

Summary

Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned development in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in the area. Staff finds that that proposed reclassification to R-1 zoning is consistent to the existing development to the north and to the east; and therefore, staff can 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 #2

The proposed homes on the southern portion of the development are designed to have the rear yards face south toward the 10 foot wide landscape planter (where 15 feet is required). Although staff does not normally support a reduction in required landscaping adjacent to existing

sidewalks, staff can support this waiver since the reduction does not pose a negative impact to the site. The proposed large trees, shrubs and groundcover will enhance the streetscape along Russell Road and Lamb Boulevard, upgrading what is currently existing. Staff supports this request.

Design Review

Since the lots face internally to 1 street and do not directly impact traffic along Russel Road, and the overall design of the homes are harmonious to the existing residences within the neighborhood, and because staff supports the zone change and waiver of development standards #2, staff can also support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in street intersection off-set between Paragon Crest Court and Russell Road. The subdivision should see low volumes of traffic because it is only 13 lots.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet to 20 feet for Lamb Boulevard;
- Grant a public access easement for the portion of the sidewalk on Russell Road that goes around the utility poles;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on westbound Russell Road as close as possible to Lamb Boulevard in accordance with RTC standards.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

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 #0015-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARAGON LIFE BUILDERS LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



LAND USE APPLICATION

PLANNER COPY

1

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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>NZC-22-0296</u> DATE FILED: <u>5/10/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/14/22</u> PC MEETING DATE: <u>6/21/22</u> BCC MEETING DATE: <u>7/20/22</u> FEE: <u>\$3185</u> |
| | PROPERTY OWNER NAME: <u>Penguins of Nevada, LLC</u> ADDRESS: <u>2525 Box Canyon Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-560-1566</u> CELL: <u>n/a</u> E-MAIL: <u>mikecaparso@gmail.com</u> |
| | APPLICANT NAME: <u>Paragon Life Builders, LLC c/o Kevin Bross</u> ADDRESS: <u>6402 McLeod Drive, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-988-0978</u> CELL: <u>702-625-2828</u> E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Darryl Lattimore</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x101</u> CELL: <u>702-403-4174</u> E-MAIL: <u>Darryl.Lattimore@Actus-NV.com</u> REF CONTACT ID #: _____ | |

7/5 PC MTG ON RECEIPT

ASSESSOR'S PARCEL NUMBER(S): 161-30-803-013 and 161-30-803-014

PROPERTY ADDRESS and/or CROSS STREETS: near northwest corner of Russell Road and Lamb Boulevard

PROJECT DESCRIPTION: Single family detached residential development by Paragon Life Builders

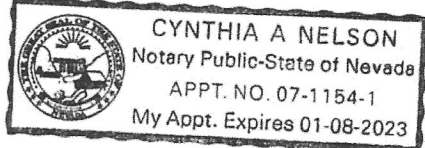
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Michael Caparso
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 5/5/2022 (DATE)
 By CYNTHIA A NELSON

NOTARY PUBLIC: [Signature]



2

*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.

May 5, 2022



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Paragon Crest
Land Use Justification Letter
by Paragon Life in support of a Non-Conforming Zone Change
APNs: 161-30-803-013, 161-30-803-014 & 161-30-803-015**

MCC-22-0296

Dear Staff,

On behalf of our client, Paragon Life, we are requesting review and approval of a Zone Boundary Amendment (non-conforming), Waiver of Standards and Design Review for subject property. Paragon Crest will consist of thirteen (13) single family detached residential lots with no common lots encompassing the entire 2.71± acre site for a density of 4.8± residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

PLANNER
COPY

Summary of Requests:

Non-Conforming Zone Change:
Design Review:
Waiver of Standards:

R-E to R-1
To Accompany Non-Conforming Zone Change

1. Reduce street intersection offset between Russell Road and Paragon Crest Court from 125 feet per Title 30.52.052.(c) to 117.76 feet (6% reduction).
2. All sidewalk adjacent to curb on Russell Road (arterial) within *Uniform Standard Drawing 202*.
3. Reduce the proposed landscaping along Russell Road to 10 feet where 15 feet of landscaping is required adjacent to an existing attached sidewalk (Title 30.64.030(1)(4)) [33% reduction]

Project Description

The project consists entirely of 2.71± acres on APNs: 161-30-803-013, 161-30-803-014 & 161-30-803-015 and is generally located on the northwest corner of the intersection of Russell Road and Lamb Boulevard. The project site is located in a portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 30, Township 21 South, Range 62 East, MDB&M, Nevada commonly known as APNs: 161-30-803-013, 161-30-803-014 & 161-30-803-015.

The project site is currently zoned Residential Estates (R-E) and has a land use designation of Neighborhood Commercial (NC). The project site is bounded to the north by an residential project with a zoning classification of R-1 (Single Family Residential – 5 units per acre) with a land use designation of Mid-Intensity Suburban (MN); to the west by two existing residential homes with a zoning classification of R-E with a land use designation of NC; to the east by an existing residential project with a zoning classification of R-1 with a land use designation of MN; and to the south (across the 100-foot Russell Road dedication) by existing homes with a zoning classification of R-E with a land use designation of Ranch Estate Neighborhood (RN).

Non-Conforming Zone Change

The applicant is respectfully requesting a nonconforming zone change from R-E to R-1 for the subject parcel in support of the proposed residential development.

The proposed R-1 zoning classification appears more compatible within the current NC land use designation than lends itself to commercial development. Please see the *Compelling Justification Letter* for further discussion of the Non-Conforming Zone Change.

Design Review

The developer is requesting a design review accompanying the requests non-conforming zone change. Paragon Crest will consist of thirteen (13) single family detached residential lots with no common lots encompassing the entire 2.71± acre site for a density of 4.8± residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation. Said density does not exceed the maximum density of 5 units per acre allowed within an R-1 development within Clark County (*Table 30.40-2*).

The project site will utilize a 49-foot public (39-foot wide with modified roll curb and a 5-foot sidewalk on both sides of the street. Paragon Crest will have one access point to Lamb Boulevard. The net lot size within the project range in size from 5,619 square feet to 7918 square feet with an average lot size of 6,674 square feet. The developer is proposing both single story homes and two-story homes for this community. The proposed one and two-story homes will range in livable square footage from 2,500 square feet to 3,300 square feet.

The maximum height of the buildings at 26 feet, well below the 35-foot maximum height stipulated in *Title 30 Table 30.40-2* for R-1 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, concrete tile roofs, decorative iron and decorative stone

vener accents. Future buyers will be offered a choice of various elevations that offer varying roof lines and architectural elements on all four sides of the home per Title 30.

The proposed setbacks will comply with Clark County Title 30 with respect to R-1 zoning:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 20 feet

The applicant will be providing the necessary perimeter landscape buffering from Lamb Boulevard and Russell Road by establishing landscape easements with the proposed lots in lieu of common lots (please see provided *Site Plan*). Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. Future onsite grading will not be raised more than 36-inches per Code.

Waiver of Standards

The applicant is requesting a Waiver of Standards from the following:

WDS #1: Offset Intersection (Title 30.52.052(c)). The applicant respectfully requests a waiver of development standards to reduce the street intersection offset from Russell Road and proposed Paragon Crest Court. The current right-of-way to right-of-way offset depths is proposed for Street E is 117.76 feet in lieu of the 125 feet stipulated in code (a 6% reduction). Future sight visibility easement at both the intersection of Russell Road/Lamb Boulevard and from Paragon Crest Court/Lamb Boulevard will ensure driver's will have adequate movement and safety in the entry way.

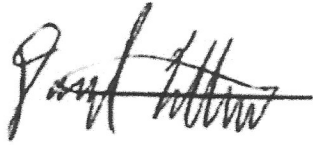
WDS #2: Allow existing attached sidewalks to remain where detached sidewalks are required (USD 202): The developer is asking for the use of attached sidewalk in Russell Road in lieu of detached sidewalk illustrated in USD 202. The entire project frontage on Russell Road has been fully constructed with attached sidewalk. The applicant will still provide the necessary 10 feet for landscaping behind the right of way. Please note that there are several existing power poles within the sidewalk of Russell Road. The applicant will provide necessary sidewalk jogs within said 10-foot landscape easements around the existing power poles to ensure proper pedestrian circulation along Russell Road.

WDS #3: Reduce the proposed landscaping along Russell Road to 10 feet where 15 feet of landscaping is required adjacent to an existing attached sidewalk (Title 30.64.030(l)(4)). The residential street landscape buffers along Russell Road within proximity of the site do exceed 10 feet where adjacent to attached sidewalk. The applicant is requesting to match the same buffering such as the existing *Russell & Palm* and *Russell & Pearlite* single family projects approximately 1,000 feet east of the project site.

Conclusion

The proposed development will not adversely affect the surrounding property. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single family residential community encompassing the project site. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "Darryl C. Lattimore". The signature is written in a cursive style with a horizontal line extending from the end.

Darryl C. Lattimore, PE
President

06/21/22 PC AGENDA SHEET

PARAGON CREST
(TITLE 30)

RUSSELL RD/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500100-BARTSAS MARY 15, LLC:

TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-803-013 through 161-30-803-015

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.7
- Number of Lots: 13
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 6,190 (gross), 5,619 (net)/8,385 (gross), 7,918 (net)
- Project Type: Single family residential development

Site Plan

The site plan depicts a proposed single family residential development with 13 proposed lots on 2.7 acres with a density of 4.8 dwelling units per acre. The site is located on the northwest corner of Lamb Boulevard and Russell Road. Access to the development is via 1 driveway along the easternmost property line adjacent to Lamb Boulevard. The driveway leads to 1 public street that is 49 feet wide which terminates at a cul-de-sac bulb on the western portion of the development. The site plan shows that Lot 1 through Lot 6 are on the northern half of the site, and Lot 7 through Lot 13 are on the southern half of the site. The plans also depict a 5 foot wide drainage easement along the western most property lines of Lot 6 and Lot 7 to be privately maintained by the Home Owner's Association.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|---------------------------|
| North & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| East | Neighborhood Commercial | R-E | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| NZC-22-0296 | A nonconforming zone change from R-E zoning to R-1 zoning 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**Current Planning**

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet to 20 feet for Lamb Boulevard;
- Grant a public access easement for the portion of the sidewalk on Russell Road that goes around the utility poles;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on westbound Russell Road as close as possible to Lamb Boulevard in accordance with RTC standards.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

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 #0015-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PARAGON LIFE BUILDERS LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY ①

| | | | |
|--------------------|----------------|----------------------------------|------------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-22-506100</u> | DATE FILED: <u>5/10/22</u> |
| | | PLANNER ASSIGNED: <u>JOR</u> | TAB/CAC DATE: <u>6/14/22</u> |
| TENTATIVE MAP (TM) | | TAB/CAC: <u>PARADISE</u> | |
| | | PC MEETING DATE: <u>6/21/22</u> | |
| | | BCC MEETING DATE: <u>7/20/22</u> | |
| | | FEE: <u>\$750</u> | <u>7/5 PC MTG ON RECEIPT</u> |

| | |
|----------------|--|
| PROPERTY OWNER | NAME: <u>Mary Bartsas15, LLC</u> |
| | ADDRESS: <u>601 S. Rancho Drive, Suite C23</u> |
| | CITY: <u>Las Vegas</u> |
| | STATE: <u>NV</u> ZIP: <u>89106</u> |
| | TELEPHONE: <u>702-366-0103</u> CELL: <u>725-400-6005</u> |
| | E-MAIL: <u>A.HANSEN@BARTSAS.COM</u> |

| | |
|-----------|---|
| APPLICANT | NAME: <u>Paragon Life Builders, LLC c/o Kevin Bross</u> |
| | ADDRESS: <u>6402 McLeod Drive, Suite 5</u> |
| | CITY: <u>Las Vegas</u> |
| | STATE: <u>NV</u> ZIP: <u>89120</u> |
| | TELEPHONE: <u>702-988-0978</u> CELL: <u>702-625-2828</u> |
| | E-MAIL: <u>Kevin.Bross@Paragon.Life</u> REF CONTACT ID #: _____ |

| | |
|---------------|--|
| CORRESPONDENT | NAME: <u>Actus</u> Contact: <u>Darryl Lattimore</u> |
| | ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> |
| | CITY: <u>Las Vegas</u> |
| | STATE: <u>NV</u> ZIP: <u>89120</u> |
| | TELEPHONE: <u>702-586-9296 x101</u> CELL: <u>702-403-4174</u> |
| | E-MAIL: <u>Darryl.Lattimore@Actus-NV.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 161-30-803-015

PROPERTY ADDRESS and/or CROSS STREETS: near northwest corner of Russell Road and Lamb Boulevard

TENTATIVE MAP NAME: RUGGELL LAMB PARAGON CREST

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.

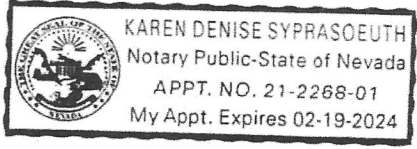
[Signature]
Property Owner (Signature)*

AARON HANSEN
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/10/2022 (DATE)

By Aaron Hansen
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.

March 4, 2022



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Paragon Crest
Tentative Map Hold Letter
APNs: 161-30-803-013, 161-30-803-014 & 161-30-803-015**

TM-22-500100

Dear Staff,

On behalf of our client, Paragon Life, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 2.71± acres on APNs: 161-30-803-013, 161-30-803-014 & 161-30-803-015 and is generally located on the northwest corner of the intersection of Russell Road and Lamb Boulevard.

We respectfully request the Tentative Map be heard concurrently with the Nonconforming Zone Change, Waiver of Standards, and Design Review application requests for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Paragon Life would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

Darryl C. Lattimore, PE
President

PLANNER
COPY

06/21/22 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

EASTERN AVE/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0279-4530 4560 4570 EASTERN, LLC:

USE PERMITS for the following: 1) personal services; 2) minor training facility; and 3) permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone.

Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-24-301-002

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4560 S. Eastern Avenue
- Site Acreage: 3.3
- Project Type: Personal services/minor training facility
- Number of Stories: 1
- Square Feet: 1,250
- Parking Required/Provided: 258/258 (entire center)

Site Plan

The site plan shows an existing office complex on 3.3 acres with the subject building situated on the east side of the irregular shaped parcel with parking located on the west side of the site. Access to the site is from Eastern Avenue, Harmon Avenue to the north, and Billman Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos show a 1 story office complex with stucco exterior and decorative accents.

Floor Plan

The plan shows several separate rooms that will be used for offices, a mixture of personal services, and the largest room will be used for the minor training facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that personal services including cavitation, non-invasive lipo laser, radio frequency, cryolipolysis, laser hair removal, micro needling, capillary micropigmentation, non-invasive facial laser, and permanent make-up will be conducted in conjunction with a minor training facility in an existing lease space. The applicant states that the services offered will also be taught to others at the site which is why a minor training facility is part of the request.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|----------------|------------|
| UC-0454-08 | Personal Services | Approved by PC | June 2008 |
| UC-0029-92 (ET-0052-02) | Second extension of time for C-1 use permit | Approved by PC | April 2002 |
| UC-0029-92 (ET-0015-97) | First extension of time for C-1 use permit | Approved by PC | April 1997 |
| UC-0029-92 | C-1 General business blanket use permit for C-P complex | Approved by PC | March 1992 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|--|
| North | Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RUD, R-1, & C-P | Single family residential & office complex |
| South | Neighborhood Commercial | C-P | Apartment complex |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Multiple family residential |
| West | Ranch Estate Neighborhood & Neighborhood Commercial | R-E & C-P | Single family residences |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds similar uses have been approved on the property in the past and the proposed uses are compatible with the surrounding area. The personal services, permanent make-up, and minor training facility will be located in a complex with plenty of parking. Staff does not anticipate any negative impacts 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:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: ERIKA GARCIA

CONTACT: ERIKA GARCIA, MAGIC BODY SCULPT LLC, 4560 S. EASTERN AVE, #18,
LAS VEGAS, NV 89119

Planner
Copy UC-22-0279

Justification Letter

To Clark County Department of Comprehensive Planning:

Hello, this is Erika Garcia. My current pre-review application is **APR-22-100164**. I am requesting the following use permits in addition to Personal Services at this location.

- Use permit for a minor training facility for less than 30 students.
- A use permit for permanent make up

Magic Body Sculpt L.L.C. is a Body Contouring and Beauty School business founded on April 2016 located on 4560 S. Eastern Ave Unit 18, Las Vegas, NV 89119. Basically, beauty treatments with laser and non-invasive therapy lights.

Our company is focused on wellness and cosmetics for ages 13 and over for men and women of Clark County.

This type of business by offering non-invasive beauty treatments are very profitable and offer benefits to the population. We do not consider having competition with any other industry, since our beauty services are innovative and have high quality technology combined with cosmetic knowledge and by having these qualities and offering these benefits to our customers, we have become in great demand. In other words, our company has a great future, and we want more businesses like this to open and that's why we decided to start the trainings.

Our business model is to offer non-invasive beauty services such as: Cavitation, Non-Invasive Lipo Laser, Radio frequency, Cryolipolysis, Laser Hair Removal, Microneedling, Stretch marks, Dark circles, scar camouflage, Capillary Micropigmentation and Non-Invasive Facial Lasers.

To offer this type of non-invasive beauty services, our employees are trained with the corresponding institutions such as: The Southern Nevada Health District, National Council on Laser Certification, and others.

Our business is an LLC, but it has a single owner who owns 100% of the shares that makes functions of Owner / manager / Laser Tech and Body Art.

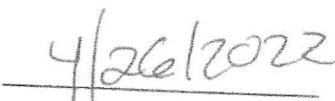
Magic Body Sculpt LLC, is in the stage of development and growth. We currently have 4 employees in Clark County and expect to hire another 2 employees by the end of 2022.

1. Laser Technician and Body Art
2. Receptionist
3. Administrative Coordinator

Our marketing strategy is to reach our entire community in Clark County and other states. We do direct marketing from person to person and through social networks such as: Facebook, Instagram, TikTok, Google and others.

We believe that good management, accounting, and proper marketing management are an ally for a successful and prosperous business.


Erika Garcia


Date

SETBACKS
(TITLE 30)

VIKING RD/WESVAN CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0259-VIKING LAND 2 INC:

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

Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
161-18-415-007

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear yard setback to 15 feet where 20 feet is required per Table 30.42-2 (a 25% reduction).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3945 Wesvan Court
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,068

Site Plan

The plan depicts a detached single family residential development consisting of 7 lots on 1.4 acres with a density of 5 dwelling units per acre. Access to the development is provided from Viking Road by a 38 foot wide private street that terminates in an off-set cul-de-sac. No sidewalks are provided adjacent to the private street. The applicant is in the process of building

each of the houses and is requesting a waiver of development standards to reduce the rear yard setback for Lot 7. The proposed home will be set back from the southern property of 16-feet where 20 feet is required. The plans depict the proposed home will meet side yard and front yard setback requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed residence is 2 stories with a height of 25 feet. The plans depict 2 elevation styles for the home model with different variations of the rooflines and window fenestrations. The home will have a pitched roof with concrete tile roofing material. The exterior of the homes will consist of a stucco finish painted in earth tone colors.

Floor Plans

The plans depict a 2 story single family residence with a kitchen, great room, nook, entryway, bedrooms, bathrooms, and a loft.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Lots 1 through 6 have or exceed the 20 foot rear yard setback. However, the applicant states Lot 7 has been more of a challenge and has tried to move the home forward with 50% reductions and reversing the house to make room for the driveway on the cul-de-sac. With revisions the house did not meet the required setbacks, thus they are applying for a waiver.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-19-0592 | Reclassified from C-P to R-1 zoning, with a design review for a single family residential subdivision | Approved by BCC | September 2019 |
| TM-19-500158 | Single family residential development | Approved by BCC | September 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-------------------------------|-----------------|-----------------------------|
| North | Mid-Intensity (up to 8 du/ac) | R-2 | Single family residential |
| South | Mid-Intensity (up to 8 du/ac) | R-1 | Single family residential |
| East | Mid-Intensity (up to 8 du/ac) | R-3 | Multiple family residential |
| West | Neighborhood Commercial | C-P | Office complex |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews waivers to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and help to moderate visual impacts and possible safety issues. Staff finds that the reduced setback can be mitigated by planting 3 trees in the rear yard to help buffer the reduced setback from the adjacent property to the south. In addition, the adjacent lot to the west has a side yard adjacent to the same property line, which will essentially have the same setback. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 3 large trees in the rear yard.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALLEGIANT CONTRACTING

CONTACT: CHRISTOPHER ANTONACCI, 11358 QUANTUM BROOKS ST, LAS VEGAS, NV 89183

DRAFT

SETBACKS
(TITLE 30)

VIKING RD/WESVAN CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0259-VIKING LAND 2 INC:

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

Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
161-18-415-007

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear yard setback to 15 feet where 20 feet is required per Table 30.42-2 (a 25% reduction).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3945 Wesvan Court
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,068

Site Plan

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each of the houses and is requesting a waiver of development standards to reduce the rear yard setback for Lot 7. The proposed home will be set back from the southern property of 16-feet where 20 feet is required. The plans depict the proposed home will meet side yard and front yard setback requirements.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed residence is 2 stories with a height of 25 feet. The plans depict 2 elevation styles for the home model with different variations of the rooflines and window fenestrations. The home will have a pitched roof with concrete tile roofing material. The exterior of the homes will consist of a stucco finish painted in earth tone colors.

Floor Plans

The plans depict a 2 story single family residence with a kitchen, great room, nook, entryway, bedrooms, bathrooms, and a loft.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Lots 1 through 6 have or exceed the 20 foot rear yard setback. However, the applicant states Lot 7 has been more of a challenge and has tried to move the home forward with 50% reductions and reversing the house to make room for the driveway on the cul-de-sac. With revisions the house did not meet the required setbacks, thus they are applying for a waiver.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-19-0592 | Reclassified from C-P to R-1 zoning, with a design review for a single family residential subdivision | Approved by BCC | September 2019 |
| TM-19-500158 | Single family residential development | Approved by BCC | September 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-------------------------------|-----------------|-----------------------------|
| North | Mid-Intensity (up to 8 du/ac) | R-2 | Single family residential |
| South | Mid-Intensity (up to 8 du/ac) | R-1 | Single family residential |
| East | Mid-Intensity (up to 8 du/ac) | R-3 | Multiple family residential |
| West | Neighborhood Commercial | C-P | Office complex |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews waivers to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and help to moderate visual impacts and possible safety issues. Staff finds that the reduced setback can be mitigated by planting 3 trees in the rear yard to help buffer the reduced setback from the adjacent property to the south. In addition, the adjacent lot to the west has a side yard adjacent to the same property line, which will essentially have the same setback. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 3 large trees in the rear yard;
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALLEGIANT CONTRACTING

CONTACT: CHRISTOPHER ANTONACCI, 11358 QUANTUM BROOKS ST, LAS VEGAS, NV 89183

DRAFT

lnc

Allegiant

CONTRACTING LLC

3/14/2022

Re: 3945 Wesvan Court Las Vegas NV 89121
Waiver of Conditions

Clark County Zoning and Planning,

The mother site of 3459 E Viking was acquired and subdivided into 7 residential lots. Lots 1-6 have 20' or more rear setback, lot 7 has a 15' rear setback. Per zoning requirements we tried to move the home forward with a 50 percent reduction, also reversing the home to make more room for driveway on the Cul-de-sac. With many revisions, the home did not pass zoning and therefore we are asking for a reduction in the rear to make the home fit on the lot.

Frank Antonacci

General Contractor

Allegiant Contracting, license 0086941

5

RESTAURANT
(TITLE 30)

PARADISE RD/TWAIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a restaurant with a drive-thru.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vivid hues (no longer required); **2)** alternative landscaping; and **3)** alternative driveway geometries.

DESIGN REVIEW for a restaurant on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone.

Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise.
TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-302-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow vivid hues where not permitted per Table 30.56-2 (no longer required).
2. Allow alternative landscaping adjacent to a street per Chapter 30.64.
3.
 - a. Allow existing driveway geometries (a pan driveway) along Paradise Road where not permitted per Uniform Standard Drawing 222.1.
 - b. Reduce the approach distance to 75 feet 9 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 49% decrease).
 - c. Reduce the departure distance to 116 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 39% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3780 Paradise Road
- Site Acreage: 0.6
- Project Type: Restaurant with drive-thru (Pink Box Donuts)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 2,600 (restaurant building)
- Parking Required/Provided: 26/30

Site Plan

The originally approved site plan shows a restaurant on the northern half of the site adjacent to Twain Avenue. Access to the site is located via 2 driveways; 1 on the southwest corner of the site (adjacent to Paradise Road), and the other on the northeast corner of the site (adjacent to Twain Avenue). Parking stalls are incorporated along the south and east property lines and adjacent to the restaurant building. The drive-thru entrance is located on the east side of the restaurant building. Customers will pick-up their order via a pick-up window on the north side of the building and exit the drive-thru lane along the west side of the building. The southeast corner of the site also incorporates an existing entry/exit for lower level parking from the adjacent building to the south. The approved plans also depict a decorative wrought-iron fence with an overall height of 34 inches to be installed along the north property line and a portion of the northwest property line.

Landscaping

The approved plan includes 24 inch box trees and groundcover within the landscape finger islands and within the landscape planters. The plan depicts a detached sidewalk with 5 foot to 19 foot wide landscape planters provided along the west property line (Paradise Road). Furthermore, the plans show an attached sidewalk with a 6 foot wide landscape planter provided along the north property line (Twain Avenue).

Elevations

The originally approved restaurant building elevations include aluminum storefront systems, stucco and cement board walls that will be painted pink, black, white, and brown, with decorative metal wall panels. The exterior design displays a vertical stripe design with 2 different hues of pink as the main exterior color. The applicant requested a waiver of development standards to allow the vivid hue; however, Title 30 has since been amended to no longer regulate the color of the building.

Floor Plans

The approved plans depict the building shell of the proposed restaurant. The overall area for the entire building is 2,600 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WC-20-400085 (UC-20-0154):

Public Works Development Review

- Separate Document for the required Paradise Road dedication shall be submitted within 30 days and shall be recorded within 60 days.

Listed below are the approved conditions for UC-20-0154:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Paradise Road improvement project;
- Dedicate any right-of-way and easements necessary for the Paradise Road improvement project;
- Construct a median on Twain Avenue from the point of curvature on the west side of the driveway to the intersection of Twain Avenue and Paradise Road;
- Applicant shall design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project.

Building Department - Fire Prevention

- Applicant is advised that a fire life safety report, completed by a Nevada licensed Fire Prevention Engineer may be required.

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 #0038-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they have refined the plans in coordination with Public Works plans for improvements to Paradise Road, which have taken longer than originally contemplated. The specific concern of the applicant is the fact that the proposed doughnut shop will require water connection crossing Paradise Road. That water connection was originally contemplated to be part of the County project, with the property owner dedicating additional right-of-way for the public improvements. The applicant still wants to pursue that option if possible, which would be economically advantageous and also would avoid cutting Paradise Road twice. The applicant requests an extension of time for 2 years to resolve design issues.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------------------|----------------|
| SC-20-0093 | Renamed Twain Avenue to Seigel Cares Avenue | Withdrawn without Prejudice | August 2020 |
| WC-20-400085 (UC-20-0154) | Waived condition to design and bond for the curb return driveway on Paradise Road, with the improvements to be installed in concert with the Paradise Road improvement project in conjunction with a restaurant with a drive-thru | Approved By BCC | September 2020 |
| UC-20-0154 | Restaurant with drive-thru and alternative landscaping | Approved by BCC | April 2020 |
| SC-0154-14 | Renamed Twain Avenue to Sands Avenue | Denied by PC | May 2014 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|-----------------------------|
| North | Entertainment Mixed-Use | H-1 | Commercial uses |
| South | Entertainment Mixed-Use | C-1 | Office building |
| East | Entertainment Mixed-Use | C-1 | Commercial building |
| West | Entertainment Mixed-Use | H-1 | Multiple family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant is continuing to work on the off-site improvements, which generally would constitute staff supporting a 2 year extension of time. However, due to the recommendation for denial from Public Works, staff is recommending a denial of the extension of time.

Public Works - Development Review

The applicant has not satisfied the previous conditions placed on the waiver of conditions application. Staff finds that the applicant has had more than a reasonable amount of time to comply with the conditions that were placed on the waiver of conditions and the applicant has

not made the appropriate attempt to satisfy the previously set conditions. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until April 21, 2024 to commence.
- 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SIEGEL COMPANIES

**CONTACT: GREG BORGEL, SIEGEL COMPANIES, 3790 PARADISE ROAD, SUITE 250,
LAS VEGAS, NV 89169**



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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-20-0154 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>CT-22-400071</u> DATE FILED: <u>05/02/2022</u></p> <p>PLANNER ASSIGNED: <u>JUD</u></p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>06/14/2022</u> 7pm</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>06/22/2022</u></p> <p>FEE: <u>\$900.00</u></p> |
| | PROPERTY OWNER | <p>NAME: <u>Paradise and Twain Holdings, LLC</u></p> <p>ADDRESS: <u>3790 Paradise Road, Suite 250</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>702-947-8330</u> CELL: <u>702-275-2322</u></p> <p>E-MAIL: <u>sthueson@siegelcompanies.com</u></p> |
| | APPLICANT | <p>NAME: <u>Paradise and Twain Holdings, LLC</u></p> <p>ADDRESS: <u>3790 Paradise Road, Suite 250</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>702-947-8330</u> CELL: <u>702-275-2322</u></p> <p>E-MAIL: <u>jgrindstaff@siegelcompanies.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>Greg Borgel</u></p> <p>ADDRESS: <u>3790 Paradise Road Suite 250</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>702-791-8219</u> CELL: <u>702-791-8219</u></p> <p>E-MAIL: <u>gborgel@siegelcompanies.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 162-15-302-001

PROPERTY ADDRESS and/or CROSS STREETS: Twain and Paradise

PROJECT DESCRIPTION: Pinkbox Doughnuts

(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)*

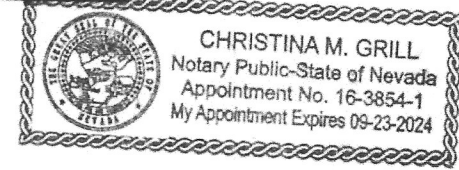
SEAN THUESON FOR MANAGER
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 13, 2022 (DATE)

By Sean Thueson

NOTARY PUBLIC: Christina M. Grill



*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.

Borgel, Greg

ET-22-400071

To: Borgel, Greg
Subject: j ltr PinkBox

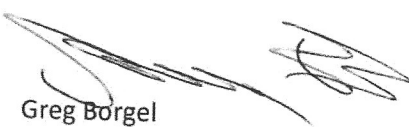
April 13, 2022

Clark County Planning
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for an extension of time on the special use permit, waivers of development standards, and design review covered by UC-20-0154 for a proposed Pink Box doughnut shop on APN 162-15-302-001.

Justification: The applicant has proceeded to refine his plans in coordination with Clark County Public Works plans for improvements to Paradise Road, which have taken somewhat longer than was originally contemplated. Of specific concern is the fact that the proposed doughnut shop will require a water connection crossing Paradise Road. That water connection was originally contemplated to be part of the County project, with the property owner dedicating additional right-of-way for the public improvements. The applicant still wants to pursue that option if possible, which would be economically advantageous and also avoid cutting Paradise Road twice. The applicant requests an extension of time for two years to resolve design issues and timing.



Greg Borgel
Ph: 702-791-8219

ACCESSORY STRUCTURES
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0280-PARBALL NEWCO, LLC:

USE PERMITS for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback.

DESIGN REVIEW for accessory buildings (tavern/restaurant/retail) for 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/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-102-009

USE PERMITS:

1. Allow primary means of access to proposed accessory buildings from the exterior of the resort per Table 30.44-1.
2. All other deviations as shown on plans.

DEVIATIONS:

1. Allow alternative landscaping along the street frontage (Las Vegas Boulevard South) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
2. All other deviations as shown on plans.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce setback to 21 feet 3 inches where 25 feet from back of curb along Las Vegas Boulevard South is required per Section 30.56.060.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3645 Las Vegas Boulevard South
- Site Acreage: 30
- Project Type: Accessory buildings in conjunction with a resort hotel (Horseshoe)
- Number of Stories: 4 (Building 1)/4 (Building 2)
- Building Height (feet): 80 (Building 1)/57 (Building 2)
- Square Feet: 27,803 (Building 1)/27,914 (Building 2)
- Parking Required/Provided: 5,142/7,448

Request

The proposed request is to remove several buildings from the westerly portion of the Grand Bazaar Shops at Horseshoe (formerly Bally's) and construct 2 new 4 story retail accessory buildings that include restaurants with outside dining, a tavern and outside entertainment space.

Site Plans

The plans depict 2 buildings that are located adjacent to Las Vegas Boulevard South. The existing driveway entrance on Las Vegas Boulevard South is to remain unchanged along with the pedestrian bridges located on Las Vegas Boulevard South and Flamingo Road. Building 1 (northerly) is located 23 feet from Las Vegas Boulevard South and encompasses the recently approved revised pylon sign structure (DR-22-0177) and will have direct access to the pedestrian bridge along Las Vegas Boulevard. Building 2 (southerly) is located 21 feet from Las Vegas Boulevard South for a pedestrian realm and is separated from the northerly building by the relocated pedestrian access easement. The pedestrian access easement (pedestrian realm) will be partially re-located to the east side of the proposed buildings and is 18 feet wide with 15 feet pedestrian zone and two 1.5 foot wide shy zones on either side of the pedestrian zone. The existing pedestrian realm will remain along Las Vegas Boulevard South and connect to the pedestrian bridges and the rest of the Grand Bazaar Shops to the east. The upper canopy and balconies of Building 1 (northerly) encroach into the 25 foot setback from Las Vegas Boulevard South (2 feet on Level 3 and 3 feet 9 inches on Level 4). There are no changes to the existing parking available on the resort hotel site.

Landscaping

The plans depict a new landscape area at the intersection of Las Vegas Boulevard and Flamingo Road (ranging from 20 feet to 21 feet wide) which is inaccessible to pedestrian traffic, and farther south along Las Vegas Boulevard South in front of proposed Building 2 (ranging from 7 feet to 10 feet wide). A portion of the landscaping is within the existing right-of-way area and is covered by an existing License and Maintenance agreement with Public Works. New on-site landscaping will also be located along the westerly elevation of Building 2. New landscaping materials include a mix of palm trees, shrubbery with groundcovers and accent plants.

Elevations

The plans for the 2 buildings include Building 1 (northerly) is a 4 story structure that has an overall height of 80 feet. The building integrates and surrounds the recently approved revised

pylon sign. The building exterior includes decorative brick, metal awnings, exposed steel canopies and balcony's, aluminum window system, aluminum and clear view railings, mural wall graphic space, decorative metal panels, and covered stage. Building 2 (southerly) is a 4 story structure with modern design and has an overall height of 57 feet. The building exterior has aluminum composite metal panels in dark bronze finish, decorative wood panels, cast-in-place concrete walls with glass bottle decorative details, exposed steel balcony with aluminum railing systems and perforated metal, aluminum window systems and intermediate mullions LED screen wall. Both buildings include screening of all roof mounted mechanical equipment.

Floor Plans

The plans depict Building 1 (northerly) consisting of 27,803 square feet spread out over 4 levels and basement. Level 1 includes dining room with stage, restrooms, and back of house areas. Level 2 includes additional dining, bar area, kitchen, open area to view the stage on the lower level, access to the pedestrian bridge, and exterior terrace on the east elevation. Level 3 includes lounge seating and event space, bar, back of house spaces, restrooms, and exterior terraces on the east and west elevations. Level 4 includes partially covered rooftop dining, stage, back of house, restrooms, and access to the roof mounted mechanical equipment.

Building 2 (southerly) consisting of 27,914 square feet spread out over 4 levels with basement. Level 1 includes 2 bar areas and restrooms. Level 2 includes kitchen and back of house areas. Level 3 includes bar and dining area, and restrooms. Level 4 includes an exterior rooftop dining area with bar and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the demolishing of 2 existing buildings within the Grand Bazaar Shopping area along with the relocation of a portion of the existing pedestrian access area (pedestrian realm) will allow for the construction of 2 new flagship buildings that will continue to promote foot traffic throughout the remaining shops and restaurants and the resort hotel property. The applicant also indicates that the proposed setback reduction is minimal and is impacted by the location of the proposed balconies and canopies located over 45 feet above the pedestrian grade.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| DR-22-0177 | Comprehensive sign package for increase to sign height | Approved by BCC | May 2022 |
| 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 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------|---|-----------------|---------------|
| 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 Beach club & 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 |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-22-0281 | A vacation of a pedestrian access easement 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

Current Planning

Use Permits, Deviations & Design Review

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 does not object to the proposed uses as they are common features and amenities associated with resort hotels. The proposed alternative landscaping and pedestrian realm design along Las Vegas Boulevard South provides additional buffer and is compatible with the existing development and the other developed properties along Las Vegas Boulevard South. The location of the buildings and designs should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

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.

Staff has no objection to the reduction in setback as it does not impact the pedestrian realm, and only impacts upper levels of the building, and is not located along the entire westerly face of the building; therefore, staff recommends approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture, and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;
- 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

- If the pedestrian bridge is being attached directly to the building, an agreement with Public Works is required for said attachment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0196-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JCG VEGAS RETAIL LESSEE, LLC

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>LC-22-0280</u> DATE FILED: <u>5/2/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/14/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022 (716)</u> FEE: <u>\$1650.00</u> |
| | PROPERTY OWNER NAME: <u>Parball Newco, LLC (JGB Vegas Retail Lessee, LLC)</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> |
| | APPLICANT NAME: _____ (JGB Vegas Retail Lessee, LLC) ADDRESS: <u>c/o Perella Weinberg Partners-767 Fifth Avenue</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10153</u> TELEPHONE: <u>646-216-4109</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u> |
| | CORRESPONDENT NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u> |

ASSESSOR'S PARCEL NUMBER(S): 162-21-102-009
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd and Flamingo Road
 PROJECT DESCRIPTION: Design Review for design modifications

(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.

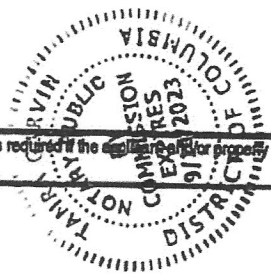

 Property Owner (Signature) Laurence Siegel
 Property Owner (Print)

STATE OF District of Columbia
 COUNTY OF Washington, DC

SUBSCRIBED AND SWORN BEFORE ME ON 17th day of November 2021 (DATE)

By Laurence Siegel
 NOTARY PUBLIC: Jamie Parun

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



KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jazovich@kcnvlaw.com
702.792.7050

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 20, 2022

VIA ELECTRONIC UPLOAD

Clark County Comprehensive Planning
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155-1741

UC-22-0280

**Re: *Justification Letter – Design Review for
Tavern/Restaurant/Retail Buildings with Live Entertainment;
Special Use Permits to (1) Allow Direct Access and (2) All Other
Deviations Shown; Waiver of Development Standards to (1)
Reduce Building Setback Along Las Vegas Blvd. and (2) Allow
Non-Standard Improvements (Landscaping) in Las Vegas Blvd.;
Deviations to (1) Permit Alternative Landscaping Along Las
Vegas Blvd. and (2) All Other Deviations; and Vacate and
Abandon Pedestrian Access Easement (Realign Pedestrian
Easement)
APN: 162-21-102-009***

To Whom It May Concern:

Please be advised, this office represents the operator of the Grand Bazaar Shops (the "Applicant") which is located on the southeast corner of Las Vegas Boulevard and Flamingo Road and more particularly described as APN: 162-21-102-009 (the "Site"). There are several existing retail and restaurant buildings on the Site.

Design Review & Vacate and Abandon/Realign Pedestrian Access Easement

The Applicant intends to demolish the existing buildings adjacent to Las Vegas Boulevard (approximately 7,989 square feet) and construct two new flagship buildings (the "Flagship Buildings"). Flagship Building #1 will consist of four floors with rooftop dining, drinking and live entertainment on the top floor and an overall height of 80 feet. The building is intended to be an entertainment venue and will include several bars, stages, areas for dancing and dining as well as some retail space for the tenant. The building will consist of colored concrete with glass and exposed steel balconies and decorative metal panels. Flagship Building #2 will be three floors and an overall height of 57 feet. The building will consist mostly of glass with colored steel accents. The total square footage of the Flagship Buildings will be approximately 55,717 square feet (Flagship Building #1 will be 27,803 sf and Flagship Building #2 will be 27,914 sf).

Due to the redesign, the Applicant is proposing to relocate a portion of the pedestrian access easement from its current location to the east side of Flagship Building #1 and then it will go in between Flagship Building #1 and #2 before realigning with the current pedestrian access easement on the west side of Flagship Building #2. The pedestrian access easement will remain 18 feet wide which will include the required width of 15 feet along with the shy zones of 1.6 feet on either side. With the adjacency to Las Vegas Boulevard, the Applicant believes that the Flagship Buildings will be an attractive enhancement to the surrounding area while still promoting foot traffic throughout the remaining shops and restaurants within the Grand Bazaar.

In determining the parking required for the Flagship Buildings, the Applicant referred to the parking calculations provided with DR-1035-17. As such, the changes to the site, including the Flagship Buildings will be in compliance with the parking calculations submitted with DR-1035-17.

Signage will be submitted under a separate application.

Special Use Permits

As mentioned above, the Applicant is proposing additional buildings and removing existing buildings on an approved restaurant/retail development (the Grand Bazaar) in conjunction with a resort hotel. The Applicant is requesting to maintain the ability to provide direct access to the Grand Bazaar as currently allowed instead of access only allowed through the resort hotel.

Waiver of Development Standards/Deviations

The proposed building is setback approximately 21-feet from the property line where 25-feet is required. While the setback is only 4-feet deficient, the building is located along the Las Vegas Gaming Corridor and the setback and design is compatible to the existing development of the Grand Bazaar and development along Las Vegas Boulevard. Therefore, the waiver to reduce the setback is appropriate.

The Applicant is not proposing to reduce any landscaping adjacent to Las Vegas Boulevard previously approved. The total width of landscaping adjacent to Las Vegas Boulevard will continue to vary between 17 feet to 25 feet where 25 feet is required. Additionally, the non-standard improvements (landscaping) within the Las Vegas Boulevard right-of-way will remain as previously approved. The Applicant is not proposing any landscape modifications along Flamingo Road.

KAEMPFER

CROWELL

Clark County Comprehensive Planning

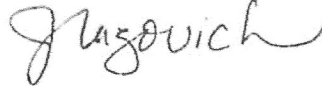
April 20, 2022

Page 3

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0281-PARBALL NEWCO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Bellagio Drive (alignment) within Paradise (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-102-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

This request is to vacate and abandon a pedestrian access easement as granted to Clark County under document number 20150928:0000885. The subject property is currently used for an existing Resort Hotel and accessory structures (retail buildings). The easement is being vacated in part to allow for the construction of 2 new multiple story accessory retail buildings and the applicant will grant a new pedestrian access easement that will relocate the pedestrian access farther into the site while maintaining connectivity along the street frontage. The applicant indicates that the relocated easement will remain 18 feet wide which will include the required width of 15 feet along with the shy zones of 1.6 feet on either side and will still promote foot traffic along the Las Vegas Boulevard South frontage and the remaining shops and restaurants within the Grand Bazaar shopping area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| DR-22-0177 | Comprehensive sign package | Approved by BCC | May 2022 |
| 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 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------|---|-----------------|---------------|
| 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 Beach club & 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 |

Related Applications

| Application Number | Request |
|--------------------|---|
| UC-22-0280 | A use permit for accessory buildings in conjunction with a Resort Hotel (Bally's/Horseshoe) 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 portions of the existing pedestrian access easement to accommodate a redesign of the site. New easements will need to be granted with the recordation of the vacation.

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

- Grant a new pedestrian access easement and any other required easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JCG VEGAS RETAIL LESSEE, LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|-----------------------|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): | DEPARTMENT USE | APP. NUMBER: <u>VS-22-0281</u> DATE FILED: <u>5/2/2022</u> |
| | | PLANNER ASSIGNED: <u>LUN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>6/14/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> FEE: <u>\$875.00</u> |

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>Parball Newco, LLC (JGB Vegas Retail Lessee, LLC)</u> ADDRESS: <u>c/o Perella Weinberg Partners - 767 5th Avenue</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10153</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> |
|-----------------------|--|

| | |
|------------------|---|
| APPLICANT | NAME: <u>Parball Newco, LLC (JGB Vegas Retail Lessee, LLC)</u> ADDRESS: <u>c/o Perella Weinberg Partners - 767 5th Avenue</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10153</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u> |
|------------------|---|

| | |
|----------------------|--|
| CORRESPONDENT | 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>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u> |
|----------------------|--|

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

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

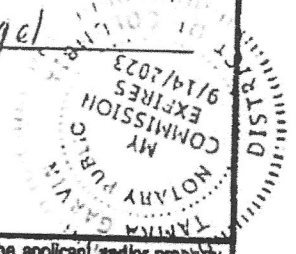
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
Property Owner (Signature)*

Laurence Siegel
Property Owner (Print)

STATE OF NEVADA DISTRICT OF COLUMBIA -
WASHINGTON, DC 8TH DAY OF MAR 2022 (DATE)
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____
By [Signature]
NOTARY _____



*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.

8

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jazovich@kcnylaw.com

702.792.7050

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April 20, 2022

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First Floor
Las Vegas, NV 89155-1741

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Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script that reads "JLazovich".

Jennifer Lazovich

JJL/amp

A small, handwritten mark or signature in the bottom right corner of the page.