



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 26, 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 July 12, 2022. (For possible action)
- IV. Approval of the Agenda for July 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **SC-22-0378-MGP LESSOR LLC:**
STREET NAME CHANGE to name an unnamed private drive aisle Bold Avenue on a portion of 57.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Frank Sinatra Drive and the north side of Mandalay Bay Road within Paradise. MN/dm/tk (For possible action) **PC 8/16/22**
 - 2. **UC-22-0372-MANOUKIAN VICTORIA:**
USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on 2.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/jad/tk (For possible action) **PC 8/16/22**
 - 3. **UC-22-0379-KILGORE FAMILY TR & KILGORE STEVEN BOYD & JODY LYNN TRS:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separations; and 3) increased height of an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Serene Avenue, 955 feet west of Maryland Parkway within Paradise. MN/nr/ja (For possible action) **PC 8/16/22**
 - 4. **ET-22-400080 (UC-19-0696)-MCCRAY, JAMES & DELOIS:**
USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action) **BCC 8/17/22**

5. **ET-22-400081 (WS-20-0176)-MCCRAY, JAMES & DELOIS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce the height/setback ratio requirement adjacent to an existing single family residence; and 2) alternative landscaping adjacent to a less intensive use (single family residence).
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action) **BCC 8/17/22**

6. **ZC-22-0384-POLLUX POLARIS FF 399, LLC:**
ZONE CHANGE to reclassify 5.2 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced parking; 3) reduced throat depth; and 4) reduced driveway departure distance.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Desert Inn Road and Polaris Avenue within Paradise (description on file). JJ/gc/tk (For possible action) **BCC 8/17/22**

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: August 9, 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

July 12, 2022

MINUTES

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

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, 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 June 28, 2022 Minutes

Moved by: Cunningham
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for July 12, 2022

Moved by: Philipp
Action: Approve as submitted
Vote: 3 -0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-22-0337-GATEWAY BUSINESS CENTER, LLC:**
USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Design Manufacturing) (AE-70) (AE-65) Zone. Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

2. **UC-22-0346-CHINA TOWN RETAIL, LLC:**
USE PERMITS for the following: 1) retail sales; and 2) restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action) **PC 8/2/22**

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

3. **UC-22-0356-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/jor/tk (For possible action) **PC 8/2/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

4. **UC-22-0360-BRE/HC LAS VEGAS PPTY HOLDING:**
USE PERMIT for vehicle rental in conjunction with a commercial building on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. JG/md/tk (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
ADDED Conditions
 - No vehicle repair
 - No vehicle washing
 - No signs on vehicles**VOTE: 3-0 Unanimous**

5. **VS-22-0348-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Nevso Drive and Harmon Avenue within Paradise (description on file). MN/nr/jo (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 6 **WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (light Manufacturing) Zone. Generally located 319 feet east of Cameron Street and 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action) **PC 8/2/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 7 **WS-22-0340-MOSHTAGHI SHAHROKH:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/jvm/syp (For possible action) **PC 8/2/22**

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

- **Paint structure to match the house**
- **2 years to complete, review as a public hearing hearing**

VOTE: 3-0 Unanimous

- 8 **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 8/3/22**

Held per applicant, return to the January 1, 2023 Paradise TAB meeting

- 9 **ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:**
USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action) **BCC 8/3/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 10 **UC-22-0350-PALM MORTUARY, INC.:**
USE PERMITS for the following: 1) event center; and 2) maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) event center; and 2) maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. JG/bb/tk (For possible action)

MOVED BY-Cunningham
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 11 **UC-22-0353-RUSSELL & ROGERS, LLC:**
USE PERMITS for the following: 1) retail; 2) restaurant; 3) on-premises consumption of alcohol (tavern); and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outside dining and drinking in conjunction with a tavern; 2) increased retaining wall height; 3) reduced driveway throat depth; and 4) reduced driveway approach distance.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant building with drive-thru; 3) tavern building with outside dining and drinking; 4) alternative parking lot landscaping; and 5) finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (For possible action) **BCC 8/3/22**

MOVED BY-Williams
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 12 **VS-22-0354-RUSSELL & ROGERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (For possible action) **BCC 8/3/22**

MOVED BY-Philipp
APPROVE-Subject to staff conditions
VOTE: 3-0 Unanimous

- 13 **WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.
DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action) **BCC 8/3/22**

MOVED BY-Williams

APPROVE-Subject to IF approved staff conditions

VOTE: 2-0

Philipp abstained from comment and vote

- 14 **ZC-22-0362-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify approximately 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action) **BCC 8/3/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 26, 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>

08/16/22 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

LAS VEGAS BLVD S/MANDALAY BAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-22-0378-MGP LESSOR LLC:

STREET NAME CHANGE to name an unnamed private drive aisle Bold Avenue on a portion of 57.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Frank Sinatra Drive and the north side of Mandalay Bay Road within Paradise. MN/dm/tk (For possible action)

RELATED INFORMATION:

APN:

162-29-601-014; 162-29-610-003

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Las Vegas Boulevard S.
- Project Type: Street name change

Applicant's Justification

The applicant is requesting to name a private drive aisle to assist vehicular and pedestrian traffic during events at T-Mobile Arena and on game days at Allegiant Stadium. Naming the drive aisle and installing street signs, will provide directional and wayfinding information to the general public and emergency services.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Resort hotel
East	Entertainment Mixed-Use	H-1	Parking lot
West	Entertainment Mixed-Use	H-1	I 15

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The east/west drive aisle is located between the NV Energy substation on parcel 162-29-601-014 and the Luxor parking garage. The proposed Bold Avenue alignment starts at the intersection of Frank Sinatra Drive, extends east and intersects with another drive aisle currently known as Luxor Drive. Luxor Drive has not been officially named, though there are street signs installed. No addresses are affected by this request nor expected to be assigned to this proposed alignment.

The private drive aisle has characteristics of a private street. It is striped with a double yellow line and has a curb, gutter, and sidewalk along the south side of the alignment. Although the Las Vegas Valley Street Naming and Addressing Assignment Policy does not allow for the naming of private drive aisles, staff finds naming this private drive aisle would serve to increase safety and ease of navigation in the area. The Combined Fire Communication Center has recommended approval of the proposed name Bold Avenue.

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

- Subject to the street name Bold Avenue;
- A Street Name Change application shall be submitted to officially name the drive aisle Luxor Drive;
- Applicant shall be responsible for the installation of street signs per Public Works requirements;
- Street signs shall be installed within 60 calendar days of the approval of this application.
- 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.

Clark County Water Reclamation District (CCWRD)

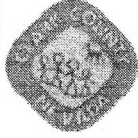
- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAMPARTS, LLC

CONTACT: MGM RESORTS INTERNATIONAL, 6385 S. RAINBOW BLVD., SUITE 420,
LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" 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-22-0378</u> DATE FILED: _____ PLANNER ASSIGNED: <u>DMM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>8/16/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 400</u>
	PROPERTY OWNER NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>535 Madison Avenue, 20th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10022</u> TELEPHONE: <u>646 949 4631</u> CELL: _____ E-MAIL: <u>ekell@viciproperties.com</u>
	APPLICANT NAME: <u>Ramparts, LLC</u> ADDRESS: <u>Corporate Legal, 6385 S. Rainblw Blvd., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 692-5674</u> CELL: _____ E-MAIL: <u>sptak@mgmresorts.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jason Gray</u> ADDRESS: <u>6385 S. Rainbow Blvd., Suite 420</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 692-6880</u> CELL: _____ E-MAIL: <u>jasongray@mgmresorts.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-003

PROPERTY ADDRESS and/or CROSS STREETS: 3900 Las Vegas Blvd. S; Las Vegas, NV 89109

PROJECT DESCRIPTION: Street Naming of private east/west alignment to "Bold" Avenue

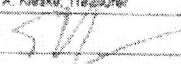
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

David A. Kleske, Treasurer
 Property Owner (Print)

STATE OF New York
 COUNTY OF New York

SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2022 (DATE)
 By David A. Kleske, Treasurer

NOTARY PUBLIC: 

Notary Public, State of New York
 ELENA OTERO KEIL
 NO. 02KE6359428
 Qualified in New York County

*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.

SC 22-0378

Rampart, LLC
3900 Las Vegas Boulevard South
Las Vegas, Nevada 89119

June 16, 2022

Clark County Comprehensive Planning
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89155

re: Street Name Application

Please accept this application for a Street Name for a private east/west alignment on the premises of Luxor Resort & Casino at 3900 Las Vegas Boulevard. The property owner is MGP Lessor, LLC (APN 162-29-610-003).

The subject east/west private alignment provides access to the Luxor premises from Frank Sinatra Dr. Please reference the enclosed exhibit for additional information.

The subject private east/west alignment meets the standards of acceptance pursuant to 30.16.170. The private east/east alignment and all privately owned property located upon APN 162-29-601-003 are under common ownership. Moreover, there are no structures, privately owned or otherwise, that are currently addressed to the private east/west alignment, nor is there ever expected to be. All structures adjacent to the private east/west alignment are addressed to Las Vegas Boulevard and no changes are proposed to the same with this application.

Moreover, the private east/west alignment functions as a street, particularly on game and event days at T-Mobile Arena and/or Allegiant Stadium, when vehicular and pedestrian traffic in the area increases substantially, necessitating the naming of the subject alignment and installation of street signs to provide the public and event attendees with more visible directional and wayfinding information.

Pursuant to the requirements of 30.16.170, enclosed with this application is a letter of recommendation from the Las Vegas Fire Alarm Office.

Thank you in advance for your time, attention, and thoughtful consideration of this application.

Sincerely,



Laura Norton
Authorized Representative of
Applicant – Ramparts, LLC

08/16/22 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

SUNSET RD/SUNSET CORPORATE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0372-MANOUKIAN VICTORIA:

USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on 2.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/jad/tk (For possible action)

RELATED INFORMATION:

APN:

162-36-811-003; 162-36-811-022

LAND USE PLAN:

WINCHESTER/PARADISE -- BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3170 Sunset Road
- Site Acreage: 2.8
- Project Type: Beauty salon
- Number of Stories: 1
- Square Feet: 2,100
- Parking Required/Provided: 130/136

Site Plan

The site plan shows a commercial/industrial complex with an "L" shaped building in the northwest portion of the site, and a separate building on the southeast portion of the site parallel to Sunset Road. Parking is located throughout the complex. Access is from Sunset Road and Sunset Corporate Drive. The tenant space is located on the northern portion of the "L" shaped building.

Landscaping

Landscaping is located along the street frontages. Landscaping is not proposed nor required with this request.

Elevations

The photos depict a 1 story building constructed of concrete tilt-up panels, aluminum storefront windows, and both parapet and pitched metal roofing.

Floor Plans

The plans depict a 2,100 square foot space, comprised of individual rooms to be used by independent contractors, with a waiting and reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the Studio and med spa will provide a variety of personal services. The spa will be open from 8:00 a.m. – 10:00 p.m., but each independent contractor will have a personal schedule. The business will create an environment of education, networking, growth, and insight to the career of esthetic industry.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0089	Place of Worship	Approved by PC	March 2019
UC-0766-12	Secondhand sales and art gallery	Approved by PC	February 2013
UC-1349-02	Minor paint and body, auto repair and shopping center	Approved by PC	November 2002
UC-0115-01	Minor school (contractor's exam center)	Approved by PC	March 2001
DR-1598-98	Restaurant and drive-thru	Approved by PC	October 1998
DR-0266-98	Commercial/Industrial complex	Approved by PC	March 1998
ZC-1282-96	Reclassified from R-E to M-D zoning for a commercial/industrial complex	Approved by BCC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Business Employment	M-D	Office/warehouse
South	Public Use	P-F	Sunset Park

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 the proposed use will not adversely impact the surrounding area. Commercial uses have been approved within this complex, and also exist in industrially zoned parcels on Sunset Road. There is adequate parking for the proposed use; therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

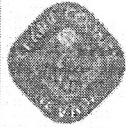
APPROVALS:

PROTESTS:

APPLICANT: UNFILTERED STUDIO AND MED SPA,

CONTACT: UNFILTERED STUDIO AND MED SPA, 3110 E. FLAMINGO RD. STE K,
LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

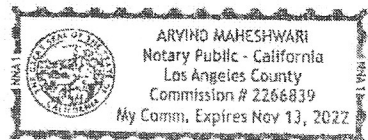
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-037</u> DATE FILED: <u>6/20/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>8/16/2022</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>Manoukian Ohannes Inter Vivos Trust</u> <u>NIGOL MANOUKIAN</u> ADDRESS: <u>5226 LEMONA AVENUE</u> CITY: <u>SHERMAN OAKS</u> STATE: <u>CA</u> ZIP: <u>91411</u> TELEPHONE: <u>818-481-9004</u> CELL: <u>818-609-0966</u> E-MAIL: <u>MANOUKIANLAW@YAHOO.COM</u>
	APPLICANT NAME: <u>JOHNSENT LAUTAU</u> ADDRESS: <u>311 LINDBROOK ST.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-797-0659</u> CELL: _____ E-MAIL: <u>UNFILTERED.LV@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>JOY NATU</u> ADDRESS: <u>1543 GLASSY POND AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: <u>702-856-9123</u> E-MAIL: <u>UNFILTERED.LV@GMAIL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-30-411-022 & 162-36-811-003
 PROPERTY ADDRESS and/or CROSS STREETS: 2110 E. SUNSET RD. STE K LAS VEGAS, NV 89120
 PROJECT DESCRIPTION: Personal Services - Beauty Salon - in M-D Zone

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


 Property Owner (Signature)*
 STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON 06/21/2022 (DATE)
 BY NIGOL MANOUKIAN
 NOTARY PUBLIC: Arvind Maheshwari

Manoukian Ohannes Inter Vivos Trust
NIGOL MANOUKIAN
 Property Owner (Print)



ARVIND MAHESHWARI
 Notary Public - California
 Los Angeles County
 Commission # 2266839
 My Comm. Expires Nov 13, 2022

*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.

Johnsent Lagatao
Homer Tuazon
Unfiltered Studio and Med Spa
3110 E. Sunset Rd. Ste K
Las Vegas, NV 89120

Subject: Special Use Permit - Justification Letter - Beauty Salon

The purpose of this letter is to request the approval to establish a Beauty Salon providing esthetic and nail services by independent contractors of the cosmetology state board. With the already approved state license along with the passed inspection, we are in hopes to provide services to enhance and elevate the appearance of ones true beauty by the administration of treatments, services, and regimens.

The following services provided at Unfiltered Studio and Med Spa will be of the following: basic facials, microdermabrasion, dermaplaning, waxing, chemical peels, selling of skin care products, and all nail services. The hours of operations pertains to each contractors personal schedule. Doors will be open daily ranging from hours of 8am - 10pm extending if needed. There will be individual contractors divided into different rooms. Each room will be providing one or more of the following services of the named above.

By allowing each personal contractor obtain their skills and knowledge to be lead by themselves, it give opportunity for growth and succession in their field of work. Unfiltered Studio and Med Spa will create and environment for education, networking, growth, and insight into the current and future career of the esthetic industry.

08/16/22 PC AGENDA SHEET

ACCESSORY STRUCTURES/SETBACKS
(TITLE 30)

SERENE AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0379-KILGORE FAMILY TR & KILGORE STEVEN BOYD & JODY LYNN TRS:

USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separations; and 3) increased height of an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Serene Avenue, 955 feet west of Maryland Parkway within Paradise. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

177-22-614-019

USE PERMIT:

To allow an accessory structure (metal RV cover) not architecturally compatible with the primary dwelling where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce side setback to zero feet for accessory structures (sheds, patio cover, playhouse, synthetic tree) where 5 feet is required per Table 30.40-2 (a 100% reduction).
- b. Reduce the side setback for a metal RV cover to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).
2. a. Reduce the building separation to zero feet between accessory structures (sheds, patio cover, and playhouse) where 6 feet is required (a 100% reduction).
- b. Reduce the building separation to zero feet between a metal RV cover and an accessory structure (shed) where 6 feet is required (a 100% reduction).
3. Increase the height of an accessory structure (playhouse, metal RV cover, and mast on a shed) to 19 feet where 14 feet is allowed per Table 30.40-2 (a 35.7% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1063 Aspen Breeze Avenue
- Site Acreage: 0.2
- Project Type: Accessory structures and setbacks
- Number of Stories: 2
- Building Height (feet): 13.5 (metal RV cover)/19 (playhouse)/14 (mast on shed)

Site Plan

The site plan shows a 2story, 2,968 square foot single family residence with an attached metal RV cover on the east side, with accessory structures and patio covers in the rear yard. The plan shows the metal RV cover with a zero foot setback from the east property line and a zero foot setback from an accessory structure (shed). A 2 story play house is attached to the shed and attached to the metal RV cover on the east side of the site. Two cabanás are located on the south side of the site within 3 feet of the rear wall. A patio cover with ship mast is attached to the rear wall on the west side of the lot. The patio cover with ship mast is attached to another shed with a 2 foot side setback. A synthetic tree extends from the primary dwelling to the west side of the house and attached to the existing block wall creating a patio cover structure. Access to the site is from Aspen Breeze Avenue.

Landscaping

Landscaping is not part of this request.

Elevations

The elevations show a 2 story playhouse with an overall height of 19 feet on the east side of the site. The metal RV cover is 13.5 feet high and the patio cover with ship mast extends to 17 feet tall. The accessory structures are a combination of stucco and wood and colored and textured to match a pirate lagoon.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses were an effort to provide a safe play environment for his large family. The applicant provided pictures showing the structures on the site and the view from both Serene Avenue and Aspen Breeze Avenue. Eighteen letters of support were submitted by the applicant. The applicant requests approval of the request to continue to provide a safe environment for his family.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation, CE22-01570, for 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

Use Permit

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

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.

Staff reviews use permits and waivers of development standards requests to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. Patio covers, metal RV covers, and accessory structures in the rear yard are common structures within residential districts. The applicant has provided 18 letters of support from neighbors for the pirate lagoon. Staff finds that the proposed use permit and waivers of development standards will not have a negative impact on the surrounding area; and therefore, can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that if the property is open to the public for events, a Use Permit for a recreational facility would be required; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVE B. KILGORE

CONTACT: STEVE KILGORE, KILGORE'S PIRATE LAGOON, 1063 ASPEN BREEZE AVE, LAS VEGAS, NV 89123

APR 22-100484



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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0379</u> DATE FILED: <u>6/22/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>8/16/22</u> BCC MEETING DATE: _____ FEE: <u>1950</u>
	PROPERTY OWNER NAME: <u>KILGORE FAMILY TR KILGORE STEVEN BOYD & JODY LYNN TRS</u> ADDRESS: <u>1063 ASPEN BREEZE AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-591-4358</u> CELL: <u>702-591-4358</u> E-MAIL: <u>SBKHENDERSON@COX.NET</u>
	APPLICANT NAME: <u>STEVE KILGORE</u> ADDRESS: <u>1063 ASPEN BREEZE AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-591-4358</u> CELL: <u>702-591-4358</u> E-MAIL: <u>SBKHENDERSON@COX.NET</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-22-614-019

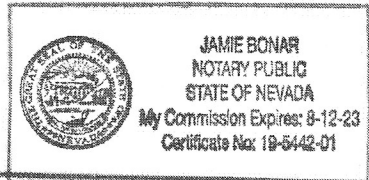
PROPERTY ADDRESS and/or CROSS STREETS: 1063 ASPEN BREEZE AVE, LVN 89123

PROJECT DESCRIPTION: RESIDENTIAL BACKYARD CONVERTED INTO PIRATE LAGOON VILLAGE.

(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] TRUSTEE STEVEN B. KILGORE, TRUSTEE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 3-30-2022 (DATE)
 By _____
 NOTARY PUBLIC: Jamie Bonar



3

*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.

Steve and Jody Kilgore
1063 Aspen Breeze Ave
Las Vegas, NV 89123

June 20, 2022

Planner
Copy

UC-220379

To Whom it May Concern:

My wife and I are the original owners of a residential property built in 1998 and we have raised 8 children in the home. Over the last 25 years I have patiently transformed the backyard into a pirate lagoon pool. It began as a way of entertaining our 8 children and keeping them close to the home. Their friends always preferred to come to our house and hang out and that made it much easier to keep track of our large brood. They spent every moment swimming, playing, and hanging from the pool rope swing all summer long. Evenings often ended with outdoor barbecues and the spa.

On February 17, 2022, I received a set-back violation from Code Enforcement for a patio cover on the southwest corner of the lot. I have an aluma-wood patio cover (10'x 12') and small storage shed (8'x13') that was built in 2002; both abut the southwest property wall. The shed is designed to look like a pirate ship with a mast and sails and the interior space is a covered patio for eating and drinking near the pool. On the southeast corner of the property I have a Playhouse (12'x 12') built in 2000. Along the east property line I have a large RV patio cover (16'x42') and a work shed (8'x16') built in 2013. The RV cover is attached to the house and extends to the east property line. It is constructed with steel columns and footers, and is not attached to the property wall. It is constructed of 3" thick aluminum panels. The work shed is designed to look like a pirate ship, and it has a small top deck accessible by a wooden stair. To get everything to fit into my piratical theme, I unwittingly violated some setback provisions and I am now humbly seeking a waiver for these items. Even though the styling of the yard is a bit fantastical, everything has been constructed quite meticulously using commonly accepted construction techniques and environmentally-friendly materials. Most of the fabrication utilizes steel framing, DENS GLASS sheathing, vapor barriers, insulation, and EIFS construction techniques crafted to replicate antique structures and ships. I have taken great care to not only capture the artistic style of a pirate village, but to build solid structures that are safe, secure, and will survive for many years.

I have over two dozen letters from neighbors who are quite passionate about, "Saving the Pirate Lagoon" because many of their children and families have spent time in our yard. This is not a commercial property. This is a discreet residential backyard that no one would know exists until they have stepped foot inside our little hidden oasis. If you take the time to read the letters from the neighbors, you will see they are genuinely flabbergasted that anyone would go so far as to complain about our property. Several letters identified our home as the, "nicest and best kept in the neighborhood." We have also maintained great

interpersonal and neighborly relationships within our 75-home community over the years and the letters clearly support this.

In 1998, I began this project as a 38 year old man; I am now 62. That is almost 25 years of my blood, sweat, and tears that have been devoted to this project. It has been an intense but rewarding labor of love, and we have been blessed with many years of magical memories in this special place. All my kids (10 kids and 18 grandkids), and many friends, have helped along the way. They have all moved out of the house now, and it's just my wife and I enjoying our empty nest. Though it is rarely empty for long. There's always someone stopping by for a little "Lagoon Time". The kids often joke about who will inherit the Lagoon when we're gone. I would like the Lagoon to still be here when that time comes. I would love to be able to pass this on to them as a safe harbor in a tumultuous world. That's what it has been for our family and friends. A place to re-center, to quiet the noise of the outside world, and to find peace.

I'm not certain if my justification falls within the appropriate guidelines for these types of administrative submittals. But please know that I am sincere. This is more than a couple of sheds and patio covers to us. This is a special place that seeks only to inspire and replenish.

I humbly ask that you see fit to grant the necessary waivers to allow this special place to remain as it is. Anything that the board can do toward this end will be long remembered.

With Respect,

A handwritten signature in black ink, appearing to read "Steve Kilgore", written in a cursive style.

Steve Kilgore

08/17/22 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

WIGWAM AVE/EASTERN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400080 (UC-19-0696)-MCCRAY, JAMES & DELOIS:

USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action)

RELATED INFORMATION:

APN:
177-14-602-012

LAND USE PLAN:
WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,835
- Parking Required/Provided: 49/49

History & Request

The Planning Commission approved a place of worship for the subject parcel with UC-19-0696 in October 2019 with the proposed plans later amended by WS-20-0176 in June 2020. The plans approved by WS-20-0176 were almost identical to the project approved with UC-19-0696 with the following exceptions: 1) there was a reduction in the area of the principal building from 4,835 square feet to 2,035 square feet; and 2) an alternative 10 foot wide landscaping buffer was used in place of the required intense landscape buffer along the east property line adjacent to the existing single family residence. The intention of the applicant with WS-20-0176 was to develop the site in phases, with Phase 2, which was not a part of the original application, to be developed

at a future date. The applicant is requesting an extension of time for this use permit along with the design review and waivers from WS-20-0176, to be able to complete the building permit process and commence construction. This report will describe the application and plans as they were originally submitted with UC-19-0696. Please see the related item, WS-20-0176, for updated project details and descriptions.

Site Plans

The previously approved plans depicted a single story building consisting of 4,835 square feet. The place of worship was shown to be in the southeast corner of the site and set back 10 feet from the east, 148 feet from the north, 103 feet from the west, and 45 feet from the south (Wigwam Avenue) property lines. An open landscape area consisting of 3,900 square feet was located immediately to the north of the building. A proposed 5 foot wide detached sidewalk was located along Wigwam Avenue. A 5 foot wide pedestrian walkway connected the place of worship to the detached sidewalk along Wigwam Avenue. Four bicycle spaces were located to the northwest of the building. The required trash enclosure was set back 56.5 feet and 65.5 feet from the north and west property lines, respectively. Parking spaces for the site were located along the west and north sides of the property and within the interior of the site. The place of worship required 49 parking spaces where 49 parking spaces were provided. The plans depicted a future office space consisting of 630 square feet that will require additional parking spaces at the time of expansion. Access to the project site was granted via a single proposed commercial driveway along Wigwam Avenue. Access gates to the building were set back a minimum of 46 feet from the south property line adjacent to Wigwam Avenue. The access gates will remain open during business hours. The finished grade of the building will not be more than 36 inches higher than the existing grade on-site.

Landscaping

The previously approved plans depicted a proposed 15 foot landscape area, including a 5 foot wide detached sidewalk, along Wigwam Avenue. Twenty-four inch box trees including shrubs and groundcover were located within the landscape area. An intense landscape buffer measuring 10 feet in width including 24 inch box large Evergreen trees, was located along the east and west property lines. A 5.5 foot wide landscape area including 24 inch box large Evergreen trees was provided along the north property line. Four 24 inch box large Evergreen trees will be planted between the parking spaces and the west side of the building. Interior parking lot landscaping was equitably distributed throughout the site. A new 6 foot high decorative block wall will be provided along the east property line. Existing 6 foot high CMU block walls were shown located along the north and west property lines.

Elevations

The overall height of the building measured 35 feet to the top of the roof. The north and south elevations of the building featured a cross that serves as a window. Elongated, vertical windows were also featured on the east and west elevations of the building. The entrance was located on the west side of the building. The building consisted of a stucco exterior painted white. A small portion of the west side of the building will be painted royal blue, adjacent to the entrance.

Floor Plans

The previously approved plans depicted a 4,835 square foot building featuring a sanctuary, narthex (lobby), restroom facilities, offices, conference room, kitchen, storage area, and communications room.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0696:

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;
- Full off-site improvements;
- Commercial curb return driveways per Uniform Standard Drawings 222.1 and 225.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-14-602-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0503-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that progress towards commencement of the project was greatly slowed due to the COVID-19 pandemic, which reduced overall attendance and resources for the project, and that they have made good faith efforts towards commencement by starting the building permit process and making the necessary arrangements to bring utilities onto the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
ET-22-400081 (WS-20-0176)	A first extension of time for waivers and design review for a place of worship is a related 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

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, since approval of the original application, has made efforts to commence the project, as evidence through the submittal of a building permit for grading and a building on June 22, 2022. Given this, it appears the applicant does intend to move forward with the project and is willing to make good faith efforts to complete the building permit process and commence construction. As a result, staff can support the proposed extension of time for 2 years. Furthermore, given that the related application (WS-20-0176) was for waivers and a design review that amended the design review portion of UC-19-0696, staff recommends coordinating expiration dates for the extensions of time and expunging the design review portion of UC-19-0696.

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 June 3, 2024 to commence WS-20-0176;
- Expunge the design review portion of UC-19-0696.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SSA ARCHITECTURE

**CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV
89117**

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-19-0696</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>6/19/22</u> PLANNER ASSIGNED: <u>HW</u> ACCEPTED BY: <u>HW</u> FEE: <u>\$600</u> CHECK #: <u>—</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NO</u> PUBLIC HEARING? Y/ <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-22-400080</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/26</u> TIME: <u>7p</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>8/17/22</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>LN</u> NOTIFICATION RADIUS: <u>0</u> SIGN? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>James & DeLois McCray</u> ADDRESS: <u>2070 Rose Pine Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>7024362737</u> CELL: _____ E-MAIL: <u>jhmccray@yahoo.com</u>	
	APPLICANT NAME: <u>James & DeLois McCray</u> ADDRESS: <u>2070 Rose Pine Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>7024362737</u> CELL: _____ E-MAIL: <u>jhmccray@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Tyler Marwitz, SSA Architecture</u> ADDRESS: <u>7040 Laredo Street, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>7028731718</u> CELL: _____ E-MAIL: <u>tylerm@smallstudioassociates.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-14-602-012
 PROPERTY ADDRESS and/or CROSS STREETS: 2220 East Wigwam Avenue, Las Vegas, NV 89123
 PROJECT DESCRIPTION: place of worship (church)

(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.

Tyler Marwitz
 Property Owner (Signature)*

Tyler Marwitz Respresentative from SSA Architecture,
 See attached Authorization of Agent
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 5/18/2022 (DATE)
 By Tyler Marwitz
 NOTARY PUBLIC: Shanica Jones



4

*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.

SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.873.1718 702.873.1726 fax
www.smallstudioassociates.com

May 27, 2022

Clark County Comprehensive Planning Department
Attn.: Mark Donohue, Hunter White
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Extension Request for a Place of Worship
2220 E. Wigwam Ave
Las Vegas, NV 89123
APN #: 177-14-602-012

CIVIL
ENGINEERING
ET-22-400080

Justification Letter

Dear Clark County Planning,

Thank you for helping with the previous process of getting approval for the extension of time submission. After some deliberation and receiving that approval from the Director it has come time for the official extension of time request for both of our projects Notices of Final Action (UC-19-0696 and WS-20-0176). Please see the submitted applications.

We respectfully request that NFA UC-19-0696 be granted a reactivation and extension. We have previously received approval for an extension of time submission from the director, see the attached email. We also respectfully request an extension of time for NFA WS-20-0176 as it expires in early June.

Since the issuance of both NFAs there has been no "Change in circumstances", a Drainage Study was completed and the Civil work to bring water and sewer onsite was started and completed. SSA believes that the completed construction work and drainage Study are sufficient project progress to request an extension.

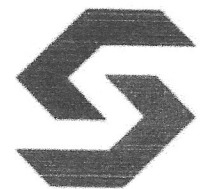
Additionally, the time period in which the NFAs was active shared a considerable amount of time with the height of the recent COVID-19 Pandemic. As the Gov. Steve Sisolak discouraged church attendance during this time, low church attendance resulted in reduced funding for a church project such as this one. See attached documentation article. Therefore, the church proceeded in good faith to permit and construct the first part of the work separately because Clark County was about to repave the road making it not approvable to dig up the road thereafter.

We respectfully request that the expiration date of both NFAs be pushed back to 2 years from today's date and that an extension is granted based on the completed Drainage Study and Off-Site work for the same reasons.

Submitted on behalf of the property owner, who is the pastor of the church: Mr. James McCray.

Respectfully,

Tyler Marwitz
SSA Architecture, Small Studio Associates, LLC
See submitted Authorization of Agent



08/17/22 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

WIGWAM AVE/EASTERN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400081 (WS-20-0176)-MCCRAY, JAMES & DELOIS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce the height/setback ratio requirement adjacent to an existing single family residence; and 2) alternative landscaping adjacent to a less intensive use (single family residence).

DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action)

RELATED INFORMATION:

APN:
177-14-602-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the height/setback ratio adjacent to an existing single family residence to 10 feet where 87 feet is required per Figure 30.56-10 (an 88.5% reduction).
2. Provide alternative landscaping with no decorative wall adjacent to a less intensive use where landscaping and a decorative wall per Figure 30.64-12 are required.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 2,035
- Parking Required/Provided: 21/21

History & Request

The Planning Commission approved a place of worship for the subject parcel via UC-19-0696 in October 2019 and amended the proposed plans via WS-20-0176 in June 2020. The plans approved via UC-19-0696 depicted a single story building with an overall height of 35 feet and an area measuring 4,835 square feet. Whereas the plans approved by WS-20-0176 were almost identical to the project approved with UC-19-0696. The 2 exceptions were as follows: 1) the area of the building was reduced to 2,035 square feet; and 2) the required intense landscape buffer along the east property line adjacent to the existing single family residence was eliminated and replaced with an alternative 10 foot wide buffer. The intent of WS-20-0176 was to develop the site in phases, with Phase 2, which was not a part of the original application, to be developed at a future date. The applicant is now asking for an extension of time in order to be able to complete the building permit process and commence construction, as previously approved.

Site Plans

The plans previously approved by WS-20-0176 depicted a proposed single story building that will be utilized as a place of worship. The place of worship was shown set back 10 feet from the east property line, requiring a waiver of development standards to reduce the height/setback ratio. The height/setback ratio does not apply to buildings with an overall height of 35 feet or less when an intense landscape buffer is provided adjacent to a single family residential development. However, the applicant provided an alternative landscape buffer along the east property line necessitating the aforementioned waiver request, as described in the landscaping description below. Furthermore, the building was shown set back 205 feet from the north, 100 feet from the west, and 45 feet from the south (Wigwam Avenue) property lines. The building was shown located at the southeast corner of the project site. Phase 2 of the development, which was not a part of the original application, was shown located immediately to the north of the building consisting of 2,840 square feet. A proposed 5 foot wide detached sidewalk was shown located along Wigwam Avenue. The 5 foot wide pedestrian walkway shown connected the place of worship to the detached sidewalk along Wigwam Avenue. Four bicycle spaces were shown located to the northwest of the building. The required trash enclosure was shown set back 53 feet and 94 feet from the west and east property lines, respectively. The trash enclosure was shown set back 110 feet from the north property line which is adjacent to a single family residential development. The place of worship as proposed required 21 parking spaces where 21 parking spaces will be provided; future parking spaces will be required with Phase 2 of the development. Access to the project site was shown being granted via a single proposed commercial driveway along Wigwam Avenue. Access gates to the building were shown set back a minimum of 46 feet from the south property line adjacent to Wigwam Avenue. The access gates will remain open during business hours. The finished grade of the building will not be more than 36 inches higher than the existing grade on-site.

Landscaping

The previously approved plans depicted a proposed 15 foot landscape area, including a 5 foot wide detached sidewalk, along Wigwam Avenue. Twenty-four inch box trees, including shrubs and groundcover were shown located within the landscape area. An alternative landscape buffer measuring 10 feet in width, consisting of shrubs and groundcover, was shown located along the east property line. The existing 6 foot high non-decorative fence will remain along the east property line. A 10 foot wide landscape area, including 24 inch box large Evergreen trees was

shown along the west and north property lines. Four, 24 inch box large Evergreen trees will be planted between the parking spaces and the west side of the building. Interior parking lot landscaping was shown equitably distributed throughout the site. Existing 6 foot high CMU block walls were shown located along the north and west property lines.

Elevations

The overall height of the building measured 35 feet to the top of the roof based on the approved plans. The north and south elevations of the building featured a cross that serves as a window. The primary entrance was shown located on the west side of the building. The building consisted of a stucco exterior painted white. A small portion of the west side of the building will be painted royal blue, adjacent to the entrance.

Floor Plans

The previously approved plans depicted a 2,035 square foot building featuring a sanctuary, vestibule, office, utility room, and restroom facilities.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0176:

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;
- Full off-site improvements.

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 #0503-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that progress towards commencement of the project was greatly slowed due to the COVID-19 pandemic, which reduced overall attendance and resources for the project, and that they have made good faith efforts towards commencement by starting the building permit process and making the necessary arrangements to bring utilities onto the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-D	Single family residential

Related Applications

Application Number	Request
ET-22-400080 (UC-19-0696)	A first extension of time for a place of worship is a related 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

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.

Since approval of the original application, the applicant has demonstrated an effort to commence the project through the submittal of a building permit on June 22, 2022 for both grading and a building. Given this, it appears the applicant does intend to move forward with the project and is willing to make good faith efforts to complete the building permit process and commence construction. As a result, staff can support the proposed extension of time for 2 years.

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 June 3, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SSA ARCHITECTURE

CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.873.1718 702.873.1726 fax
www.smallstudioassociates.com

Date: 06/1/2022

Authorization For Agent

To: Clark County Nevada Planning, Zoning, Building, Water, Traffic and or Health
Departments

The above referenced architectural firm has been retained by me to design a construction project and make modifications to the satisfaction of the government authorities for the project located at 2220 East Wigwam Avenue, Las Vegas, NV 89123.

SSA Architecture's firm representatives are authorized to submit, edit, and sign documents required for these processes. Please also allow them to act on my behalf and release any drawings, documentation, and materials to them as my representative, and allow them to represent me for the purpose of entitlement and or permit approval through your department(s).

Client Authorized Signature:

James H. McCray

Print Name: JAMES H. MCCRAY

Phone #: 702-494-8733

Fax #: _____

Project Location:

APN: 177-14-602-012

David M. Laswell

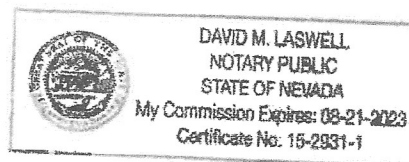
Notary Signature

DAVID M. LASWELL

Print Name

Subscribed & Sworn Before Me:

2 day of JUNE, 2022



SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.873.1718 702.873.1726 fax
www.smallstudioassociates.com

May 27, 2022

Clark County Comprehensive Planning Department
Attn.: Mark Donohue, Hunter White
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Extension Request for a Place of Worship
2220 E. Wigwam Ave
Las Vegas, NV 89123
APN #: 177-14-602-012

PLANNING
CDP
ET-22-400081

Justification Letter

Dear Clark County Planning,

Thank you for helping with the previous process of getting approval for the extension of time submission. After some deliberation and receiving that approval from the Director it has come time for the official extension of time request for both of our projects Notices of Final Action (UC-19-0696 and WS-20-0176). Please see the submitted applications.

We respectfully request that NFA UC-19-0696 be granted a reactivation and extension. We have previously received approval for an extension of time submission from the director, see the attached email. We also respectfully request an extension of time for NFA WS-20-0176 as it expires in early June.

Since the issuance of both NFAs there has been no "Change in circumstances", a Drainage Study was completed and the Civil work to bring water and sewer onsite was started and completed. SSA believes that the completed construction work and drainage Study are sufficient project progress to request an extension.

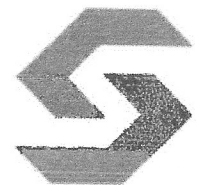
Additionally, the time period in which the NFAs was active shared a considerable amount of time with the height of the recent COVID-19 Pandemic. As the Gov. Steve Sisolak discouraged church attendance during this time, low church attendance resulted in reduced funding for a church project such as this one. See attached documentation article. Therefore, the church proceeded in good faith to permit and construct the first part of the work separately because Clark County was about to repave the road making it not approvable to dig up the road thereafter.

We respectfully request that the expiration date of both NFAs be pushed back to 2 years from today's date and that an extension is granted based on the completed Drainage Study and Off-Site work for the same reasons.

Submitted on behalf of the property owner, who is the pastor of the church: Mr. James McCray.

Respectfully,

Tyler Marwitz
SSA Architecture, Small Studio Associates, LLC
See submitted Authorization of Agent



MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

DESERT INN RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0384-POLLUX POLARIS FF 399, LLC:

ZONE CHANGE to reclassify 5.2 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced parking; 3) reduced throat depth; and 4) reduced driveway departure distance.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the southwest corner of Desert Inn Road and Polaris Avenue within Paradise (description on file). JJ/gc/tk (For possible action)

RELATED INFORMATION:

APN:

162-17-102-002; 162-17-102-003; 162-17-102-005; 162-17-102-007; 162-17-102-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 65 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 30% increase).
2. Reduce parking to 310 spaces where 366 spaces are required per Table 30.60-1 (a 15.3% reduction).
3.
 - a. Reduce throat depth for a driveway along Polaris Avenue to 15 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (an 85% reduction).
 - b. Reduce throat depth for a driveway along Desert Inn Road to 12 feet 2 inches where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (an 87.8% reduction).
4. Reduce the departure distance between a driveway along Polaris Avenue and an intersection to 57 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 70% reduction).

DESIGN REVIEWS:

1. A multiple family residential development.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 23% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3300, 3375, & 3400 Polaris Avenue
- Site Acreage: 5.2
- Number of Units: 226
- Density (du/ac): 44.3
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): 65
- Open Space Required/Provided: 22,600 (square feet)/58,393 (square feet)
- Parking Required/Provided: 366/310

Site Plans

The plans show a gated multiple family residential development (apartments) consisting of 153, one bedroom units; 66, two bedroom units; and 7, three bedroom units for an overall density of 44.3 dwelling units per acre. The units are within 1, four story building with 3 courtyards. Two of the courtyards are for parking while the northernmost courtyard is for a swimming pool area. A clubhouse and fitness center are located adjacent to the pool area within the building. Access to the site is from a driveway off of Desert Inn Road and a driveway off of Polaris Avenue. Access gates are located farther internally into the site. A total of 58,393 square feet of open space is provided where a minimum of 22,600 square feet is required. A total of 325 parking spaces are provided where 366 parking spaces are required. However, the applicant is requesting a reduction to 310 parking spaces to allow for unforeseen issues that may arise in the building permit process. The majority of parking spaces adjacent to the building will be covered. A total of 12 bicycle spaces are provided where a minimum of 6 bicycle spaces are required. Benches are provided along the walkway around the perimeter of the building. The site will have a centralized trash room within the interior of the building, as opposed to the standard outdoor trash enclosure, where a valet trash service will collect and manage resident trash.

Landscaping

A 15 foot wide landscape area with an existing attached sidewalk is located along Desert Inn Road. A 6 foot wide landscape area in front of a 6 foot high ornamental aluminum picket fence with an existing attached sidewalk is located along Polaris Avenue. The 6 foot high ornamental picket fence is also located along the south and west property lines. A pedestrian gate is provided along Polaris Avenue. An approximate 9 foot wide landscape area is located along the south property line and a 10 foot wide landscape area along the west property line. Alternative parking lot landscaping is proposed where up to 11 parking spaces are located between landscape islands in some areas of the parking lot where normally 6 parking spaces is allowed. Additionally, diamond landscape planters are used in the parking lot along the west property line. Some of the parking lot landscape islands also utilizes palm trees where not permitted.

Elevations

The plans depict a 4 story, 55 foot high, multiple family residential building. However, the applicant is requesting to increase building height up to 65 feet to take into account potential elevator shafts and/or screened mechanical equipment on the roof. Building materials consist of stucco finish, wood siding, stone veneer, decorative metal panels, metal rails and balconies, and aluminum storefront systems.

Floor Plans

The plans show 226 dwelling units over 4 floors. A fitness room, yoga room, club room, lounge, mailroom, office area, and conference rooms are also shown on the ground level.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the location is within a designated opportunity zone where the proposed project will uplift an area in need of stimulus. Furthermore, the applicant states that the waiver requests for increased building height and reduced parking are similar to requests granted for other multiple family residential developments in the area. Although reduced throat depths are being requested, the security gate off of Polaris Avenue is 113 feet from the right-of-way and the call box off of Desert Inn Road is 123 feet from the right-of-way which will prevent cars from stacking into the rights-of-way. The reduced departure distance for the Polaris Avenue driveway should be sufficient since the majority of traffic will enter the primary driveway off of Desert Inn Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0672-05	Reclassified the site from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Office/warehouse
South & West	Entertainment Mixed-Use	M-1	Office/warehouse
East	Entertainment Mixed-Use	M-1	Office/warehouse & outside storage

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 request to R-5 zoning conforms to the Master Plan which designates this site as Entertainment Mixed-Use. The area has been slowly transitioning to non-industrial uses including multiple family residential development such as the Lotus Apartments approximately 400 feet to the west and the Jade Apartments located near the intersection of Twain Avenue and Polaris Avenue. Therefore, staff finds the proposed zoning is consistent and compatible with the existing and approved land uses in the area. Furthermore, the Master Plan states that multiple family residential uses are encouraged as a supporting use in Entertainment Mixed-Use areas to support the expansion of housing options within close proximity of services, amenities, and jobs.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the increase in building height as the portions of the building over 50 feet are for architectural intrusions and mechanical equipment. Furthermore, similar buildings in the area have been approved for even taller heights including the Lotus Apartments (70 feet) and the Jade Apartments (90 feet). Additionally, there are properties in the area that are zoned H-1 that would allow for heights up to 100 feet. Thus, the requested height increase is compatible with the surrounding area.

Waiver of Development Standards #2

The requested parking reduction of 15.3% is less than parking reductions that the Board of County Commissioners (BCC) has granted in the area for similar projects. The BCC has approved a 15.6% reduction for the Lotus Apartments and a 19.7% reduction for the Jade Apartments. Both facilities have been operating without any parking issues documented. Furthermore, the site is located with one-fourth mile of public transit being Route 203 Spring Mountain Road and Route 104 Valley View Boulevard. Therefore, staff can support the parking reduction request.

Design Reviews #1 & #2

The request complies with Goal 1.1 and Policy 1.1.1 of the Master Plan which encourages the provision of diverse housing types at varied densities and in numerous locations to meet the needs of residents of all ages, income levels, and abilities. Furthermore, the request complies with Policy 1.4.4 which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed building incorporates varying roof heights, surface planes, and other architectural enhancements to improve overall visual quality and to reduce the mass of the building. Staff can also support the alternative parking lot landscaping request. The increase in number of parking spaces in

between landscape islands is mitigated by the increase in the number of trees beyond what is required on the site. The use of diamond landscape planters along the west property line and the use of palm trees in some of the landscape islands is mitigated due to the use of additional shade canopy trees in front of the parking spaces along the perimeter of the site. Additionally, covered parking is provided adjacent to the building which will provide shade to vehicles in the area where palm trees are primarily used. However, since Public Works cannot support the waiver requests for throat depth and departure distance, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds the request to eliminate the throat depth to be excessive a site redesign would allow for the commercial driveways to meet the minimum throat depth standards. Desert Inn Road is a busy arterial street and Polaris Avenue is a vital north/south route that provides relief to higher intensity traffic on Valley View Boulevard. Designing the site with sufficient space for vehicles to safely exit the roadway before encountering on-site conflicts is crucial. Compounding the danger of the reduced throat depth on the Polaris Avenue driveway is the request to reduce the departure distance (waiver of development standards #4). Therefore, staff cannot support this request.

Waiver of Development Standards #4

Staff finds that the proposed driveway on Polaris Avenue is too close to the intersection with Desert Inn Road, especially when considering that the site has approximately 700 feet of frontage on Polaris Avenue, which provides ample room to meet all of the minimum standards. Traffic approaching the driveway on Polaris Avenue from Desert Inn Road will be traveling at a high rate of speed and; therefore, locating the driveway farther south on the site will be safer for the public. Compounding the danger of the reduced departure distance is the request to reduce the throat depth (waiver of development standards #3a). Therefore, staff cannot support this request.

Design Review #3

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #2, and design review #3; denial of waivers of development standards #3 and #4, and design reviews #1 and #2.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Polaris Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0229-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FORE GREEN DEVELOPMENT

CONTACT: ALISON BURK, 1741 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



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 checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) 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>2C-22-0384</u> DATE FILED: <u>6-22-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7-26-22</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8-17-22</u> FEE: <u>2,200</u>
	PROPERTY OWNER NAME: <u>Pollux Polaris FF 399, LLC</u> ADDRESS: <u>3041 W Horizon Ridge Parkway #155</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-739-9100</u> CELL: _____ E-MAIL: <u>llycheck@claytonmortgageandinvestment.com</u>
	APPLICANT NAME: <u>Fore Green Development</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: <u>702-523-5794</u> E-MAIL: <u>aburk@foreproperty.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Alison Burk</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: <u>702-523-5794</u> E-MAIL: <u>aburk@foreproperty.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16217102002, 16217102003, 16217102005, 16217102007, 16217102009

PROPERTY ADDRESS and/or CROSS STREETS: 3300 POLARIS AVE, 3375 POLARIS AVE, 3400 POLARIS AVE

PROJECT DESCRIPTION: 226 apartment units with amenity spaces

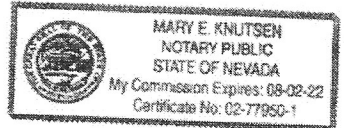
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Laura C. Lycheck Pollux Polaris FF 399, LLC
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

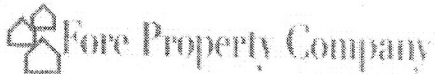
SUBSCRIBED AND SWORN BEFORE ME ON 3-14-22 (DATE)

By Laura C Lycheck
 NOTARY PUBLIC: Mary E Knutsen



*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.

6



Fore Property Company
1741 Village Center Circle
Las Vegas, NV 89134
Phone: 702-562-6050 ext. 2261
E-fax: 702-853-2117
atiani@foreproperty.com

20-22-0384

June 22, 2022

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741
(702) 455-4314

Re: Pre-submittal Filing Package APR-22-100028 (APNs: 16217102002, 16217102003, 16217102005, 16217102007, 16217102009)

Polaris Apartments (at NE corner of Polaris Ave & Desert Inn Rd) Project Description:

It is our intention to develop the 5.11 acres of parcels 16217102002, 16217102003, 16217102005, 16217102007, 16217102009 at the SW corner of Polaris Ave & Desert Inn Rd into Polaris Apartments, a luxury rental multifamily property comprised of a single, four-story building with 226 richly amenitized residences.

Request for a conforming zone change to R-5 Multiple-Family Residential High Density [50 units per Acre]:

Currently zoned Light Manufacturing (M-1) but within a designated Entertainment Mixed-Use (EM) planned land use overlay, we are requesting a conforming zone change to H-1 through a special use permit to accommodate the multifamily usage at the planned 44.23 dwelling units per acre. The project site also lies within a Low-Income Community Opportunity Zone and the substantial funds required to bring Polaris Apartments to life will also represent a pivotal turning point in redeveloping and uplifting an area officially identified as most needing of stimulus. Sister project Lotus Apartments (3463 Procyon St, Las Vegas, NV 89102) was delivered by Fore Property in 2018 and sparked a successful introduction of luxury living adjacent to the Las Vegas Strip and at the gateway to a vibrant Chinatown. Polaris Apartments will continue this momentum of investment, revitalization, and community development.

Requested Design Review:

- To increase the grade up to 42 inches where 36 inches is allowed. Current cross-sections detail a 38-inch increase in grade, but we are seeking an additional buffer to accommodate unforeseen grading conditions.

- For alternative parking lot landscaping to allow for half-diamond landscape planter instead of the standard landscape fingers.

Requested Waivers of Development Standards:

- Maximum building height of 65' (to account for stair/elevator shafts to the roof level) where existing zoning already allows for up to 50-feet in height. The additional height will provide architectural enhancements and enclose any mechanical equipment.
 - Precedent for 4-story+ buildings nearby:
 - Lotus Apartments: 5-6 stories, 67'
 - Jade Apartments: 6-7 stories, 108'
 - Project site is bounded Light Manufacturing (M-1) zoning and uses, and within a designated Entertainment Mixed-Use (EM) planned land use overlay. No single-family homes would be directly adjacent to Polaris Apartments
- To reduce the provided parking to 310 spaces, a variance of 15.3%. Current calculations project a variance of 11.2% but we are requesting a minor additional buffer to accommodate potential site plan adjustments introduced in pursuit of building permits. We are below other waivers received on other projects in the area we have built in Las Vegas with larger parking reductions and have not had any issue with parking for tenants. At JADE on Twain Ave, we received a parking waiver of 19.7% and at Lotus on Procyon Street we received a parking waiver of 15.6% reduction.
- The entrance off Polaris Ave has a 15'0" throat depth where 100' is normally required per Uniform Standard Drawing 222.1. There is 113 LF to the security gate from the entrance off Polaris to provide room for cars to not stack on the road.
- The entrance off Desert Inn has a 12'2" throat depth one side where 100' is normally required per Uniform Standard Drawing 222.1. There is 123 LF to the call box from the entrance off Desert Inn to provide room for cars to not stack on the road.

We look forward to discussing this development opportunity soon.

Best Regards,



Alison Burk

Vice President

702-851-1644

aburk@foreproperty.com