



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 29, 2023

7:00pm

**Note:**

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

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

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

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

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

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

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

- III. Approval of Minutes for August 8, 2023. (For possible action)
- IV. Approval of the Agenda for August 29, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)

VI. Planning and Zoning

- 1. **ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** 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/rp/syp (For possible action)  
**PC 9/19/23**
- 2. **UC-23-0465-PARADISE ROAD, LLC:**  
**USE PERMIT** for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone. Generally located on the west side University Center Drive, 470 feet of north side of Harmon Avenue within Paradise. JG/rp/syp (For possible action)  
**PC 9/19/23**
- 3. **UC-23-0476-2625 GV, LLC:**  
**USE PERMIT** for a place of worship on a portion of 6.2 acres in a C-P (Office and Professional) zone. Generally located on the south side of Desert Inn Road, and approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)  
**PC 9/19/23**
- 4. **UC-23-0480-FRANTZ CONSULTING, LLC:**  
**USE PERMIT** for a supper club within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)  
**PC 9/19/23**
- 5. **VS-23-0463-SUNRISE HEALTHCARE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action)  
**PC 9/19/23**
- 6. **VS-23-0486-VALLEY HEALTH SYSTEM, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file). TS/jor/ja (For possible action)  
**PC 9/19/23**

7. **UC-23-0485-VALLEY HEALTH SYSTEM, LLC:**  
**USE PERMIT** for an emergency care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway throat depth.  
**DESIGN REVIEW** for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. TS/jor/ja (For possible action) **PC 9/19/23**
8. **WS-23-0444-PILOT LVO OZB LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce parking lot landscaping.  
**DESIGN REVIEW** for a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise. MN/hw/syp (For possible action) **PC 9/19/23**
9. **WS-23-0482-OR BAMIDBAR CORPORATION:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking; 2) reduce throat depth; and 3) driveway geometrics.  
**DESIGN REVIEW** for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action) **PC 9/19/23**
10. **DR-23-0442-ACE A PROPCO:**  
**DESIGN REVIEWS** for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG /al/syp (For possible action) **BCC 9/20/23**
11. **VS-23-0460-LV DIAMOND PROPERTY I, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action) **BCC 9/20/23**
12. **WS-23-0484-LV DIAMOND PROPERTY I, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.  
**DESIGN REVIEWS** for the following: 1) amend a previously approved comprehensive sign package; and 2) increase building height in conjunction with a previously approved racetrack, recreational facility, and fairground with accessory uses on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/syp (For possible action) **BCC 9/20/23**

13. **WS-23-0475-IMI MIRACLE MALL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce height setback.  
**DESIGN REVIEWS** for the following: 1) modifications to restaurant with outside dining and drinking; 2) update the exterior façade; and 3) modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/lm/syp (For possible action)  
**BCC 9/20/23**

14. **WS-23-0481-JAS ORTON AND SONS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce separation for monument signs.  
**DESIGN REVIEW** for a monument sign in conjunction with an approved shopping center, on a portion of 806 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise.  
MN/sd/syp (For possible action) **PC 10/3/23**

VII. General Business (For possible action)  
**Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.**

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

IX. Next Meeting Date: September 12, 2023.

X. Adjournment.

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



## Paradise Town Advisory Board

August 8, 2023

### MINUTES

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

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

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

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

Lorna Phegley; Planning, Dane Detommaso; Planning Blanca Vazquez, Community Liaison

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

II. Public Comment:  
**None**

III. Approval of July 25, 2023 Minutes

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

Approval of Agenda for August 8, 2023

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

V. Informational Items (For Discussion only)  
**Budget items to be discussed at next Paradise TAB meeting**

VI. Planning & Zoning

**BOARD OF COUNTY COMMISSIONERS**

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

1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) **PC 8/15/23**

**MOVED BY- Swartzlander**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for increased wall and gate **DESIGN REVIEW** for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) **PC 8/15/23**

**MOVED BY- Swartzlander**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**  
**HOLDOVER USE PERMIT** to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action) **BCC 8/16/23**

**MOVED BY- Philipp**  
**DENY**  
**VOTE: 4-0 Unanimous**

4. **WS-23-0372-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the number of animated sigs; and 2) increase wall sign area. **DESIGN REVIEW** for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/sd/syp (For possible action) **BCC 8/16/23**

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

5. **UC-23-0321-DEAN MARTIN SUNSET LLC:**  
**USE PERMIT** to allow for retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action) **PC 9/5/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

6. **UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:**  
**USE PERMIT** for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in an C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action) **PC 9/5/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

7. **UC-23-0427-S VALLEY VIEW TWAIN, LLC:**  
**USE PERMITS** for the following: 1) vehicle sales; and 2) vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action) **PC 9/5/23**

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

8. **VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/xx (For possible action) **PC 9/5/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

9. **WS-23-0417-LAS VEGAS AIRPORT CENTER L L C:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; 2) reduced setbacks; 3) reduced setbacks from the right-of-way; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) eliminate trash enclosure; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) allow existing non-standard commercial driveways where commercial curb return driveways are required.  
**DESIGN REVIEWS** for the following: 1) site modifications to an existing commercial complex; and a 2) parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial)(AE-65 &AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**ADDED Condition**

- Any signage or advertising on the outside walls of garage must return as a Public Hearing.
- Withdraw waiver #6

**VOTE: 4-0 Unanimous**

10. **TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/xx (For possible action) **PC 9/5/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

11. **WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for a freestanding sign.  
**DESIGN REVIEW** for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action) **PC 9/5/23**

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

12. **AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** to waive conditions for temporary outdoor events (tailgating).  
**DESIGN REVIEW** for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/mh/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

13. **UC-23-0376-4380 BOULDER, LLC:**  
**USE PERMIT** for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation from a school; and 2) reduce separation from a nonrestricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/rr/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 3-1**  
**Williams opposed**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

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



14. **WC-23-400108 (WS-21-0013)-3950, LLC:**  
**WAIVER OF CONDITIONS** of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

15. **WC-23-400109 (UC-21-0011)-3950, LLC:**  
**WAIVER OF CONDITIONS** of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

16. **WC-23-400110 (UC-21-0012)-3950, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Cunningham**  
**APPROVE-Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

17. **WS-23-0394-BARTSAS MARY 8, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) reduce driveway throat depth.  
**DESIGN REVIEW** for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 245 west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action) **BCC 9/6/23**

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

18. **WS-23-0426-MAKUTA MARZENA & BOWN KEN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Philipp**  
**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

**Added condition**

- **Water and Sewer permits must be obtained when new owner or developer applies for any building permits**

19. **WS-23-0440-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a school (middle school) on 18.9 acres in a P-F (Public Facility) Zone. Generally located on the southeast corner of Sandhill Road and Harmon Avenue within Paradise. TS/jud/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Swartzlander**

**APPROVE-Subject to staff conditions**

**VOTE: 4-0 Unanimous**

20. **ZC-23-0389-SORIANO, IGNACIO ALMANZA:**  
**ZONE CHANGE** to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development. Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action) **BCC 9/6/23**

**MOVED BY- Philipp**

**DENY**

**VOTE: 4-0 Unanimous**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None heard**
- VIII. Next Meeting Date  
**The next regular meeting will be August 29, 2023**
- IX. Adjournment  
**The meeting was adjourned at 9:05 p.m.**

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair

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

09/19/23 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

PEARL ST/CASEY DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** 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/rp/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
161-30-202-006

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the separation between the principal structure and an accessory structure to 5 feet where 6 feet is the minimum allowed per Table 30.40-2 (a 17% reduction).

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 5170 Pearl Street
- Site Acreage: 0.3
- Project Type: Separation for accessory structures
- Number of Stories: 1
- Building Height (feet): 10 (accessory structure)
- Square Feet: 638

Site Plans

The approved plans depict a 0.3 acre parcel with a single family home centrally located on the western portion of the lot. An accessory apartment is located to the south of the principal dwelling and a storage building is located to the east of the house. Access to the parcel is provided by a driveway from Pearl Street.

Landscaping

There is mature landscaping in both the front and rear yards.

Elevations

The approved plans depict the accessory apartment as constructed with painted stucco and a maximum of 10 feet high. The roof has a slight slope of 2 feet from front to rear.

Floor Plans

The approved plans depict the accessory apartment as a total of 638 square feet and includes 1 bedroom and 1 bathroom.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0340:

Current Planning

- 1 year to complete the building permit and inspection process;
- Paint the accessory structure to match the residence.
- 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

- Applicant is advised that there is a 10 foot wide private drainage easement on the rear property line; and that they need to consult a drainage engineer to determine if anything can be done that would allow a structure in that easement.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the approval of the waiver of development standards, they continue to work with the Building Department (BD-22-56931 & BD-22-56932). The applicant is requesting 2 more years in order to complete the requirements of the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0340	Reduced the required separation between the principal dwelling and an accessory structure	Approved by PC	August 2022
ZC-0133-84	Reclassified from an R-E to an R-1 zoning	Approved by BCC	August 1984

**Surrounding Land Use**

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

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

CE-21-19957 is an active violation for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval 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 original approval, building permits (BD22-56931 & BD22-56932) have been submitted to the Building Department. The applicant has made an effort to work with the Building Department; however, the applicant has yet to have a complete permit submittal to them. Staff can support the request for six months to receive a building permit and 1 year from the date of issuance to complete the inspections.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until March 2, 2024 for building permits to be issued;
- Until March 2, 2025 to complete the inspection process.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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: SHANROKH MOSHTAGHI**

**CONTACT: SHANROKH MOSHTAGHI, 5170 S. PEARL ST, LAS VEGAS, NV 89120**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>(WS 22-0340)</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400115</u> DATE FILED: <u>07/24/2023</u> PLANNER ASSIGNED: <u>RP</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>08/29/2023</u> PC MEETING DATE: <u>09/19/2023</u> BCC MEETING DATE: _____ FEE: <u>\$ 600</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SHAHROKH-MOSHLAGHI</u> ADDRESS: <u>5170 S Pearl ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-6890225</u> CELL: _____ E-MAIL: <u>SHAHROKHMOSHLAGHI@YMAIL.COM</u>
	<b>APPLICANT</b>  NAME: <u>SHAHROKH-MOSHLAGHI</u> ADDRESS: <u>5170 S Pearl ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____      CELL: <u>702-6890225</u> E-MAIL: _____      REF CONTACT ID #: <u>owner</u>
<b>CORRESPONDENT</b>  NAME: <u>SHAHROKH-MOSHLAGHI</u> ADDRESS: <u>5170 S Pearl ST</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: _____      CELL: <u>702-6890225</u> E-MAIL: _____      REF CONTACT ID #: <u>220416</u> <u>SHAHROKHMOSHLAGHI@YMAIL.COM</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-30-209-006  
 PROPERTY ADDRESS and/or CROSS STREETS: 5170 S Pearl ST LV-NV-89120  
 PROJECT DESCRIPTION: ET

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

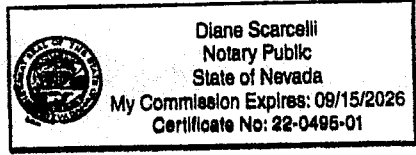
Property Owner (Signature)\* [Signature]      Property Owner (Print) Shahrokh-Moshlaghi

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-24-23 (DATE)

By Shahrokh Moshlaghi

NOTARY PUBLIC: Diane Scarcelli



\*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.

date  $\Rightarrow$  7-24-23

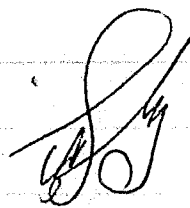
From: Shahrokh-Moshtaghi

To: clark county comprehensive planning department  
explanation for extention of time

I am working to pull up the building permit for two extra building I built from the first day of I had the comprehensive permit but for completion of project still I was not able to finish it.

so I ask to extend the time for two more years

I appreciate all your help



Shahrokh-Moshtaghi  
owner of property

5170 S Pearl St

LV-NV-89120-1220

this permit was approved on Aug-02-22  
(WS-2<sup>2</sup>-0340) but I need to complete the permit  
building within one year



09/19/23 PC AGENDA SHEET

HOOKAH LOUNGE  
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0465-PARADISE ROAD, LLC:**

**USE PERMIT** for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone.

Generally located on the west side University Center Drive, 470 feet of north side of Harmon Avenue within Paradise. JG/rp/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
162-22-202-005; 162-22-202-006

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

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

- Site Address: 4416 Paradise Road
- Site Acreage: 1.1
- Project Type: Hookah Lounge
- Number of Stories: 1
- Square Feet: 7,991
- Parking Required/Provided: 80/88

**Site Plan**

The site plan depicts an existing legal nonconforming adult entertainment business (Centerfolds) located on the western portion of the parcel. Access is located along the east property line adjacent to University Center Drive. The applicant is requesting to allow a hookah lounge for its customers. The loading area and the parking are in front of the existing building.

**Landscaping**

No changes are proposed or required for the existing landscaping.

Elevations

Photographs show a 1 story commercial building with a parapet style roof. The existing color scheme includes white stucco paint with black and gold accent colors.

Floor Plan

The floor plan includes an entry way, seating area, bar area, stage area, open office, private dance room, locker room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states there should be no impact on the adjacent properties since the building is enclosed and not viewed from the outside. The hookah lounge will not be the primary business; however, adding the sale of hookah would add to the experience of the customers. The applicant indicates the building is equipped with 2 smoke eaters to help minimize any environment impacts.

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-18-0427	Changed the name of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0010-12	Allowed an overhead communication line existing utility structure along public rights-of-way	Approved by PC	March 2012
UC-1799-98	Restaurant in conjunction with an adult entertainment business	Approved by PC	November 1998
DR-0796-95	440 square foot, 30 foot high animated sign in conjunction with an adult entertainment cabaret	Approved by BCC	June 1995
DR-1712-93	65 square foot electronic message panel addition to an existing freestanding sign in conjunction with an existing adult entertainment cabaret	Approved by BCC	November 1993

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Multiple family residential
South	Entertainment Mixed-Use	C-2	Shopping center
East	Public Use	P-F	UNLV
West	Entertainment Mixed-Use	H-1	Resort Hotel

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

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

Staff finds that the proposed request is consistent and compatible with the approved and existing use on the property. The proposed use for a hookah lounge should not result in an adverse effect on adjacent properties and adding a hookah lounge to the existing adult entertainment business is an appropriate use for the site; therefore, staff can support this request.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CVSM LLC DBA CENTERFOLDS CABARET

**CONTACT:** CVSM LLC DBA CENTERFOLDS CABARET, 4416 PARADISE ROAD, LAS VEGAS, NV 89169

DRAFT

VC-23-0465

PLANNER COPY



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>VC-23-0465</u> DATE FILED: <u>7/24/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>STEVE MILLER - PARADISE ROAD LLC</u> ADDRESS: <u>2205 WESTLUND DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: _____      CELL: <u>702-378-3313</u> E-MAIL: <u>stevemiller4lv@aol.com</u>
	<b>APPLICANT</b>  NAME: <u>STEVE PAIK - CVSM LLC DBA CENTERFOLDS CABARET</u> ADDRESS: <u>4416 PARADISE ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-734-7990</u> CELL: <u>267-971-6284</u> E-MAIL: <u>woodbinsteve@aol.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>MARICAR MARTINEZ</u> ADDRESS: <u>4416 PARADISE ROAD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-734-7990</u> CELL: <u>702-321-8350</u> E-MAIL: <u>cvsmvegas@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-22-202-005

PROPERTY ADDRESS and/or CROSS STREETS: 4416 PARADISE ROAD, LV NV 89169 PARADISE AND HARMON

PROJECT DESCRIPTION: SPECIAL USE PERMIT FOR HOOKAH LICENSE IN H-1 ZONE PER TITLE 30 NOT RESORT HOTEL

(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.

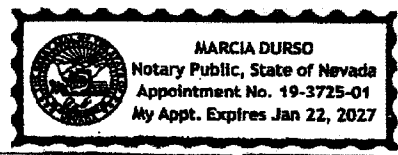
Stephen L. Miller  
 Property Owner (Signature)\*

STEVE MILLER STEPHEN L. MILLER  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12-20-22 (DATE)  
 By Stephen Leslie Miller

NOTARY PUBLIC: Marcia Durso



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner

VC-23-0405



4416 Paradise Road  
Las Vegas, NV 89169  
(702) 734-7990  
[cvsmvegas@gmail.com](mailto:cvsmvegas@gmail.com)

December 28, 2022

Clark County Business License  
2003279.LIQ-106

RE: Addition of Hookah License to existing Clark County Business License/Liquor

To Whom It May Concern:

I am requesting to add a special use permit in an H-1 zone per Title 30 as this is not a resort hotel.

The current use of the property is a gentlemen's club. I have an existing Tobacco Retail Dealer's License but would like to add to the experience of our customers by adding the sale of Hookah in our building which requires land use application for our building besides the current Liquor license we currently hold.

There should be no impact on the adjacent properties since our building is enclosed and not viewed from outside. The sale of Hookah is not our primary business but will enhance our customer needs. Some like to smoke cigarettes but the new trend is to smoke Hookah inside the nightclub. My business would like to offer both.

The building is equipped with two smoke eaters in the building to help minimize any environmental impacts especially smoke, air quality, and dust. Our fire extinguishers are tagged by GF Fire and there are twenty-three in the building.

The building is well maintained on the outside as a landscaper is employed to keep the front and back area free of debris. Customers are required to valet park their cars in our spacious parking area as seen on the site plan.

Please approve our request for a special use permit on our existing license as it will have a small impact on the neighborhood and any companies/notices would always be managed in a timely manner.

If you have any questions, please call my office assistant, Maricar Martinez, at the number or email above. Thank you for your time and hope we receive approval for our request.

Sincerely,

Steve Paik, Owner  
CVSM, LLC dba Centerfolds

09/19/23 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

DESERT INN RD/MCLEOD DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0476-2625 GV, LLC:**

**USE PERMIT** for a place of worship on a portion of 6.2 acres in a C-P (Office and Professional) zone.

Generally located on the south side of Desert Inn Road, and approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
162-13-102-012 ptn

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2725 E. Desert Inn Road
- Site Acreage: 6.2 (portion)
- Project Type: Place of worship
- Number of Stories: 22
- Building Height (feet): 31
- Square Feet: 3,114 (suite 100)
- Parking Required/Provided: 31 (place of worship)/400/442 (entire complex)

**Site Plans**

The plans depict a 2 story office building located in the southern portion of the parcel. Currently, there are several office buildings on this parcel, which is split between 2 zoning districts, C-1 (Local Business) and C-P (Office & Professional). The southern portion zoned C-P is currently an office building with plans by the applicant to utilize as a place of worship in Suite 100, which is approximately 3,114 square feet. Required parking for the place of worship is 31 spaces. The required parking for the complex is 400 spaces and 442 spaced are provided.

**Landscaping**

Landscaping is not a part of this application.

Elevations

The plans depict an existing 2 story office building 31 feet in height with a pitched roofline with concrete tiles, stucco exterior, and glazed windows.

Floor Plans

The plans submitted by the applicant depict a floor plan for Suite 100 for a place of worship. The plans depict 3,114 square feet with a speaker's podium, congregation seating area, conference room, and offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states there will be no changes to the building exterior or the current parking lot layout. The use of a portion of this building will be Suite 100 with an expected attendance of between 35 to 49 parishioners. Services on Sunday include Sunday school, morning worship, biblical counseling, prayer services, and other activities. Weekday services will be held online with Sunday services being a hybrid between online attendees and in person attendees. There will be no on-site living for any staff with weddings and funerals being held on Sundays.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1374-00	21,000 square foot office building	Approved by PC	October 2000
ZC-0597-98	Reclassified from R-1 to C-2 zoning	Approved by BCC	June 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-2	Office building
South & West	Mid-Intensity	R-2 & R-1	Single family residential
East	Corridor Mixed-Use	C-2	Retail

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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



The office complex provides sufficient parking to accommodate the place of worship in conjunction with other businesses on-site, with parking centrally located and buffered from surrounding residential developments by existing landscaping and block wall. Staff finds that the use is appropriate and will not create any undesirable condition in the neighborhood. The request complies in part with Policy 6.1.6: Adaptive re-use of an under-utilized building both public and private as a means to encourage reuse and reinvestment. In addition, services will be held on Sundays only with other services online during the weekdays, and this use will not result in any conflicts with existing businesses on-site; therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** VERONICA TONIA WATT EDWARDS  
**CONTACT:** VERONICA WATT EDWARDS, FAITH FOUNDATION MINISTRIES, 3808  
SUNKING ST., LAS VEGAS, NV 89130



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-23-0476</u> DATE FILED: <u>7/25/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b> NAME: <u>Viks Inc.</u> ADDRESS: <u>19314 Yolie Ln</u> CITY: <u>Tarzana</u> STATE: <u>CA</u> ZIP: <u>913526</u> TELEPHONE: _____    CELL: <u>702-612-3797</u> E-MAIL: <u>alisoncrepm@gmail.com</u>
	<b>APPLICANT</b> NAME: <u>Veronica Watt Edwards</u> ADDRESS: <u>3808 Sunking St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89180</u> TELEPHONE: <u>702-721-3069</u> CELL: _____ E-MAIL: <u>FaithFoundation Ministries LV@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: _____ ADDRESS: _____ CITY: _____    STATE: _____    ZIP: _____ TELEPHONE: _____    CELL: _____ E-MAIL: _____    REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 162-13-102-012  
 PROPERTY ADDRESS and/or CROSS STREETS: 2755 E Desert Inn Las Vegas NV  
 PROJECT DESCRIPTION: \_\_\_\_\_

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)\*    Alison Merrill  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 6/22/23 (DATE)  
 By ALISON MERRILL \*\*\*



NOTARY PUBLIC: 

\*NOTE: Corporate declaration of authority (of 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.

**Letter of Justification for Special Use Permit**

**PLACE OF WORSHIP**

To whom it may concern,  
Faith Foundation Ministries is seeking a Special Use Permit for 2755 East Desert Inn Road Las Vegas NV 89121 suite 100

There will be no construction to the unit we are take it as is. Our hours of operation at 2755 East Desert Inn Road Las Vegas NV 89121 suite 100 will have congregational Worship services on Sunday from 8:00am to 2:00pm, with some administrative business Monday-Saturday with No congregation meeting.

We are seeking to occupy utilizing 2755 East Desert Inn Road Las Vegas NV 89121 suite 100. We expect maximum occupancy for the near future to be 35-49 people. Ten of which will be staff. Monday-Friday allocated five parking spaces with more availability for Sunday's but most businesses are closed Saturday-Sunday and there are well over 200 spaces available.

No changes to the building, parking layout, nor landscaping , site.  
Utilization of 2755 East Desert Inn Road Las Vegas NV 89121 suite 100. Will include Sunday School, Sunday morning Worship, Biblical counseling, prayer, and planning for services, activities, and resources which will be held in a separate center from the listed address. Weekdays services are held online. Sundays are hybrid online and in person. No on-site living staff. We do funerals and weddings but only on Sundays.

Services will not interfere with surrounding businesses because of the operational hours.

We have been open as a ministry for about five years and maintain a good name, we have are relocating because of a recent rent increase and are leaving the current space, and community in right standing. We desire to be a blessing to the community and grow as a part of this wonderful, diverse, and opportunity filled area.

Best regards,

Veronica Watt-Edwards

President

Faith Foundation Ministries

Faithfoundationministrieslv@gmail.com

09/19/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

RUSSELL RD/WYNN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0480-FRANTZ CONSULTING, LLC:**

**USE PERMIT** for a supper club within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

162-30-801-027 through 162-30-801-029

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4110 W. Russell Road
- Site Acreage: 2 (entire complex)/0.7 (developed pad site)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3911
- Parking Required/Provided: 80/73 (entire complex)

**History and Request**

The project was previously approved (UC-19-0560) by the Planning Commission on September 3, 2019. The original application included waivers of development standards for parking, landscaping, and a design review for the building and drive-thru. A portion of the project development, including the underground grease trap, drive-thru, and parking lot with landscaping, was completed when the owner passed away on April 4, 2021. In his absence, completion of the building slowed while coordination with local government agencies continued. The certificate of completion was issued on April 4, 2022 for the building permit (BD19-57609).

### Site Plans

The plans depict a proposed supper club located on a developed pad site in the southeast portion of an existing office/warehouse complex. Access to the site is provided from an existing driveway on Wynn Road and an existing driveway on Russell Road. The proposed supper club is set back 28 feet from the east property line along Wynn Road, and 32 feet from the south property line along Russell Road. However, a menu awning extends over the drive-thru lane on the south side of the building to 12 feet from the south property line. The drive-thru lane extends around the east side of the building, and the drive-thru pick-up window is located on the east side. In addition, a walk-up window for delivery drivers is provided on the northeast portion of the building.

Parking spaces are shared throughout the complex, and a total of 73 spaces are provided where 80 spaces are required per the Shared Parking Schedule in Title 30 (a waiver for parking was previously approved). Thirty parking spaces are provided with the new supper club, and 2 parallel parking spaces on Wynn Road are included towards the spaces provided. A loading zone is located on the west of the pad site, south of a trash enclosure. Lastly, bicycle stalls are provided on the southwest side of the proposed supper club.

### Landscaping

Adjacent to the proposed supper club, 15 foot wide landscape strips are existing behind existing attached sidewalks on Russell Road. There are 14 foot wide existing landscape strips behind existing attached sidewalks on Wynn Road. In addition, there are 2, 7 foot wide landscape fingers provided on the north side of the supper club pad site. However, no landscaping is provided adjacent to the parking spaces around the base of the building. In addition, there is a 7 foot wide landscape strip on the northwest side of the pad site.

### Elevations

The proposed supper club is 21 feet to the highest part of an angled roof element, although most of the building is lower. Finish materials will consist of painted stucco and metal awnings.

### Floor Plans

The 3,911 square foot supper club includes a dining room with a sit-down bar for on-premises consumption of alcohol. In addition, the building includes a kitchen, storage areas, office, and restrooms. The walk-up window on the northeast side of the building will be for delivery services only.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant was unaware of the need for an extension of time to UC-19-0560. Subsequently, the original approved use permit for a supper club expired, and now a new use permit must be applied for. The subject site is near the new Raider's stadium, and with the popularity of the Vegas Golden Knights, the restaurant will be a popular location for food and drink during games. It is for this reason that the applicant is requesting a use permit to operate as a supper club.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0560	Use permit, waiver of development standards, and design review for a supper club - expired	Approved by PC	September 2019
WS-0009-12	Allowed an overhead communication line on existing utility structures along public right-of-way	Approved by PC	March 2012
UC-0504-99	Constructed and maintained a public utility facility (substation) and new power transmission lines	Approved by PC	September 1997
UC-1525-97	Constructed and maintained a 60-foot-high PCS monopole	Approved by PC	October 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Industrial complex
South	Business Employment	M-1	Warehouse
East	Business Employment	M-1	Transportation service

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff believes the proposed use of this developed site is harmonious with the surrounding area. It is located in an industrial complex and surrounded by other industrial uses; therefore, will not impact neighboring properties. The same request was previously approved with UC-19-0560 and the applicant does not intend to change the proposed use. It is for these facts that staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ELICIA MONTGOMERY**

**CONTACT: ELICIA MONTGOMERY, 9680 W. TROPICANA AVE #132, LAS VEGAS NV 89147**

23-00938



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

App

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0480</u> DATE FILED: <u>7/26/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29</u> PC MEETING DATE: <u>9/19</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Frantz Consulting LLC</u> ADDRESS: <u>2094 Monte Bianco Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u> TELEPHONE: <u>702-757-5070</u> CELL: <u>702-757-5070</u> E-MAIL: <u>kyungfrantz@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Elicia Montgomery, Montgomery Consulting Engineers, LLC</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-327-4954</u> CELL: <u>702-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Elicia Montgomery</u> ADDRESS: <u>9680 W Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-327-4954</u> CELL: <u>702-327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-30-801-029, 162-30-801-028, 162-30-801-027  
 PROPERTY ADDRESS and/or CROSS STREETS: NWC Russell Road & Wynn Road  
 PROJECT DESCRIPTION: Restaurant with Drive-thru

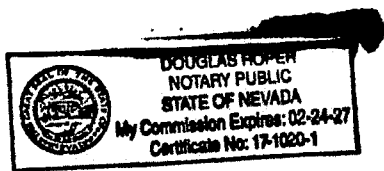
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 13, 2023 (DATE)

By Kyung Kim Frantz  
 NOTARY PUBLIC: Douglas Roper



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

4



**PLANNER  
COPY**

**JUSTIFICATION**

**USE PERMIT:**

-14-

This project was approved under NOFA UC-0560 in September 3, 2019. The shell building construction, including the underground grease trap interceptor, drive-thru and parking lot with landscaping was substantially complete when the property owner, Dr. James Frantz died unexpectedly on April 4, 2021. With his absence, completion of the building slowed while coordination with NV Energy and the County entities continued. Jim Gerren was instrumental in extending the building permit so completion of the work could be done and a Certificate of Completion could be issued. The Certificate was issued on April 4, 2022 for Building Permit number BD19-57609.

Unaware of the need for an extension of the Use Permit, the NOFA expired in September of 2021. This was not known until the property was in escrow and an attorney for the buyer made the inquiry. Frantz Consulting, LLC respectfully request approval of this re-application for the originally requested use.

During the day, during the week, the drive-thru and delivery service via "Grub Hub", "Uber Eats", etc. is expected to be the patronage. A walk-up window has been included with the shell building will be available for pick-up by the various delivery services. After work hours and on the weekends, the inside seating and bar are expected to be used. With the proximity to the new Raider's stadium and popularity of the Las Vegas Knights, the restaurant will be a popular location for food and drink during games. For this reason, the owner would like to operate as a "Supper Club".

UC-23-0480

JL

09/19/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

CHANNEL 10 DR/ROCHELLE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0463-SUNRISE HEALTHCARE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action)

RELATED INFORMATION:

**APN:**  
162-23-604-010

**LAND USE PLAN:**  
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The area to be vacated is located along Channel 10 Drive, 267 feet north of University Avenue. The applicant indicates this request will allow the developer to meet the County requirement to vacate any unused easements along Channel 10 Drive. The plans indicate 1 pedestrian access easement is being vacated for this request. The easement is approximately 795 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-22-900269	Modifications to a congregate care facility	Approved by ZA	May 2022
NZC-22-0060	Reclassified from U-V to R-4 and C-2 zoning for a multiple family development & convenience store	Approved by BCC	July 2022
ZC-19-0768	Reclassified the northern portion of the site to U-V zoning for a mixed-use development	Approved by BCC	December 2019
ADET-18-900521 (UC-0616-15)	First extension of time for a congregate care facility	Approved by ZA	September 2018
UC-0616-15	Congregate care facility with additional parking	Approved by BCC	July 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0146-91	Community/recreation center and pre-school in conjunction with an existing private school	Approved by BCC	June 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Public Use	R-4	Undeveloped & Clark County School District facility
South	Neighborhood Commercial	C-1	Congregate care, mini-storage, office buildings, & multiple family residential
East	Neighborhood Commercial	R-1	Congregate care
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of a pedestrian access easement that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LOCHSA ENGINEERING

**CONTACT:** LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

**DRAFT**



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0463</u>	DATE FILED: <u>7/20/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>8/29/23</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>9/19/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Sunrise 96C, LLC</u> ADDRESS: <u>901 N Green Valley Parkway, LLC</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(760) 809-8247</u> CELL: <u>(760) 809-8247</u> E-MAIL: <u>LOCHOA@LRO-INC.COM</u>
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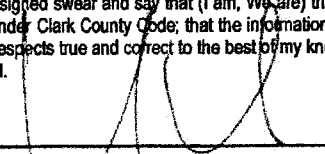

<b>APPLICANT</b>	NAME: <u>Lochsa Engineering</u> ADDRESS: <u>6345 S Jones Boulevard, Site 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 365-9312</u> CELL: <u>(702) 277-4786</u> E-MAIL: <u>edgar@lochsa.com</u> REF CONTACT ID #: _____
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>Edgar León, PE @ Lochsa Engineering</u> ADDRESS: <u>6345 S Jones Boulevard, Site 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 365-9312</u> CELL: <u>(702) 277-4786</u> E-MAIL: <u>edgar@lochsa.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 162-23-604-010

PROPERTY ADDRESS and/or CROSS STREETS: Rochelle Avenue and Channel 10 Drive

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.

 _____ <b>Property Owner (Signature)*</b> STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>February 10, 2023</u> (DATE) By <u>Michael Ochoa</u> NOTARY PUBLIC: <u>Karen Lee McClain</u>	<u>Michael Ochoa</u> _____ <b>Property Owner (Print)</b> 
--	--

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

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



June 29, 2023

Clark County Public Works  
Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Subject: **Justification Letter for Vacation of Pedestrian Access Easement (PAE)  
(Lochsa No. 211072)**

To Whom It May Concern,

This letter is intended to provide a justification to vacate an existing Pedestrian Access Easement (PAE) on the east side of Channel 10 Drive, just south on Rochelle Avenue.

The PAE is on APN 162-23-604-010 and was granted via recorded Parcel Map (PM 126-35) per Book 20200817 Document 01592. Lochsa Engineering is currently working on a project entitled "Eastern 96C Apartments & Clubhouse at Eastern and Rochelle" at APN 162-23-604-001 & 162-23-604-010. Please refer to the Site Plan included with this request. The PAE we wish to vacate is currently adjacent to a proposed building (Building 1). Also, the project proposes a new driveway about 100 feet north of the existing PAE. Lastly, the County issued a Preliminary Review of the proposed Parcel Map (MSM-22-600094) on October 20, 2023. That review requested the Vacation of unused driveway easements that have been granted to Clark County along Channel 10 Drive. Therefore, since this PAE will no longer be needed, we respectfully request your support.

We hope that this letter is adequate and acceptable to you. Please feel free to contact our office with any questions you may have. Thank you.

Sincerely,  
**LOCHSA ENGINEERING**

A handwritten signature in black ink that reads 'E León'.

Edgar León, P.E.

A rectangular stamp with the word 'PLANNED' in large, bold, capital letters and 'BY' in smaller letters below it.

09/19/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BRUCE ST/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0486-VALLEY HEALTH SYSTEM, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file). TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:  
162-23-501-002

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate 33 foot wide government patent easements located along the south and west property lines. This request also includes vacating a 3 foot wide patent easement along Bruce Street. The existing easements are not needed for development of this site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0731	Desert Springs Hospital parking lot expansion, with a waiver for pedestrian walkways and a design review for alternative parking lot landscaping (southern portion)	Approved by PC	November 2018
ZC-1806-00	Reclassified the site to C-2 Zoning for a parking lot for Desert Springs Hospital (northern portion)	Approved by BCC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Greystone Office Complex
South	Corridor Mixed-Use	C-2	Single family residence
East	Corridor Mixed-Use	C-2	Desert Springs Hospital
West	Corridor Mixed-Use	C-2	Office/retail complex and dentist office

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0485	A use permit for an emergency care facility, with a waiver design review is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.



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

**APPLICANT:** VALLEY HEALTH SYSTEM, LLC  
**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135

**DRAFT**

# PLANNER COPY



## VACATION APPLICATION COPY

### DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-23-0486</u>	<b>DATE FILED:</b> <u>7/26/23</u>
		<b>PLANNER ASSIGNED:</b> <u>JOR</u>	<b>TAB/CAC DATE:</b> <u>8/29/23</u>
		<b>TAB/CAC:</b> <u>Paradise</u>	
		<b>PC MEETING DATE:</b> <u>9/19/23</u>	
		<b>BCC MEETING DATE:</b> _____	
		<b>FEE:</b> <u>\$875</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>VALLEY HEALTH SYSTEM LLC</u>
	<b>ADDRESS:</b> <u>367 South Gulph Road</u>
	<b>CITY:</b> <u>King of Prussia</u>
	<b>STATE:</b> <u>PA</u>
	<b>ZIP:</b> <u>19406</u>
	<b>TELEPHONE:</b> <u>n/a</u>
	<b>CELL:</b> <u>n/a</u>
	<b>E-MAIL:</b> <u>n/a</u>

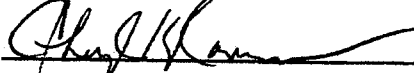
<b>APPLICANT</b>	<b>NAME:</b> <u>VALLEY HEALTH SYSTEM LLC</u>
	<b>ADDRESS:</b> <u>367 South Gulph Road</u>
	<b>CITY:</b> <u>King of Prussia</u>
	<b>STATE:</b> <u>PA</u>
	<b>ZIP:</b> <u>19406</u>
	<b>TELEPHONE:</b> <u>n/a</u>
	<b>CELL:</b> <u>n/a</u>
	<b>E-MAIL:</b> <u>n/a</u>
	<b>REF CONTACT ID #:</b> <u>n/a</u>

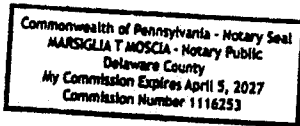
<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Bob Gronauer - Kaempfer Crowell</u>
	<b>ADDRESS:</b> <u>1980 Festival Plaza Dr. suite 650</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u>
	<b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> <u>702-693-4262</u>
	<b>CELL:</b> <u>n/a</u>
	<b>E-MAIL:</b> <u>psieck@kcnvlaw.com</u>
	<b>REF CONTACT ID #:</b> <u>n/a</u>

**ASSESSOR'S PARCEL NUMBER(S):** 162-23-501-002

**PROPERTY ADDRESS and/or CROSS STREETS:** 4179 S BRUCE ST

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.

  
 \_\_\_\_\_  
 Property Owner (Signature)\*  
 STATE OF NEVADA Pennsylvania  
 COUNTY OF Montgomery  
 SUBSCRIBED AND SWORN BEFORE ME ON 3rd day of Aug 2023 (DATE)  
 By Cheryl K. Ramagnio, Treasurer  
 NOTARY PUBLIC: \_\_\_\_\_

CHERYL K. RAMAGNIO TREASURER  
 \_\_\_\_\_  
 Property Owner (Print)  


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

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

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LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

July 20, 2023

VS-23-0486

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Special Use Permit, Waiver of Development Standards and Design Review for Emergency Care Facility***  
**APN: 162-23-501-002**  
**Valley Health System, LLC**

To Whom It May Concern:

This firm represents Valley Health System, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, a waiver of development standards and a design review to allow for an emergency care facility on property located on 4.3 acres on the southwest corner of East Flamingo Road and South Bruce Street (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 162-23-501-002. The Property is zoned General Commercial District (C-2) and master planned Corridor Mixed Use (CM).

The Site fronts onto East Flamingo Road, a heavily travelled, 120-foot right-of-way, and is adjacent to the Desert Springs Hospital to the east. The Applicant is proposing a 24-hour, 7-days a week, freestanding emergency department (FED) on a site that currently acts as the primary parking lot for the Desert Springs Hospital. The proposed facility is an 11,350 square-foot, single-story building, with a maximum height of 22 feet and 4 inches, where 50 feet is permitted within a C-2 zone. Access to the FED facility will be from two existing driveways along South Bruce Street. The Applicant proposes to develop the FED on the northern portion of the Site, while maintaining the existing parking spaces on the southern portion of the Site. 254 parking spaces are proposed where 46 parking spaces are required. The Applicant is not proposing any changes to the existing driveways or the parking lot on the southern portion of the Site. The Site currently consists of 425 parking spaces. 171 spaces will be eliminated as a result of the proposed development.

6

### A. Special Use Permit

Emergency care facilities are permitted within C-2 zoned districts upon the approval of a special use permit. The Site fronts onto East Flamingo Road, a heavily travelled, 120-foot right-of-way, and is adjacent to the Desert Springs Hospital to the east. The Desert Springs Hospital has announced that it plans to cease all in-patient operations Spring of 2023. Once inpatient operations cease, the hospital plans to begin its two-year project to build a new emergency room. The proposed FED is a part of the two-year project. Upon completion of this FED, all emergency services currently offered at the Desert Springs Hospital will move to the new proposed facility, therefore, continuing to meet the emergency medical needs in the area. The proposed FED will result in a reduction of traffic in the area and along South Bruce Street as the Desert Springs Hospital is set to close.

### B. Design Review

The proposed FED includes an 11,350 square-foot, single-story building, with a maximum height of 22 feet and 4 inches, where 50 feet is permitted within a C-2 zone. The exterior of the building will be comprised of painted concrete and stucco with a white and blue color scheme. Access to the Site will be from two existing driveways along South Bruce Street. Each driveway is one-way. The Applicant is proposing to modify the existing pan driveways, in compliance with Uniform Standard Drawing 222.1. Additionally, the Applicant has increased the throat depths on all driveways to 25 feet where they are currently 2 feet and 8 inches. With that, the 25-foot throat depth requirement is met.

The Applicant is providing the required landscaping along the perimeter of the Site. However, the Applicant is requesting a design review for alternative parking lot landscaping on the southern portion of the Site. As previously stated, the site plan proposes the FED on the northern portion of the Site, while existing parking spaces on the southern portion of the Site are to remain, unchanged. Code requires landscape islands be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip. The existing parking lot does not comply with these requirements. Although not up to code, the existing parking lot landscaping provides adequate shade coverage to the parking lot, and will not further increase the heat island effect on the Site. Additionally, the reduced landscaping will reduce water consumption, therefore, supporting valley-wide, water conservation efforts.

### C. Waiver

The Applicant requests a throat depth waiver for driveway access. The Applicant is proposing two (2) driveways and 254 parking spaces. With that, each driveway is required to provide a 100-foot throat depth. The Applicant requests a throat depth waiver for 25 feet for the northern driveway and 25 feet for the southern driveway. The proposed project is expected to see significantly less traffic than the existing Desert Springs Hospital parking lot. Additionally, the design of the Site will allow for sufficient on-site traffic circulation, in that the driveways are one-way only, and upon entrance into the parking lot, visitors will have the option of turning right, left or keeping straight. This will allow for a continuous flow of incoming traffic, and prevent cars

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from backing up onto South Bruce Street. Therefore, the requested reduction in throat depth will not negatively impact the use of the Site or surrounding sites.

**D. Vacations**

The Applicant is also requesting a vacation of a 33-foot patent easement along the western and southern property lines of the Site, as well as a vacation of a 3-foot patent easement along the eastern property line. The vacation exhibits and legal descriptions are included within the overall submittal package.

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

09/19/23 PC AGENDA SHEET

EMERGENCY CARE FACILITY  
(TITLE 30)

BRUCE ST/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0485-VALLEY HEALTH SYSTEM, LLC:**

**USE PERMIT** for an emergency care facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway throat depth.  
**DESIGN REVIEW** for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise.  
TS/jor/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
162-23-501-002

**USE PERMIT:**  
Allow a proposed emergency care facility per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the throat depth of an existing driveway along Bruce Street to 25 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 75% reduction).

**DESIGN REVIEWS:**  
A proposed emergency care facility.

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

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

- Site Address: 4179 S. Bruce Street
- Site Acreage: 4.3
- Project Type: Emergency care facility
- Number of Stories: 1
- Building Height (feet): 23 feet, 9 inches (maximum)
- Square Feet: 11,350 (emergency care facility building)

- Parking: 46 (required)/54 (provided)/200 (existing to remain as part of the overall subject parcel)

#### History and Site Plan

ZC-1806-00 reclassified the site from R-1 to C-2 zoning for a parking lot expansion for Desert Springs Hospital, only the northern half of the parcel was developed as a parking lot. WS-18-0731 was approved for a parking lot expansion for the southern portion of the subject parcel. Today, the applicant is proposing to develop the northern half of the parking lot for a proposed emergency care facility. The applicant is requesting to reduce the existing driveway throat depth to 25 feet where 100 feet is the standard per Uniform Standard Drawing 222.1.

The site plan shows a proposed emergency care facility building centrally located on the northern half of the parcel. Access is from 2 existing driveways along Bruce Street (east property line). Parking is located along the north property line, west property line, adjacent to the proposed building, and on the remaining southern half of the site. A proposed patient drop-off area is located north of the building, an ambulance drop-off area with a canopy is located on the east side of the building, and a loading zone (not for patient use) is located south of the building. The plans state that 54 parking spaces are provided where 46 are required per Title 30; however, there are 200 remaining parking spaces on site.

#### Landscaping

The plans show a landscape strip along the north property line with a minimum width of 69 feet, which includes 24 inch box trees spaced every 25 feet adjacent to an existing attached sidewalk along Flamingo Road. The west property line adjacent to the proposed building will include parking lot landscape finger islands, 24 inch box trees, and shrubs. The east property line will include new trees, shrubs, and the attached sidewalk will remain along Bruce Street. Landscaping and decorative xeriscape is provided adjacent to the proposed building. There is also a landscaped median for the ambulance drop off area.

The 2 centrally located rows of parking (west of the driveways and south of the proposed building) were approved via ZC-1806-00 and will remain the same. No new landscaping is proposed within the southern portion of the subject parcel, and this portion of the parking lot was approved via WS-18-0731.

#### Elevations

The exterior of the building includes an overall height of 23 feet, 9 inches, with a flat roof screened with parapet walls. The EIFS walls have a color scheme of white with grey and blue. The entrance north and east elevations have a brick pattern accent around the entrances.

#### Floor Plans

The plans show a proposed 1 story building with an overall area of 11,350 square feet. The following areas and rooms are shown on the floor plan: waiting area, triage rooms, offices, exam rooms, lab room, X-ray room, CT scan room, medication room, trauma room, restrooms, break rooms, storage rooms, nurse's station, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

Emergency care facilities are permitted within C-2 zoned districts upon the approval of a special use permit. The site fronts onto Flamingo Road, a heavily travelled, 120 foot right-of-way, and is adjacent to Desert Springs Hospital to the east. Desert Springs Hospital has announced that it plans to cease all in-patient operations Spring of 2023. Once inpatient operations cease, the hospital plans to begin its 2 year project to build a new emergency room. The proposed emergency care facility is a part of the 2 year project. Upon completion of this project, all emergency services currently offered at Desert Springs Hospital will move to the new proposed facility, therefore, continuing to meet the emergency medical needs in the area. The proposed project will result in a reduction of traffic in the area and along Bruce Street as Desert Springs Hospital is set to close.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0731	Desert Springs Hospital parking lot expansion, with a waiver for pedestrian walkways and a design review for alternative parking lot landscaping (southern portion)	Approved by PC	November 2018
ZC-1806-00	Reclassified the site to C-2 Zoning for a parking lot for Desert Springs Hospital (northern portion)	Approved by BCC	January 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Greystone Office Complex
South	Corridor Mixed-Use	C-2	Single family residential
East	Corridor Mixed-Use	C-2	Desert Springs Hospital (closed to in-patient services)
West	Corridor Mixed-Use	C-2	Office/retail complex and dentist office

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0486	A request to vacate and abandon easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

#### Use Permit and Design Review

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

Policy 5.1.5 encourages reinvestment in vacant commercial areas through adaptive reuse or redevelopment. The existing parking lot was previously utilized as an overflow parking lot for Desert Springs Hospital. The proposed emergency care facility is in line with Goal 2.3 of the Master Plan. This goal states that all Clark County residents have access to high quality health and social services. Desert Springs Hospital (immediately east of Bruce Street) recently closed its operation for in-patient services; therefore, a proposed emergency care facility within the same vicinity is an appropriate location. Furthermore, medical offices and emergency care facilities are a common healthcare establishment adjacent to Flamingo Road, Maryland Parkway, and Eastern Avenue. Lastly, the plans depict a building design that is aesthetically pleasing and will enhance the streetscape of Flamingo Road. Staff recommends approval of the use permit and the design review.

#### Waiver of Development Standards

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

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

#### Waiver of Development Standards

Staff has no objection to the reduced throat depth since there is limited traffic on Bruce Street adjacent to the subject site.

### **Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0162-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VALLEY HEALTH SYSTEM, LLC

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

# PLANNER

# COPY

## LAND USE APPLICATION

### DEPARTMENT OF COMPREHENSIVE PLANNING


APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE



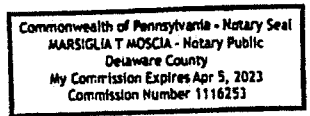
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0485</u> DATE FILED: <u>7/20/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$675 UC / \$475 WS / DR-\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>VALLEY HEALTH SYSTEM LLC</u> ADDRESS: <u>367 South Gulph Road</u> CITY: <u>King of Prussia</u> STATE: <u>PA</u> ZIP: <u>19406</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>VALLEY HEALTH SYSTEM, LLC</u> ADDRESS: <u>367 South Gulph Road</u> CITY: <u>King of Prussia</u> STATE: <u>PA</u> ZIP: <u>19406</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>  NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: <u>n/a</u> E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 162 23 501-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 4179 S BRUCE ST  
 PROJECT DESCRIPTION: FED Facility

(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)      Cheryl Ramagano  
 Property Owner (Print)

STATE OF Pennsylvania  
 COUNTY OF Montgomery  
 SUBSCRIBED AND SWORN BEFORE ME ON 6 March 2023 (DATE)  
 By Cheryl K. Ramagano  
 NOTARY PUBLIC: \_\_\_\_\_



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

LAS VEGAS OFFICE  
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LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

July 20, 2023

UC-23-0485

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Special Use Permit, Waiver of Development Standards and Design Review for Emergency Care Facility***  
**APN: 162-23-501-002**  
**Valley Health System, LLC**

To Whom It May Concern:

This firm represents Valley Health System, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, a waiver of development standards and a design review to allow for an emergency care facility on property located on 4.3 acres on the southwest corner of East Flamingo Road and South Bruce Street (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 162-23-501-002. The Property is zoned General Commercial District (C-2) and master planned Corridor Mixed Use (CM).

The Site fronts onto East Flamingo Road, a heavily travelled, 120-foot right-of-way, and is adjacent to the Desert Springs Hospital to the east. The Applicant is proposing a 24-hour, 7-days a week, freestanding emergency department (FED) on a site that currently acts as the primary parking lot for the Desert Springs Hospital. The proposed facility is an 11,350 square-foot, single-story building, with a maximum height of 22 feet and 4 inches, where 50 feet is permitted within a C-2 zone. Access to the FED facility will be from two existing driveways along South Bruce Street. The Applicant proposes to develop the FED on the northern portion of the Site, while maintaining the existing parking spaces on the southern portion of the Site. 254 parking spaces are proposed where 46 parking spaces are required. The Applicant is not proposing any changes to the existing driveways or the parking lot on the southern portion of the Site. The Site currently consists of 425 parking spaces. 171 spaces will be eliminated as a result of the proposed development.

### **A. Special Use Permit**

Emergency care facilities are permitted within C-2 zoned districts upon the approval of a special use permit. The Site fronts onto East Flamingo Road, a heavily travelled, 120-foot right-of-way, and is adjacent to the Desert Springs Hospital to the east. The Desert Springs Hospital has announced that it plans to cease all in-patient operations Spring of 2023. Once inpatient operations cease, the hospital plans to begin its two-year project to build a new emergency room. The proposed FED is a part of the two-year project. Upon completion of this FED, all emergency services currently offered at the Desert Springs Hospital will move to the new proposed facility, therefore, continuing to meet the emergency medical needs in the area. The proposed FED will result in a reduction of traffic in the area and along South Bruce Street as the Desert Springs Hospital is set to close.

### **B. Design Review**

The proposed FED includes an 11,350 square-foot, single-story building, with a maximum height of 22 feet and 4 inches, where 50 feet is permitted within a C-2 zone. The exterior of the building will be comprised of painted concrete and stucco with a white and blue color scheme. Access to the Site will be from two existing driveways along South Bruce Street. Each driveway is one-way. The Applicant is proposing to modify the existing pan driveways, in compliance with Uniform Standard Drawing 222.1. Additionally, the Applicant has increased the throat depths on all driveways to 25 feet where they are currently 2 feet and 8 inches. With that, the 25-foot throat depth requirement is met.

The Applicant is providing the required landscaping along the perimeter of the Site. However, the Applicant is requesting a design review for alternative parking lot landscaping on the southern portion of the Site. As previously stated, the site plan proposes the FED on the northern portion of the Site, while existing parking spaces on the southern portion of the Site are to remain, unchanged. Code requires landscape islands be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip. The existing parking lot does not comply with these requirements. Although not up to code, the existing parking lot landscaping provides adequate shade coverage to the parking lot, and will not further increase the heat island effect on the Site. Additionally, the reduced landscaping will reduce water consumption, therefore, supporting valley-wide, water conservation efforts.

### **C. Waiver**

The Applicant requests a throat depth waiver for driveway access. The Applicant is proposing two (2) driveways and 254 parking spaces. With that, each driveway is required to provide a 100-foot throat depth. The Applicant requests a throat depth waiver for 25 feet for the northern driveway and 25 feet for the southern driveway. The proposed project is expected to see significantly less traffic than the existing Desert Springs Hospital parking lot. Additionally, the design of the Site will allow for sufficient on-site traffic circulation, in that the driveways are one-way only, and upon entrance into the parking lot, visitors will have the option of turning right, left or keeping straight. This will allow for a continuous flow of incoming traffic, and prevent cars

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from backing up onto South Bruce Street. Therefore, the requested reduction in throat depth will not negatively impact the use of the Site or surrounding sites.

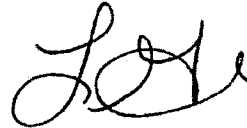
**D. Vacations**

The Applicant is also requesting a vacation of a 33-foot patent easement along the western and southern property lines of the Site, as well as a vacation of a 3-foot patent easement along the eastern property line. The vacation exhibits and legal descriptions are included within the overall submittal package.

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

09/19/23 PC AGENDA SHEET

OFFICE/WAREHOUSE  
(TITLE 30)

PILOT RD/PARADISE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0444-PILOT LVO OZB LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce parking lot landscaping.

**DESIGN REVIEW** for a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise. MN/hw/syp (For possible action)

---

---

**RELATED INFORMATION:**

**APN:**  
177-03-611-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 48 spaces for an office/warehouse facility where a minimum of 61 spaces are required per Table 30.60.1 (a 22% reduction).
2. Reduce parking lot landscaping (trees and landscaping finger islands) where parking lot landscaping is required per Figure 30.64-14.

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 40,346
- Parking Required/Provided: 61/48

### Site Plans & History

The plans depict a proposed office/warehouse facility on the site of an existing 177 space overflow parking lot generally located on the west and north sides of Pilot Road and approximately 480 feet west of Paradise Road. The existing overflow parking lot was originally approved through DR-1696-06 to provide additional parking for the office/warehouse located on APN 177-03-611-006. The overflow parking lot is no longer needed, as the office/warehouse on APN 177-03-611-006, under Title 30, only requires 90 spaces where 112 spaces are provided.

The proposed 40,346 square foot office/warehouse building is shown located in the north-central portion of the site, occupying 41% of the site. The plans show that the building is oriented toward Pilot Road with the entrance facing the street. The loading bays are located in the rear of the building and are screened from the right-of-way by the building itself and from the railroad by a 4 foot tall wing/retaining wall. Parking is provided in 2 lots, 1 in the front of the building and 1 in the rear. A total of 48 parking spaces are provided with 28 spaces in the front lot and 20 spaces in the rear, which requires a waiver of development standards as a total of 61 parking spaces are required. Access to the site is provided by a 40 foot wide commercial driveway along Pilot Road. A 24 foot wide drive aisle connects the front portion of the site with the back portion of the site along the southern portion of the site.

### Landscaping

The landscaping plan depicts a 28.5 foot landscaping strip behind existing 5 foot attached sidewalks along Pilot Road. This street landscaping strip consists of 7 Texas Mesquite (*Prosopis glandulosa*) trees, where 6 would be required along the frontage. These trees are placed in a single row every 20 feet on center. An additional strip of various 5 gallon to 15 gallon shrubs is provide between the street and the front on-site parking lot. Along the perimeter of the site, a 6 foot landscaping strip is provided on the southern and western property lines. Twenty-five Southern Live Oak (*Quercus virginiana*) trees are provided along these property lines in a single row spaced 20 feet on center. Within the rear parking lot, terminal islands are provided between 9 to 11 parking spaces. Landscaping in these islands is primarily large Southern Live Oak trees. The provided landscape strip associated with these parking spaces is 6 feet wide where 8 feet is required to have up to 12 parking spaces between terminal landscape islands. The terminating landscape island along the loading bay wing contains only shrubs and is at a reduced width of 4 feet. Within the front parking lot, both rows of parking contain terminating landscaping islands, however, the northern terminating island for both rows has been reduced to 3 feet to 4 feet wide. In addition, these terminating islands and landscaping strips along the front parking lot contain no trees, only shrubs. There are between 11 and 17 parking spaces between these landscaping strips. Due to the reduction in trees and landscaping finger islands in the parking lot, a waiver of development standards is required.

### Elevations

The elevations depict a 34.3 foot tall tilt up concrete/stucco industrial building. The plans show that most of the building will consist of tilt-up concrete panels painted grey and white. A stucco/plaster pop-out is provided in the southeast corner of the building. The pop-out is 30 feet tall and is painted an alternating white and taupe color. The pop-out will also consist of an iron color metal overhang awning over entrance ways. Access to the building is provided by a commercial storefront window and door system on the north side of the pop-out on the eastern



elevation. An additional 5 commercial window systems are along the eastern elevation and 2 commercial window systems are along the southern elevation. Additional access is provided through industrial metal doors along the northeast, southeast, and southwest portions of the building. Loading access is provided by 4 grey painted roll-up metal doors along the western portion of the southern elevation of the building, and 1 grey painted roll-up metal door along the southern portion of the western façade.

**Floor Plans**

The floor plans depict a 40,346 square foot warehouse with accessory office spaces. The plans indicate that the overall provided warehouse space is 35,849 square feet with the accessory office area shown to be in the southeast corner of the building. The office area contains a 1,503 square foot open office space with a conference room and 4 private office spaces. The office area is also provided with a reception area, breakroom, and restrooms.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that the proposed office/warehouse will provide 40,346 square feet of warehouse and office space on the site of a parking lot that is not providing required parking to any surrounding developments. They also state that the surrounding area is entirely M-1 zoned warehouse developments and is near the I 215 and railroad access. The applicant states the reduced amount of parking should be sufficient, as warehouse parking is based on square footage, which, for the proposed building, is mainly storage and would not need as much parking as is required.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1696-06	177 space overflow parking lot	Approved by PC	February 2007
TM-66-88	1 lot industrial/commercial subdivision	Approved by PC	September 1988
ZC-182-82	Reclassified the site from R-E to M-1 zoning for an industrial complex	Approved by BCC	December 1982

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Business Employment	M-1	Office/warehouse development
West	Business Employment	M-1	Office/warehouse development & shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

In general, the use of minimum parking requirements in industrial developments is to assure that there is sufficient parking for those employees who use the site and to account for the potential reconfiguration of industrial buildings to uses that may require additional parking. The reduction in parking by 13 spaces being requested by the applicant is significant, in that industrial uses already have a reduced minimum parking count compared to other uses. Staff finds that the proposed office/warehouse building is being essentially constructed on undeveloped land with no hardships identified and no mitigation efforts provided for the reduction in parking spaces. For these reasons, staff cannot support this waiver of development standards.

Waiver of Development Standards #2

The purpose of parking lot landscaping, especially in industrial developments, is to soften the appearance of the buildings from the street, but to also to provide relief from the heat caused by large expanses of pavement. Staff finds that the landscaping provided is not a sufficient alternative to the required landscaping to reduce potential impacts due to heat, as there are several areas where large expanses of the parking lot are left with no coverage and required trees have been replaced by shrubs. In addition, much of the provided alternative landscaping provided is placed in the rear of the site, where it does not serve the purpose of softening the appearance of the site. For these reasons, staff is not able to support this waiver of development standards.

Design Review

Overall, the development as proposed provides a warehouse building that is needed in the area and is compatible with the surrounding development. In addition, the exterior of the building is attractive and would be an enhancement to the neighborhood. Landscaping provided along the street by the development is provided above what is required by Code and would enhance the neighborhood. With that said, staff finds that the issues within the parking lot areas regarding the number of spaces and landscaping being provided could outweigh the benefits of the development, given the growth of the surrounding neighborhood and the heat burden in the area. As a result, staff cannot support the design review, as staff could not support the waivers of development standards.

**Public Works - Development Review**

Design Review

Staff cannot support the site design; the layout of the site has parking stalls immediately west of the driveway. Vehicles entering the site will come into immediate conflict with vehicles exiting those parking stalls, causing stacking in the right-of-way.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- Drainage study and compliance;
- Traffic study and compliance.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PILOT LVQ OZB LLC  
**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135

**DRAFT**

WS-23-0444

PLANNER COPY



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0444</u> DATE FILED: <u>7/17/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Pilot LV QOZB, LLC</u> ADDRESS: <u>6623 Las Vegas Blvd., South Suite 340</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>Pilot LV QOZB, LLC</u> ADDRESS: <u>6623 Las Vegas Blvd., South Suite 340</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Liz Olson/Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-03-611-015

PROPERTY ADDRESS and/or CROSS STREETS: Pilot/Paradise

PROJECT DESCRIPTION: Proposed warehouse building

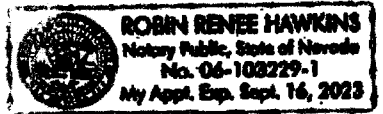
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON December 15, 2022 (DATE)  
 By Benjamin F. Gavintzu

NOTARY PUBLIC: Robin Renee Hawkins



\*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.

WS23-0444



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Fax: 775.882.0257

ELISABETH E. OLSON  
eolson@kcnvlaw.com  
702.792-7000

June 12, 2023

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: *Justification Letter – Design Review and Waiver for Warehouse  
Pilot and Paradise  
APN: 177-03-611-015***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.25 acres near the corner of Paradise Road and Pilot Road (the "Site"). The Property is more particularly described as Assessor's Parcel Number 177-03-611-015. The Applicant is requesting a design review and a waiver of development standards to allow for an office/warehouse facility.

The Site is zoned M-1 and surrounded on all sides by existing M-1 uses. The Site has been operating as a parking lot, but does not provide any required parking for adjacent uses. The Site is located less than 1/2 a mile from the 215 Beltway, providing easy freeway access for future tenants. Due to the existing location and surrounding uses, the Site is ideal for a warehouse facility.

**Design Review:**

The Applicant is proposing a single building for a total of 40,346 square feet. The proposed building has a maximum height of 35-feet and will be comprised of concrete tilt-up panels, architectural enhancements, a flat roofline, and large decorative windows.

As shown on the site plan, access to the Site is from Pilot Road with parking along the west and east sides of the Site. Pursuant to discussions with Public Works, the Applicant has redesigned the Site with the loading docks in the back of the building. This redesign addresses concerns of on-site truck maneuvering leading to potential stacking in the right-of-way. The Applicant is requesting a throat depth waiver for the driveway, which is discussed separately below.

8



June 12, 2023  
Page 2

The Applicant is providing a total of 48 parking spaces where 61 spaces are required. A waiver for this request is also discussed below. The Applicant is also providing the required landscaping along the perimeter lot per Code requirements to ensure shade and visual relief. However, the Applicant is requesting a design review for alternative landscaping within the parking lot per Figure 30.64-14. To compensate for the request, the total number of required trees are provided elsewhere throughout the Site to provide the appropriate overall landscaping.

**Waiver of Development Standards**

The Applicant is requesting a waiver to provide 48 parking spaces where 61 spaces are required. Parking waivers for warehouse projects are routinely approved as the number of cars are minimal. Parking counts for warehousing developments are based upon the overall square footage of the building, with the overwhelming majority of the building being utilized for storage, not office space. Therefore, the number of parking spaces required by Code is generally higher than the total number of employees and customers.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

Elisabeth E. Olson

PLACE OF WORSHIP  
(TITLE 30)

EMERSON AVE/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0482-OR BAMIDBAR CORPORATION:**

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

**DESIGN REVIEW** for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-13-219-020

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the number of required parking spaces to 52 where 91 spaces are required per Table 30.60-1 (a 43% reduction).
2. Reduce throat depth for a driveway along Emerson Avenue to 5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
3. Allow existing pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2991 Emerson Avenue
- Site Acreage: 0.9
- Project Type: Place of worship (addition)
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 5,032
- Parking Required/Provided: 52/91



### Site Plan

The site plan depicts an existing place of worship (synagogue) that was previously approved via UC-1490-02. The site and access to the place of worship is located at the south end of the Emerson Avenue cul-de-sac bulb. The subject parcel shares the south property line with a 163 foot wide drainage channel to the south, the Pecos-Mcleod overpass is located approximately 200 feet to the east, the parcel fronting the north half of the cul-de-sac remains vacant, and a 17 lot single family subdivision is adjacent to the west side of the property. The existing 3,000 square foot prayer hall is located on the east half of the site (22 feet high), with an existing 481 square foot accessory storage building in the center of the parcel, as well as an existing 2,435 square foot residence for the religious leaders during the weekends.

The proposed building addition is for a social hall and it is proposed to be located on a concrete slab poured in 1999 prior to the construction of the prayer hall. This slab is immediately west of the existing prayer hall and was originally intended to support a larger footprint of the religious facility. The proposed expansion is a 2 story, 5,032 square foot building 30 feet in height. The first floor is a social hall for the congregation to gather while the second floor is designed for supporting uses and storage.

There is an existing 6 foot high CMU block wall with 1.5 feet of wrought iron on top of the block wall along the perimeter of the property, with an 8 foot high sliding wrought iron access gate along the northwest corner of the site. An 8 foot high CMU block wall is located along the southern property line adjacent to the drainage easement.

Parking is located along the northern and western portions of the site. This application includes a waiver of development standards to allow a reduction in the required parking spaces to 52 where 91 is required per Title 30. There are 2 other waivers for throat depth reduction and to eliminate commercial curb returns. The plans indicate there are 2 areas for parking accessed by separate points on the cul-de-sac. Each parking area consists of less than 50 spaces thereby requiring a minimum 25 foot distance between the call box and Emerson Avenue. To avoid stacking on Emerson Avenue, the place of worship keeps the gates opened when the general public is scheduled to arrive on site.

### Landscaping

There is existing landscaping on the site along the perimeter of the property and no changes are proposed to the perimeter landscaping. The submitted landscape plan shows parking lot landscaping per Code, with landscape finger islands 7 feet in width and with proposed desert willow trees.

### Elevations

The elevation plans show a 2 story social hall addition with an overall height of 30 feet. The design of the addition is modern, with neutral colored stucco walls, wood/metal siding, stone veneer, and multiple windows on the north, west, and south elevations.

Floor Plans

On the first floor the floor plan includes a 1,780 square foot social hall as well as a 1,760 square foot food storage and prep area, restrooms, and office. On the second floor the floor plan includes a 1,492 square foot storage area and the interior staircase for access.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the social hall does not bring additional visitors to the property. Following services, members of the congregation will move from the prayer hall to the social hall. Currently, the prayer hall houses both functions. Furthermore, only 1,780 square feet of the proposed addition is available for public occupancy. The remaining space in the proposed addition is allocated to food preparation areas, offices, with the entire second floor as storage and accessed only by Chabad administration. The addition is not expected to attract new members to the congregation; therefore, the proposed 52 parking spaces represent an improved parking ratio for the property that was previously over parked by Title 30 standards.

Regarding the reduction of throat depth, the applicant states it is due to a hardship presented because the site was initially designed without a security fence. The call box and security gate were approved 15 years ago, following the occupancy permit where existing conditions could accommodate only a five foot offset from the property line. The placements of the existing buildings limits options to reconfigure the parking lot. In order to avoid stacking on the right of way, the gates open when the general public is scheduled to arrive on site. In addition, the applicant states the site is at the terminus of a cul-de-sac where the nearest off-site driveway is 258 feet away.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0242	Waiver and design review for a residence in conjunction with a place of worship	Approved by PC	July 2021
AV-18-900283	Increase wall height (adding wrought iron rods to CMU block)	Approved by ZA	May 2018
UC-1490-02	Place of worship (synagogue)	Approved by PC	November 2002
UC-0859-98	Place of worship (synagogue) and variance for a 17% parking reduction - expired	Approved by PC	July 1998
TM-0312-96	21 lot PUD for a single family residential subdivision	Approved by PC	January 1997
UC-1968-96	Single family residential subdivision (21 lot PUD) and a place of worship, with a variance to reduce lot depth, reduce minimum street width, reduced parking for a place of worship, and waive the interior sidewalk requirement	Approved by PC	January 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	R-3	Undeveloped & congregate care facility
South	Public Use	R-1	Drainage easement
East	Public Use & Commercial Neighborhood	C-P & R-1	Drainage easement & undeveloped
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The applicant is requesting a 40% reduction in parking, which is a signification reduction. Staff finds that this request could have an adverse impact on the adjacent neighbors. While the site has a large drainage easement to the south and most of the east sides, the properties to the west are developed residential properties, which could be impacted by the reduction in parking for the place of worship. Although staff understands not the entirety of the proposed building addition will be accessible to the general public/congregation, a 40 percent reduction is not typically supported by staff. If the application were to be approved, staff finds it appropriate to request a review period to ensure that parking does not become an issue within the neighborhood, and assess any problems that may arise from the reduction in parking.

Design Review

Staff finds the proposed site design to be acceptable. The building facades show architectural articulations to break-up the building mass. Also, the proposed materials are compatible with the existing prayer hall and other site structures. While staff finds the design of the site appropriate of the area, staff cannot support the design review since the waiver of development standards are not supported.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the driveways on Emerson Avenue since the site is at the end of the cul-de-sac and traffic is minimal. However, since staff cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to allowing the existing pan driveways to remain as long as an ADA compliant sidewalk is provided at the driveways. However, since staff cannot support this application in its entirety, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 2 year review as a public hearing to address the parking reduction;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).
- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

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

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

- 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:** OR BAMIDBAR CORPORATION

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

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

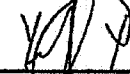
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	<b>PROPERTY OWNER</b>  NAME: <u>OR BAMIDBAR CORPORATION</u> ADDRESS: <u>2991 Emerson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 369-1175</u> CELL: _____ E-MAIL: <u>orbarnidbarchabad@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>OR BAMIDBAR CHABAD c/o Rabbi Shuchat</u> ADDRESS: <u>2991 Emerson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 369-1175</u> CELL: _____ E-MAIL: <u>YShuchat@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Brown, Brown and Premsrinut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-13-219-020

PROPERTY ADDRESS and/or CROSS STREETS: 2991 Emerson Avenue

PROJECT DESCRIPTION: Design Review for Social Hall addition for existing Religious Institution

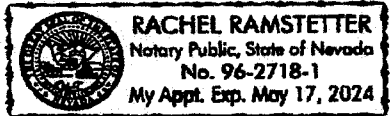
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2023 (DATE)

By Rachel Ramstetter  
NOTARY PUBLIC: Rachel Ramstetter



\*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.

LAW OFFICE

*Brown, Brown & Premsrirut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL: [jbrown@brownlawlv.com](mailto:jbrown@brownlawlv.com)

June 17, 2023

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

WS-23-0482

**RE: Design Review for expansion to existing Place of Worship. 2991 Emerson Avenue.  
162-13-219-020**

Dear Madam/Sir,

Our client, Or Bamidbar Chabad, operates a Synagogue that was built in 2003. It is located in a .91 acre site at the terminus of a cul de sac on the Emerson Avenue alignment as accessed from Eastern Avenue. The subject parcel shares the south property line with a 163-foot wide drainage channel to the south, the Pecos-Mcleod overpass is located approximately 200 feet to the east, the parcel fronting the north half of the cul de sac remains vacant and a 17 lot single family subdivision is adjacent to the west side of the property. A security fence was deemed necessary circa 2017 then approved by the County administratively. This security fence includes wrought iron vehicular gateways placed 15 feet from Emerson Street.

The applicant proposes a social hall as part of the existing Place of Worship use permit. The social hall is proposed to be located on a concrete slab poured in 1999 prior to the construction of the prayer hall. This slab was originally intended to support a larger footprint of the religious facility. The existing prayer hall represents a downsized version of the originally approved footprint. It is 3,000 square feet and 22 feet high. The organization is now able to support construction of a social area as originally intended.

The proposed expansion is a two story 4,032, 59X60' square foot facility. The first story is a social hall for the congregation to gather while the second story is designed for supporting uses. The height and setbacks meet code. The building footprint is 73 feet from the adjacent residential property line where five feet are needed. A six-foot block wall sits atop a nine-foot scarped landscaping strip with fully mature trees placed 20 feet on center. This buffering and separation are sufficient to ensure the neighboring properties are not impacted by the new building visually or otherwise. Because the building will be located on an existing concrete pad; finished floor elevation is not an issue. Notably, this pad at a lower elevation than the neighboring residential properties.

Other minor modifications to the site plan include removing the striped parking spaces outside the security fence and using that area for an ADA striped pathway.


**Waiver of Parking:** In its current configuration, the site has 41 existing parking spaces where the Temple mandates 30 spaces per code. Proposed revisions to the parking area include adding a row of parking to the north/south aisle. Specifically, an interior sidewalk is relocated to allow for an additional 18 feet of parking pavement. Perimeter landscape buffers are not changed by this modification. This parking area reconfiguration raises the parking count to 52 spaces. Because the addition introduces a new building area to the Place of Worship property, the required parking increases to 91 spaces.

We request the county waive the 40-space shortfall. The proposed social hall does not bring additional visitors to the property. Following services, members of the congregation will move from the prayer hall to the social hall. Currently the prayer hall houses both functions. Further, while Title 30 applies a multiplier of 10 spaces per 1000 square feet is applied to the entire building, while practically speaking, only a third of the building, 1,780 square feet, is available for public occupancy. The remaining space in the new addition is allocated to food preparation areas and offices, with the entire second floor as storage and accessed only by Chabad administration. We respectfully submit that this request does not increase demand for parking as the current Chabad attendees will use the 1,780 square foot dining hall in lieu of eating and socializing in the area used for used for prayer services. This addition is not expected to attract new members to the congregation. Therefore, the 52 spaces now available represent an improved parking ratio for the property that was previously over-parked by Title 30 standards.

**Waiver of Standards – Throat Depth -** to allow five feet where 25 feet are required (ref. DWG 222.1 sheet 1 of 2): Plans indicate there are two aisles of parking accessed by separate points on the cul de sac. Each parking aisle consists of less than 50 spaces thereby requiring the minimum 25-foot distance between the call box and Emerson Avenue. A hardship is presented because the site was initially designed without a security fence. As previously mentioned, the call box and security gate composition was approved 15 years following the occupancy permit where existing conditions could accommodate only a five-foot offset from the property line. The placement of existing buildings limits options to reconfigure the parking lot. To avoid stacking on the Right of Way, the synagogue keeps the gates open when the general public is scheduled to arrive on-site. This has, to date, been an effective strategy. Further, the site is at the terminus of a cul de sac where the nearest offsite driveway is 285 feet away. In the four years since installation, the current six-foot setback has not generated congestion on Emerson Avenue.

**Waiver of Standards – Curb Returns** –The County has determined the Place of Worship requires commercial curb returns. Existing conditions such as the cul de sac access point and angle of the drive aisles fronting the ROW indicate the existing pan driveways facilitate more suitable configuration.

Thank you for your consideration in this matter.

  
Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut



AMENDED SIGN PLAN  
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0442-ACE A PROPCO:**

**DESIGN REVIEWS** for the following: 1) modifications to a comprehensive sign plan; 2) increase animated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

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

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**RELATED INFORMATION:**

**APN:**

162-20-711-008; 162-20-711-011 through 162-20-711-012 ptn

**DESIGN REVIEWS:**

1. Modifications to an approved comprehensive sign plan.
2. Increase the animated sign area to 263,439 square feet where 261,999 square feet was previously approved and where 150 square feet is the standard per Table 30.72-1.
3. Increase the number of animated signs permitted to 4 where 3 (one per street) is the standard per Table 30.72-1.
4. Increase the area for projecting signs by 152 square feet where 32 square feet is the standard per Table 30.72-1 (a 375% increase).
5. Increase the number of projecting signs by 2 per tenant where 1 projecting sign per tenant is the standard per Table 30.72-1 (a 100% increase).
6. Increase wall sign area to 302,447 square feet where a maximum of 93,430 square feet is permitted per Table 30.72-1 (223.7% increase).
7. Increase the number of hanging signs to 2 per tenant where 1 hanging sign per tenant is the standard per Table 30.72-1 (a 100% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

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

Site Plan

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

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

Signage

The request is to modify the approved comprehensive sign plan for the CityCenter Resort Hotel. The plan depicts 3 additional wall signs, one with animation; 2 projecting signs; and 2 hanging signs. The animated wall sign has a video unit with an area of 1,440 square feet facing Las Vegas Boulevard South. The projecting signs area located on the northeast and southeast corners of the building. The signs are for Whataburger and Parry's Pizzeria.

Previous signage was approved per UC-0712-08, DR-0898-08, DR-21-0482, and DR-23-0258.

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

Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	31,112	0	31,112	28,400	39	0	39
*Wall	300,904	1546	302,447	93,430	27	3	30
Directional	168	0	168	640	17	0	17
Monument	367	0	367	3,920	17	0	17
Projecting	320	152	472	32 per tenant	10	2	12
Hanging	0	19	19	32	0	2	2
Roof	4,050	0	4,050	0	1	0	1
Temporary	0	0	0	1,500	0	0	0
Overall Total	336,918	1,717	338,635	128,434	111	7	118

Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated Video	261,999	1,440	263,439	150	3	1	4

**Applicant's Justification**

According to the applicant, the signage is appropriate along Las Vegas Boulevard South and Aria Place, in conjunction with the Waldorf Astoria Hotel. Overall, the signage will enhance this iconic intersection and add value to the designation of the "Las Vegas Strip" as a nighttime National Scenic Byway. The proposed sign fits the character of the surrounding area. The modern colors, texture and design will match the existing building of the CityCenter design in general.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-23-0258	Modifications to a comprehensive sign plan	Approved by BCC	June 2023
UC-21-0482	Sign separation, deviations, increased animated sign area, and comprehensive sign package	Approved by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014
UC-0364-09	Reduced parking for Project CityCenter and the Monte Carlo Resort Hotel	Approved by BCC	July 2009
UC-0341-09	Reduced setbacks from right-of-way to outside dining area	Approved by BCC	June 2009
UC-0712-08	Comprehensive sign plan	Approved by BCC	August 2008
DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high-rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
DR-1436-06	Landscaping	Approved by BCC	November 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1336-06	Modified an approved resort hotel, waiver for non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
UC-0712-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will

be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACE A PROPCO

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

DRAFT

09/20/23 BCC AGENDA SHEET

RIGHTS-OF-WAY/EASEMENTS  
(TITLE 30)

HARMON AVE/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0460-LV DIAMOND PROPERTY I, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action)

RELATED INFORMATION:

**APN:**

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007; 162-21-613-001 through 162-21-613-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant indicates the previously dedicated rights-of-way for the existing driveways surrounding the property along Rochelle Avenue, Koval Lane, and Harmon Avenue are no longer needed for the proposed development. In addition, the numerous existing easements within the site are no longer needed for the proposed development. There are multiple easements and rights-of-way being vacated throughout the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-23-900303	Underground pedestrian tunnel with an approved racetrack	Approved by ZA	July 2023
UC-22-0556	Racetrack with accessory uses	Approved by BCC	November 2022
UC-19-0667	High Impact Project for a resort hotel and an expansion to the Gaming Enterprise District, design review for a resort hotel, 3 high-rise towers, and a shopping center	Approved by BCC	November 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0574	High Impact Project for a multiple family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane - expired	Approved by BCC	September 2019
UC-1100-08 (ET-0011-17)	Third extension of time for a High Impact Project (resort hotel) - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review - subject to applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site - subject to applicant to file a design review application to include the GED expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	October 2013
UC-1100-08 (ET-0010-13)	Second extension of time for a High Impact Project (resort hotel) - expired	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a High Impact Project (resort hotel) - subject to maintaining the site free of trash and weeds - expired	Approved by BCC	March 2011
UC-1584-06 (ET-0014-09)	First extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	February 2009
UC-1100-08	Original application with a waiver of conditions of a use permit (UC-0207-06), waiver to reduce parking and design review - expired	Approved by BCC	February 2009
UC-0813-02 (ET-0215-08)	Second extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	September 2008
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review - expired	Approved by BCC	January 2007
UC-0813-02 (ET-0204-03)	First extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	June 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0813-02	Redesigned the resort hotel on the western portion of the site - expired	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site - expired	Approved by BCC	July 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Tuscany Suites & Casino & Ellis Island Casino & Hotel
South	Entertainment Mixed-Use	H-1 & R-5	Multiple family developments, including the Marie Antoinette & hotel/timeshare
East	Entertainment Mixed-Use	H-1	Multiple family development & undeveloped
West	Entertainment Mixed-Use	H-1	Undeveloped

**Related Applications**

Application Number	Request
WS-23-0484	A waiver of development standards to allow roof signs and increase the building height is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.



- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

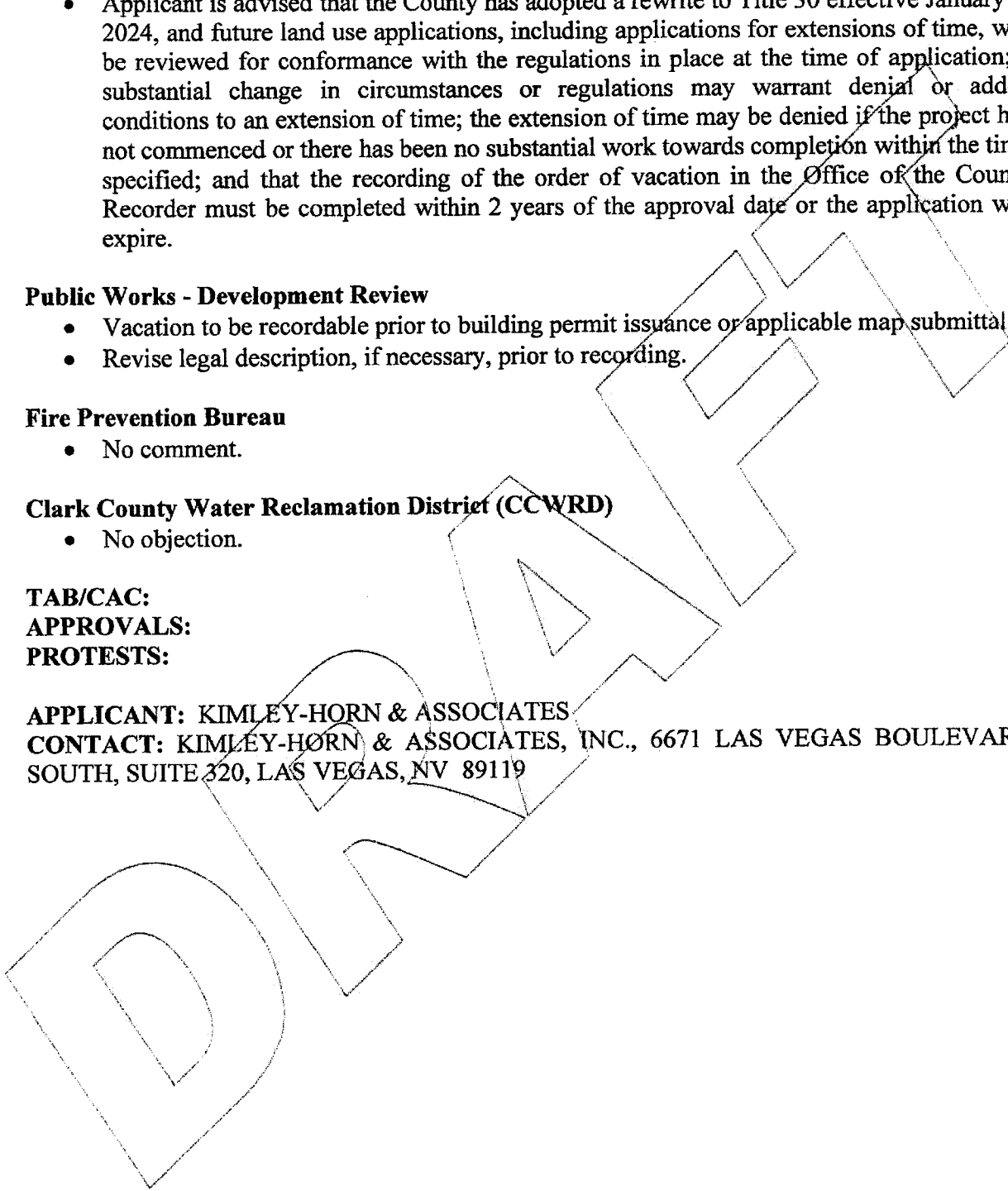
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KIMLEY-HORN & ASSOCIATES**

**CONTACT: KIMLEY-HORN & ASSOCIATES, INC., 6671 LAS VEGAS BOULEVARD  
SOUTH, SUITE 320, LAS VEGAS, NV 89119**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0460</u>	DATE FILED: <u>7/20/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>8/29/23</u>
			TAB/CAC: <u>Paradise</u>	
			PC MEETING DATE: <u>9/19/23</u>	
			BCC MEETING DATE: _____	<u>7:00PM</u>
			FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LV Diamond Property I, LLC, Attn Craig Troyer</u>
	ADDRESS: <u>12300 Liberty Blvd.</u>
	CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u>
	TELEPHONE: <u>877-772-1518</u> CELL: _____
	E-MAIL: <u>craig@libertymedia.com</u>

<b>APPLICANT</b>	NAME: <u>Kimley-Horn and Associates, Inc., Attn. Jeffrey Dolian</u>
	ADDRESS: <u>6671 S Las Vegas Blvd., Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>972-770-1363</u> CELL: <u>775-636-4633</u>
	E-MAIL: <u>jeffrey.dolian@kimley-horn.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Kimley-Horn and Associates, Inc., Attn. Jeffrey Dolian</u>
	ADDRESS: <u>6671 S Las Vegas Blvd., Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>972-770-1363</u> CELL: <u>775-636-4633</u>
	E-MAIL: <u>jeffrey.dolian@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-601-001, -005, -007, 162-21-613-001 thru -011, 162-21-510-038 thru -040

PROPERTY ADDRESS and/or CROSS STREETS: Northeast corner of Harmon Ave. and Koval Ln.

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

[Signature]  
Property Owner (Signature)\*

Craig Troyer, SVP  
Property Owner (Print)

STATE OF ~~NEVADA~~ COLORADO  
COUNTY OF ~~Douglas~~ \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON February 16, 2023 (DATE)  
By Craig Troyer

NOTARY PUBLIC: [Signature]

SUZETTE VOSSSELLER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20074011347  
MY COMMISSION EXPIRES MARCH 19, 2023

\*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.

11

VS-23-04(e)

# Kimley»Horn

May 1, 2023  
Project No. 0645604000

Clark County  
Current Planning  
500 S. Grand Central Pkwy.  
Las Vegas, Nevada 89155

**RE: JUSTIFICATION FOR EASEMENT AND RIGHT-OF-WAY VACATION ALONG THE NE CORNER OF HARMON AVENUE AND KOVAL LANE FOR THE LVGP PADDOCK SITE**

To Whom It May Concern:

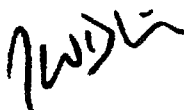
This letter is to provide a justification, for the request by LV Diamond Property I, LLC for the following vacations on the proposed development (APN 162-21-601-001, 162-21-601-005, 162-21-601-007, 162-21-613-001, 162-21-613-002, 162-21-613-003, 162-21-613-004, 162-21-613-005, 162-21-613-006, 162-21-613-007, 162-21-613-008, 162-21-613-009, 162-21-613-010, 162-21-613-011, 162-21-510-038, 162-21-510-039, 162-21-510-040):

- Right-of Way vacations: 4 Right-of-Way vacations along Rochelle Avenue; 1 Right-of-Way vacation along Koval Lane; 1 Right-of-Way vacation along Harmon Avenue
- Easement vacations: easements as shown and/or dedicated upon the Final Map of Fairway Gardens No. 1, No. 2, No. 3, and No. 4; easements as shown and/or dedicated upon the Final Map of Flamingo Park Unit No. 1

The previously dedicated Rights-of-Way for the existing driveways surrounding the property along Harmon Ave, Koval Ln, and Rochelle Ave are no longer needed for the proposed development. Numerous existing easements within the LVGP Paddock Site property are no longer needed for the proposed development. Reference the Site Plan exhibit included with this vacation package for all Right-of-Way and easements to be vacated.

We look forward to working with Clark County on these vacations and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey Dolian, P.E.  
Project Manager

**PLANNED  
COPY**

COMPREHENSIVE SIGN PACKAGE/  
BUILDING HEIGHT  
(TITLE 30)

KOVAL LN/HARMON AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0484-LV DIAMOND PROPERTY I, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow roof signs.

**DESIGN REVIEWS** for the following: 1) amend a previously approved comprehensive sign package; and 2) increase building height in conjunction with a previously approved racetrack, recreational facility, and fairground with accessory uses on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-510-038 through 162-21-510-040; 162-21-601-001; 162-21-601-005; 162-21-601-007; 162-21-613-001 through 162-21-613-010; 162-26-613-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the number of roof signs to 4 where 1 roof sign was previously approved and where roof signs are not permitted per Chapter 30.72 (a 300% increase).

**DESIGN REVIEWS:**

1.
  - a. Three roof signs.
  - b. Increase area of animated (roof) signs to 39,837 square feet where 37,032 square feet of animated signs were previously approved (a 7.6% increase) and where a maximum of 150 square feet is permitted per Table 30.72-1.
2. Increase building height (Paddock Building) to 85 feet where a building height of 74 feet was previously approved (a 14.9% increase) and a maximum building height of 100 feet is permitted per Table 30.40-7.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 200 to 260 E. Harmon Avenue, 4230 to 4280 Charlotte Drive, and 305 E. Rochelle Avenue to 4265 E. Rochelle Avenue
- Site Acreage: 37.6
- Project Type: Racetrack
- Number of Stories: 4
- Building Height (feet): 74 (previously approved)/85 (requested)
- Square Feet: 300,000
- Parking Required/Provided: 1,200/1,200

#### History & Request

Use permits for a racetrack, recreational facility, and fairground with accessory uses in conjunction with a 300,000 square foot Paddock building were approved via UC-22-0556 by the Board in November 2022. Multiple waivers of development standards were also part of that request which included a single roof sign flush mounted to the roof canopy of the Paddock building. A design review for signage was also part of that request which included wall signs, a single roof sign, and an increase to the permissible area of animated signs. The applicant is now requesting a waiver of development standards to permit 3 additional roof signs with design reviews to further increase animated sign area and increase the height of the Paddock building.

#### Site Plan

The approved plans depict a proposed racetrack, recreational facility, and fairgrounds located on a 37.6 acre site. A 4 story Paddock building is centrally located within the project site and has the following setbacks: 1) 208 feet from the west property line adjacent to Koval Lane; 2) 100 feet from the north property line along Rochelle Avenue; 3) 337 feet from the east property line adjacent to the existing multiple family development; and 4) 215 feet from the south property line adjacent to Harmon Avenue. The racetrack will enter the site onto private property from the right-of-way at the southwest corner of Koval Lane and Harmon Avenue and will exit at the northwest corner of the site adjacent to Koval Lane. Thirteen team pits are located along the southeast side of the Paddock building, adjacent to pit lane. Temporary spectator/grandstand areas will be located within the interior of the site, surrounding the racetrack. An asphalt parking area is located to the southeast of the Paddock building and racetrack, with access to the parking lot from 2 driveways adjacent to Harmon Avenue. To the west of the building, adjacent to Koval Lane, is a circular, one-way driveway featuring 2 lanes measuring 24 feet in width. The aforementioned driveway will be utilized for spectator drop-off and pick-up and as a hospitality area. Access to the site is granted via 2 driveways along Harmon Avenue, 1 circular one-way driveway adjacent to Koval Lane, and a single driveway along Rochelle Avenue. The racetrack, recreational facility, and fairgrounds require 1,200 parking spaces where a minimum of 1,200 parking spaces are provided. The parking lot area, located to the east of the Paddock building and racetrack, is designed to accommodate up to 1,987 standard parking spaces. The refuse disposal and trash enclosure area for the racetrack is located at the northeast corner of the site, adjacent to Debbie Way, a dedicated public right-of-way.

Landscaping

Waivers of development standards to eliminate street and interior parking lot landscaping were previously approved via UC-22-0556.

Elevations

The previously approved plans depict a Paddock building with varying rooflines measuring between 54 feet to a maximum of 74 feet in height. The applicant is now requesting to increase building height up to a maximum of 85 feet to the top of the proposed roof signs, located on the south elevation of the Paddock building. The building features a contemporary design that includes white and dark gray panels with concrete, stone, and red metal accents. Clear glass windows will extend the length of each level facing north for optimal views of the racetrack. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Signage

The approved plans depicted a total of 6 signs within the project site: 4 wall signs, 1 freestanding sign, and 1 roof sign. The wall signs are equal in area and display the F1 logo in red lit acrylic panels. The roof sign, flush mounted to the roof canopy of the Paddock building, consists of an LED (animated) video sign. The freestanding sign, also consisting of an LED (animated) video unit, is located facing west on Koval Lane at the entrance to the site, is set back 139 feet from the west property line and measures 29 feet in height. A second freestanding sign is proposed at the corner of Harmon Avenue and Koval Lane, but the details are yet to be determined. A land use application will be required for the second freestanding sign if the sign does not conform to Code. The applicant is now proposing to construct 3 additional roof signs, measuring 27 feet in overall height, located at the rooftop terrace along the south elevation of the Paddock building. The 3 proposed roof signs each measure 935 square feet in area, with a minimum separation of 250 linear feet between signs.

The following table is a summary of the proposed signage:

Type of Sign	Previously approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Previously Approved Signs	# of Proposed Signs	Total # of Signs
Wall	452	-	452	24,640	-	4	-	4
Freestanding *	1,867	-	1,867	6,440	-	1	-	1
Roof**	35,165	2,805	37,970	-	7.6%	1	3	4
Overall Total	37,484	2,805	40,289	31,080	7.5%	6	3	9

\*Signage for the freestanding sign includes the request for an increase in animated signage.

\*\*Signage for the roof sign includes the request for an increase in animated signage

Type of Sign	Previously approved (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Previously Approved Signs	# of Proposed Signs	Total # of Signs
Animated	37,032	2,805	39,837	150	26,558%	2	3	5

Applicant's Justification

The site was previously approved for 1 roof sign, with an additional 3 roof signs proposed on top of the Paddock Building, each measuring 935 square feet. The height at the top of the signs are 85 feet. The building was previously approved at a height of 74 feet, and no other changes to the building are proposed. Design reviews are also being requested to increase the total area of animated signage to 37,970 square feet and for an amended sign plan as it relates to the 3 additional requested roof signs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-23-900303	Underground pedestrian tunnel	Approved by ZA	July 2023
UC-22-0556	<p>Racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events; recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; live entertainment; on-premises consumption of alcohol; allowed the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; eliminated the protective barrier between the outside dining/drinking area and parking area; eliminated the pedestrian access around the perimeter of the outside dining/drinking area; permitted outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and reduced the separation between outside dining, drinking, and cooking and a residential use; waivers to reduce the separation between live entertainment and a residential use; reduced the separation between on-premises consumption of alcohol and a residential use; allowed construction and/or demolition activities beyond daytime hours; permitted lighting to project upward; waived noise standards; waived lighting standards; waived vibration standards; allowed a roof sign; eliminated striping from parking areas; eliminated street landscaping; eliminated parking lot landscaping; eliminated landscaping adjacent to a less intensive use; reduced setbacks; increased fence and wall height; eliminated the</p>	Approved by BCC	November 2022

	pedestrian walkway from the adjacent sidewalks to the principal building; allowed modified driveway design standards; waived full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and allowed non-standard improvements within the right-of-way; and design reviews for a racetrack with accessory uses; recreational facility with accessory uses; fairground with accessory uses; signage, and finished grade		
UC-19-0667	High Impact Project for a resort hotel and an expansion to the Gaming Enterprise District, design review for a resort hotel, 3 high-rise towers, and a shopping center	Approved by BCC	November 2019
UC-19-0574	High Impact Project for a multiple family residential development on the northwest portion of this site adjacent to Rochelle Avenue and Koval Lane - expired	Approved by BCC	September 2019
UC-1100-08 (ET-0011-17)	Third extension of time for a High Impact Project (resort hotel) - subject to the applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0009-17)	Fourth extension of time for a resort hotel with deviations and a design review - subject to the applicant to file a design review application to include the Gaming Enterprise District expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-0813-02 (ET-0010-17)	Fifth extension of time to redesign the resort hotel on the western portion of the site - subject to the applicant to file a design review application to include the GED expansion and associated special use permits - expired	Approved by BCC	March 2017
UC-1584-06 (ET-0008-14)	Third extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2014
UC-0813-02 (ET-0079-13)	Fourth extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	October 2013
UC-1100-08 (ET-0010-13)	Second extension of time for a High Impact Project (resort hotel) - expired	Approved by BCC	March 2013
UC-1584-06 (ET-0004-12)	Second extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	March 2012
UC-0813-02 (ET-0084-11)	Third extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	November 2011
UC-1100-08 (ET-0012-11)	First extension of time for a High Impact Project (resort hotel) - subject to maintaining the site free of trash and weeds - expired	Approved by BCC	March 2011



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1584-06 (ET-0014-09)	First extension of time for a resort hotel with deviations and a design review - expired	Approved by BCC	February 2009
UC-1100-08	Original application with a waiver of conditions of a use permit (UC-0207-06), waived standards to reduce parking, and design review - expired	Approved by BCC	February 2009
UC-0813-02 (ET-0215-08)	Second extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	September 2008
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review - expired	Approved by BCC	January 2007
UC-0813-02 (ET-0204-03)	First extension of time to redesign the resort hotel on the western portion of the site - expired	Approved by BCC	June 2003
UC-0813-02	Redesigned the resort hotel on the western portion of the site - expired	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site - expired	Approved by BCC	July 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Tuscany Suites & Casino, Ellis Island Casino & Hotel
South	Entertainment Mixed-Use	H-1 & R-5	Multiple family developments, including the Marie Antoinette & hotel/timeshare
East	Entertainment Mixed-Use	H-1	Multiple family residential & undeveloped
West	Entertainment Mixed-Use	H-1	Undeveloped

**Related Applications**

Application Number	Request
VS-23-0460	A vacation and abandonment for rights-of-way and easements is companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards & Design Reviews

The proposed roof signs are compatible with the theme of the racetrack and building and are also compatible with the design and style of signs associated with resort hotels along Las Vegas Boulevard South. The increase in building height, up to 85 feet, where Code allows a maximum building height of 100 feet, is necessary to accommodate the proposed roof signs. Code allows alternative sign standards for development within the H-1 zoning district if the alternative results in the development having a visual character compatible with adjacent developments. The proposed signage is compatible with the previously approved sign package. Additionally, the proposed signs are consistent in style and design with signage for resort hotels within the immediate area and along Las Vegas Boulevard South. The proposed signs consist of compatible architectural design, style, and color with the Paddock building. Therefore, staff recommends approval of these requests.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: LIBERTY MEDIA CORPORATION  
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

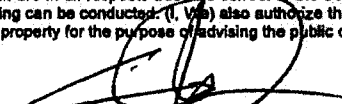
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0484</u> DATE FILED: <u>7-26-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8-29-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-20-23</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>LV Diamond Property I, LLC</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Liberty Media Corporation</u> ADDRESS: <u>12300 Liberty Boulevard</u> CITY: <u>Englewood</u> STATE: <u>CO</u> ZIP: <u>80112</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-510-038, 162-21-510-039, 162-21-510-040, 162-21-501-001, 162-21-501-005, 162-21-501-007, 162-21-513-001, 162-21-513-002, 162-21-513-003, 162-21-513-004, 162-21-513-005, 162-21-513-006, 162-21-513-007, 162-21-513-008, 162-21-513-009, 162-21-513-010, and 162-21-513-011

PROPERTY ADDRESS and/or CROSS STREETS: Hammon and Koval

PROJECT DESCRIPTION: Race Track


(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)\*

LV Diamond Property I, LLC by Craig Troyer, Senior Vice President  
 Property Owner (Print)

STATE OF Colorado  
 COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME ON July 14, 2022 (DATE)  
 By Craig Troyer, Senior Vice President

NOTARY PUBLIC: 

SUZETTE VOSELLER  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20074011347  
 MY COMMISSION EXPIRES MARCH 19, 2023

\*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.

Note - BCC to increase area of annual signage

Rev. 2/15/22 12

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

STEPHANIE HARDIE ALLEN  
sallen@kcnvlaw.com  
D: 702.792.7045

July 14, 2023

**VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

WS-23-0484

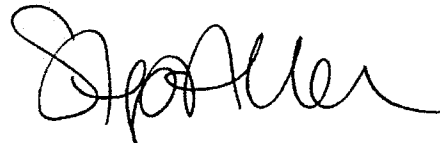
**Re: Justification Letter – Waiver to Allow Rooftop Signage, and Design Review for Increased Building Height**  
**APNs: 162-21-601-001, 162-21-601-007, 162-21-601-005**

To Whom It May Concern:

Please be advised our office represents Liberty Media Corporation (the “Applicant”) in the above-referenced matter. The original application was approved by the Board of County Commissioners on November 2, 2022 (UC-22-0556). Related to the previously-approved application(s) for the upcoming 2023 Formula 1 Las Vegas Grand Prix (“F1”) in Las Vegas, the Applicant requests a waiver of development standards for three (3) rooftop signs, a design review for increased building height as a result of the signs, a design review to increase the area of animated signage, and a design review for an amended sign plan.

The Applicant was previously approved for one (1) rooftop sign, and is proposing three (3) additional rooftop signs on top of the paddock building, each 935 square feet, shown on the attached signage plan as R2, R3 and R4. The height at the top of the signs are eighty-five (85) feet. The building was previously approved at a height of seventy-four (74) feet, and no other changes to the building are proposed. Design reviews are also being requested to increase the total area of animated signage to 37,970 and for an amended sign plan as it relates to the three additional requested roof signs. The Applicant also requests a design review for building height increase up to eighty-five (85) feet, which directly relates to the proposed signs. The Applicant has received FAA approval for up to ninety-five (95) feet on the subject building, as shown on the attached letter. Thank you for your kind consideration. If you have any questions, please do not hesitate to contact me or my Paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,  
KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/mkr

09/20/23 BCC AGENDA SHEET

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0475-IMI MIRACLE MALL, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce height setback.

**DESIGN REVIEWS** for the following: 1) modifications to restaurant with outside dining and drinking; 2) update the exterior façade; and 3) modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone.

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

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RELATED INFORMATION:

**APN:**

162-21-210-005; 162-21-210-007; 162-21-210-009; 162-21-210-010; 162-21-210-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback to Las Vegas Boulevard South to 1 foot 6 inches where 10 feet from property line, is required per Section 30.56.060 (an 83% reduction).
2. Reduce the height setback to an arterial street (Las Vegas Boulevard South) to 26 feet 10 inches where 33 feet 5 inches from back of curb is required, per Figure 30.56-4 (a 20% reduction).

**DESIGN REVIEWS:**

1. Modifications to an existing restaurant with outside dining and drinking.
2. Update the exterior façade on a portion of the resort hotel (Planet Hollywood).
3. Modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3663 Las Vegas Boulevard South
- Site Acreage: 37.4 (portion)
- Project Type: Amended sign plan with interior remodel and exterior façade and remodel for the renovation of a restaurant (Rosa Mexicano)
- Number of Stories: 2
- Square Feet: 15,046 (Rosa Mexicano)
- Parking Required/Provided: 5,280/5,776

#### Site Plan & Request

The proposed request is to amend the comprehensive sign plan and for an interior and exterior remodel of a restaurant (Rosa Mexicano formerly PBR Rock Bar) within the Miracle Mile shops at Planet Hollywood Resort/Hotel.

The restaurant is located at the southwest corner of the site, where a restaurant with outside dining and drinking was previously approved. The restaurant space will maintain interior and exterior access to the site, not through the main entrance of the resort/hotel. Access to the site is from Las Vegas Boulevard South, Harmon Avenue, and Audrie Street. The outside dining is located within the courtyard space created by the front façade of the Miracle Mile shops, the south property line shared with Harmon Corner shops, and the escalator for the pedestrian bridge across Las Vegas Boulevard South. The location of the outside dining is set back 1 foot 6.5 inches to Las Vegas Boulevard South right-of-way line and 26 feet 10 inches to the back of curb. The outside dining areas have no impact on the existing pedestrian access easement, which is located on the west and north landing of the escalator structure.

#### Landscaping

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

#### Elevations

The exterior remodel includes the removal of the wooden western theme of the previous operator. The proposed remodel provides an entry to the restaurant located closer to the Miracle Mile building wall that leads to a greeter stand. The first level of the patio dining area is elevated above the exterior walkway with a glass wall surround and a new mezzanine level patio dining area. Accent walls include a lattice design and a bright modern facade.

#### Floor Plans

The interior and exterior of the restaurant lease space are modified to provide an updated dining experience, which includes a mezzanine and patio dining areas with a total of 15,046 square feet. The expansion of the outside dining areas includes seating under the existing escalator.

#### Signage

The plans depict the removal of existing wall signs, the addition of 3 wall signs, and a revolving sign in conjunction with the renovation of the restaurant space (Rosa Mexicano). The wall sign

area being removed exceeds the amount of the proposed wall signage. In addition, the signs are located on the accent wall, mezzanine, and exterior entry to the patio dining area. The figures in the table are net increases in signage since previously approved signs may have decreased in number and/or area.

The following table is a summary for signage for the resort hotel, resort condominium, and shopping center development:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
*Freestanding	14,020	0	14,020	18,445	N/A	5	0	5
*Wall	139,589	56	139,087	35,360	295	156	3	156
*Roof Sign	1,834	0	1,834	0	N/A	8	0	8
*Projecting	1,719	0	1,719	**32	N/A	9	0	9
Hanging	27	0	27	**32	N/A	2	0	2
Directional	610	0	610	256	138	8	0	8
Revolving	0	128	128	****	N/A	1	1	1
Overall Total	157,799	184	157,425	54,125	N/A	188	4	189

\*The freestanding, wall, roof, and projecting signs also contain animation. \*\*Per tenant. \*\*\*\* Per approval.

The details for animated signs are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	98,259	1,235	99,494	***450	1.27	45	0	45

\*\*\*150 square feet permitted per street frontage.

**Applicant's Justification**

The applicant indicates the purpose of the request is to modify the comprehensive sign plan previously approved as part of the renovation, upgrade, and rebrand of the restaurant tenant space. No changes to the existing landscape materials, increase in building height are proposed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-20-0303	Modifications to the comprehensive sign package to increase wall sign area	Approved by BCC	August 2020
UC-19-0641	Facade remodeled to a portion of an existing shopping center (Miracle Mile Shops) and modifications to an approved comprehensive sign package	Approved by BCC	October 2019
DR-19-0296	Outside drinking area (Daiquiri Bar) and amended the comprehensive sign package	Approved by BCC	June 2019



**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0544-17	Façade remodeled for a proposed restaurant with outside dining/drinking area, and amended the approved comprehensive sign plan within an existing shopping center (Miracle Mile Shops)	Approved by BCC	August 2017
UC-0209-16	Exterior façade remodeled and addition for outside dining	Approved by BCC	May 2016
UC-0149-16	Façade remodeled with outside dining	Approved by BCC	April 2016
DR-0540-15	Exterior modification of an entrance façade and outside dining with a bar	Approved by BCC	October 2015
UC-0185-15	Façade modifications and demolition with site modifications (sidewalks, gates, driveways) for outside dining	Approved by BCC	May 2015
UC-0985-14	Modified the comprehensive sign package to allow roof signs and increased wall, roof, and animated sign area with façade modifications	Approved by BCC	February 2015
UC-0978-14	Façade demolition and modification to Miracle Mile Shops	Approved by BCC	February 2015
DR-0016-13	Modified the comprehensive sign package to increase wall, animated, freestanding, and directional sign area	Approved by BCC	March 2013
DR-0402-10	Comprehensive sign package for the Planet Hollywood Resort Hotel Site	Approved by BCC	October 2010
UC-0340-10	Signage for PBR Rock Bar restaurant	Approved by BCC	September 2010
UC-1588-05	Resort Condo high-rise building	Approved by BCC	December 2005

\* Numerous land use applications have been submitted for this site. The most relevant and recent are listed above.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Paris Resort Hotel
South	Entertainment Mixed-Use	H-1	Retail use & condominiums
East	Entertainment Mixed-Use	H-1	Parking
West	Entertainment Mixed-Use	H-1	Cosmopolitan Resort Hotel & Bellagio Resort Hotel

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### 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 has no objection to the reduction in setback as it does not impact the pedestrian realm. The proposed reduction is contained under the existing escalator structure and is not located along the entire westerly face of the building; therefore, staff recommends approval.

#### Design Reviews

Staff finds that the proposed remodel and signage are compatible with the existing developments surrounding the Las Vegas Boulevard South Corridor and with the other signage within the Planet Hollywood and Miracle Mile Shops. The modifications to the already existing comprehensive sign package comply with Policy 6.2.1 of the Master Plan, which states that all new development should be compatible with the established neighborhood in terms of building styles on-site and with surrounding developments. Policy 5.1.3 of the Master Plan also states that tourism is one of the bases of the local economy and should continue to be enhanced where possible. Given that Las Vegas Boulevard South and its surrounding area are designated as a National Scenic Byway, to which signage contributes, staff finds that the proposed signage and modifications to the approved sign package would positively contribute to the existing slate of signage in the Byway. Additionally, the proposed signage is appropriate and compatible with the surrounding uses and should not create any additional negative effects on surrounding residential and neighboring uses, given that the signage and lighting are already present on the site and the small increase being proposed. Additionally, the pedestrian access easement is being maintained by moving the exterior entry of the restaurant closer to the building, which will ensure that there are no unintended negative impacts on pedestrian traffic flows in the area of the escalator landing. Therefore, staff can support these requests.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TEAM K5 PERMITS & CONSULTING, LLC**

**CONTACT: TEAM K5 PERMITS & CONSULTING, LLC, 176 E. HIGHLAND AVENUE,  
CLERMONT, FL 34711**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0475</u> DATE FILED: <u>7/25/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/20/2023</u> FEE: <u>\$ 975.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>IMI Miracle Mall, LLC (C/O Miller Capital Advisory, Inc.)</u> ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-997-9600</u> CELL: <u>801-580-0219</u> E-MAIL: <u>boconnor@miller-capital.com</u>
	<b>APPLICANT</b>  NAME: <u>Rosa Mexicano Holding, LLC</u> ADDRESS: <u>264 W 40th St 18th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10018</u> TELEPHONE: <u>407-564-1800</u> CELL: _____ E-MAIL: <u>permitting@teamk5.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Jason Kirby</u> ADDRESS: <u>176 E Highland Ave,</u> CITY: <u>Clermont</u> STATE: <u>FL</u> ZIP: <u>34711</u> TELEPHONE: <u>407-564-1803</u> CELL: <u>407-492-7639</u> E-MAIL: <u>permitting@teamk5.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-21-210-005, 162-21-210--007, --009 portion, --010, and --012

PROPERTY ADDRESS and/or CROSS STREETS: 3663 S Las Vegas Blvd., Las Vegas, NV 89109

PROJECT DESCRIPTION: Exterior Remodel for Restaurant Tenant

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

Property Owner (Signature)\* [Signature]

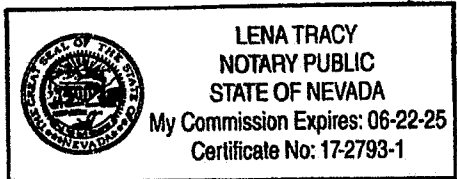
Barry O'Connor  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 4, 2023 (DATE)

By Lena Tracy

NOTARY PUBLIC: Lena Tracy



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

**JUSTIFICATION LETTER**

Clark County Building Department  
4701 W Russell Rd  
Las Vegas, NV 89118

WS-23-0475

July 21st, 2023

**Re: Rosa Mexicano - Suite 730 / Space A001 – Planning Comments  
3663 S Las Vegas Blvd.  
Las Vegas, NV 89109**

To Whom it May Concern,

The intent of the letter below is to justify the approval of a Land Use Application based on the stable and desirable character consistent with the Master Plan. The narrative below outlines the intended uses and strategies to minimize detrimental impact to adjacent properties.

Land Use Application – Waiver of Development Standards:

1. Design Review for modifications to restaurant with outside dining and drinking (2 level patio).
2. Design Review for modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood).
3. Design Review for the proposed exterior material compatibility with the existing exterior of the resort center.
  - a. The exterior of the proposed restaurant matches the dynamic and color changing façade of the Planet Hollywood Resort with the use of bright pink LED wall-washing fixtures in addition to an attached metal panel screen with a custom pattern. The proposed façade also complements the newly installed LED screens that cover the tower above and adjacent and creates a continuation of the brightly lit façade that will now be present on the strip. Similarly, the proposed elevation offers visual interest to pedestrians at street level at the pedestrian bridge level.
  - b. Per the attached letter from Planet Hollywood LV, LLC, the proposed renderings meet their intent for the design of the resort center.
4. Waiver of Development Standards to reduce the setback to Las Vegas Boulevard South to 1ft-6.5in where 10ft is required from property line per section 30.56.060. The reduction is 83% from the required distance. Ground level - patio requires a waiver of development standards due to its proximity to property line in order to comply with section 30.56.060.
  - a. The proposed use of the patio remains the same as the existing use: Exterior Dining seating for a new Restaurant. There is no proposed change to the relationship between the exterior patio and the public sidewalk. There is a newly proposed exterior mezzanine that will increase the use area and was not included in prior approval UC-10-0340. To prevent access from Las Vegas Boulevard, an existing gate and stairway will be removed near the escalator and infilled with railing. The only access to the patio will be via the interior of the restaurant or a gated access approximately 52'-0" from nearest public access easement. This entry will be monitored by staff at a greeter stand. The greeter stand is located within the patio and queuing will occur within this 226sf "Check-In" area. This "Check-In" area and sf is indicated on Sheet A100 and in the egress calculations. It is also the intent of Rosa Mexicano to utilize a text/call back feature to notify guests when their table is ready to limit queuing.
  - b. The existing solid barrier between the existing raised patio and the sidewalk level is roughly 5'-2" above sidewalk level. No awnings or attachments to public transportation like the bridge or escalator are proposed. The patio will continue to be self-sustaining and not impact the street beyond the barrier with any type of infrastructure.
5. Waiver of Development Standards to reduce the height setback to Las Vegas Boulevard South to 26ft-10in where 33ft-5in is required from the backside of curb per section 30.56-4. The reduction is 20% from the required distance. Ground level - patio extension area located under the escalator requires a waiver of development standards due to its proximity to the backside of curb in order to comply with section 30.56-4.

**Project Description:**

The property is an existing restaurant space within the Miracle Mile Shops. The new tenant, Rosa Mexicano, will complete a tenant improvement remodel to accommodate the new restaurant. There will be between 30-50 employees per shift. The hours of operation are 8am-1am, Monday to Sunday. The narrative below outlines the justification of new scope with comparisons noting proposed and existing elements.

This project consists of an exterior alteration of an existing restaurant. No change in use. The exterior scope of work includes adjustments to the existing external facade, new exterior balcony, upgrading the exterior patio with new furnishings, lighting and equipment in the bar, and minor electrical work. Additional square footage will be added through a new exterior mezzanine level but will not increase current extents of the ground level patio. These proposed alterations have been submitted under permit number BD23-00841 and are currently in review.

**Parking Requirements: per Section 30.60 (General Parking Regulations)**

Due to increase in floor area, the following parking modifications have been proposed. The existing resort parking quantity is sufficient to handle the increase in square footage as shown below.

**NEW TOTAL PARKING REQUIRED: 5,776 STALLS PROVIDED - 5,279 STALLS REQUIRED = 496 STALLS OVERPARKED**

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**1. Scope of Work:****Patio - Ground level:**

**Location:** Existing glass railing at most outer perimeter:

Per BD23-00841 of the Construct Exterior Balcony w/ Tenant Improvement set, sheet A401 note 29 indicates all existing perimeter glass railing to remain, clean and repair as needed. The location will remain.

Sheet A101.1 indicates a new infill of slab infilling existing stairs. Existing glass railing will be relocated to connect with adjacent existing glass railing defining the existing perimeter of the existing patio.

There will be no additional extension of the existing perimeter railing past the leased premises. All new furniture to replace like for like from previous tenant within the leased premises. All new bar equipment to be installed within the existing designated bar infrastructure of the leased premises.

**Location:** Metal railing at most inner, 6" high raised patio dining area perimeter:

Per Sheet A402 note 14 indicates new metal railing to be installed in the original location of the existing perimeter low height walls.

**Location:** New Portal accessible entry at Patio:

New decorative pink arch with tenant signage to be installed at the existing point of accessible entry at the patio entry.

**Location:** Existing patio area under the escalator:

The existing condition was designated seating within the leased premise and the new proposed area will continue to be designated seating. No additional square footage added beyond lease line. Refer to Site Plan and Demo Plan for more information

**Location:** Existing patio area stairs via public plaza of Miracle Mile Shops:

There will be no Concession Trailer servicing the exterior plaza of Miracle Mile Shops, Planet Hollywood or Public easement of Las Vegas Blvd South. Please refer to site plan for more information.

**Patio - Mezzanine level:**

Per BD23-00841 of the Construct Exterior Balcony w/ Tenant Improvement set, sheet A401 note 20 indicates all new metal railing to define the new exterior mezzanine perimeter. All new furniture to be installed within the new exterior mezzanine perimeter. This additional mezzanine is an increase in use area and was not included in prior approval UC-10-0340.

**Location:** Metal railing at perimeter:

**Mezzanine egress:**

New door at the existing exterior wall will provide access to the upper exterior mezzanine from the interior side.

New metal, compliant stair will provide a second means of egress on the exterior patio.

**Location:** Decorative and structural pink arches within leased premise of patio.

**2. Signage:**

Utilizing the signage sqft defined by the previous tenant under land use number 10-0340 the total number of sf being removed was determined to be 558sf and the total number of signs being removed was determined to be 3 wall signs. The proposed Rosa Mexicano signage will include a total of 184sf and 4 signs. 3 of the signs will be wall signs totaling 56sf and 1 sign will be revolving and totals 128sf. Please refer to the Signage Package enclosed for additional info.

All proposed signs are broken down below, but also are shown in totality on the Comprehensive signage table below.

- Sign A – 128sf      Revolving Type
- Sign B – 9.2sf      Wall Type
- Sign C – 23.4sf      Wall Type
- Sign D – 23.2sf      Wall Type

Total 183.8sf rounded up to 184sf

COMPREHENSIVE EXTERIOR SIGNAGE PLAN

TYPE OF SIGN	EXISTING (SQFT)	EXISTING (SQFT) TO BE REMOVED	PROPOSED (SQFT)	TOTAL (SQFT)	ALLOWED PER TITLE 30 (SQFT)	PROPOSED PERCENT INCREASE	# OF EXISTING SIGNS	# OF EXISTING SIGNS TO BE REMOVED	# OF PROPOSED SIGNS	TOTAL # OF SIGNS
*FREESTANDING	14,020	0	0	14,020	18,445	N/A	5	0	0	5
*WALL	139,389	558	56	139,887	35,360	N/A	156	3	3	156
*ROOF	1,834	0	0	1,834	0	N/A	8	0	0	8
*PROJECTING	1,719	0	0	1,719	**32	N/A	9	0	0	9
HANGING	27	0	0	27	**32	N/A	2	0	0	2
DIRECTIONAL	610	0	0	610	256	N/A	8	0	0	8
***REVOLVING	0	0	128	128	AREA PER DESIGN BOARD	N/A	0	0	1	1
OVERALL TOTAL	157,799	558	184	157,425	54,125	N/A	188	3	4	189

NOTES:  
 \* INDICATES INCLUSION OF ANIMATED SIGNS. FOR BREAKDOWN OF ANIMATED SIGNS SEE BELOW.  
 \*\* INDICATES PER TENANT  
 \*\*\* INDICATES SIGN ROTATIONS WILL NOT EXCEED 8 REVOLUTIONS PER MINUTE.

BREAKDOWN OF EXTERIOR ANIMATED SIGNS

TYPE OF SIGN	EXISTING (SQFT)	EXISTING (SQFT) TO BE REMOVED	PROPOSED (SQFT)	TOTAL (SQFT)	ALLOWED PER TITLE 30 (SQFT)	PERCENT INCREASE	# OF EXISTING SIGNS	# OF EXISTING SIGNS TO BE REMOVED	# OF PROPOSED SIGNS	TOTAL # OF SIGNS
ANIMATED	98,259	37	0	98,222	****450	N/A	45	1	0	44

NOTES:  
 \*\*\*\* INDICATES 150 SQUARE FEET PERMITTED PER STREET FRONTAGE.



SIGNAGE  
(TITLE 30)

FLAMINGO RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0481-JAS ORTON AND SONS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce separation for monument signs.  
**DESIGN REVIEW** for a monument sign in conjunction with an approved shopping center, on a portion of 806 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise. MN/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-19-512-002; 162-19-512-004; 162-19-512-008; 162-19-512-015; 162-19-512-010; 162-19-512-016; 162-19-512-021 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the distance between an existing sign and proposed monument sign on the same side of the street to 92 feet where 100 feet is required along a street frontage per Table 30.72-1 (an 8% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3841 W. Flamingo Road
- Site Acreage: 8.6 (portion)
- Project Type: Monument signage
- Sign Height (feet): 10
- Square Feet: 60

Site Plan & History

The plans depict an existing retail shopping center that was originally approved under a previous application UC-0703-16 on 8.6 acres. These developments included a shopping center, a hotel, and a multiple family residential development, as well as signage including 3 monument signs on Flamingo Road, one on Valley View Boulevard, and another on Hugh Hefner Drive. Subsequent land use applications have been approved for modifications to the hotel and the multiple family

residential development. The plans depict a shopping center consisting of 5 buildings that include 4 restaurants (Wahoo's, Denny's, Chick-fil-A, and Del Taco) and a Walgreens. The Chick-fil-A and Del Taco restaurants will have drive-thru services. The shopping center has frontage along Flamingo Road to the north, Valley View Boulevard to the east, and Hugh Hefner Drive to the west, and the plans depict access from each of these streets. The parcel has since been subdivided and the site includes a multiple family development located on a separate parcel from the shopping center and hotel developments.

The application submitted is for a monument sign located along the ingress/egress for Chick-fil-A restaurant centrally located along Flamingo Road. Currently, there are several signs along Flamingo Road, both monument and freestanding, and with the addition of this proposed monument sign, which will be located 92 feet away from an adjacent monument sign for Del Taco to the west, and 225 feet from Walgreens sign to the east. The sign is set back the minimum 2 feet from the property line. The noted location for the new monument sign is along Flamingo Road.

Landscaping

Landscaping is not a part of this application.

Sign Elevations

The plans depict a monument sign at 9 feet, 6 inches high with a sign face of approximately 45 square feet. The monument sign includes fabricated aluminum cap and cabinet, white polycarbonate vinyl with an aluminum frame, with grey stacked stone veneer base to match the other existing signage.

Applicant's Justification

The applicant states that there is no signage identification along the west bound and east bound traffic on Flamingo Road. The applicant is requesting a monument sign to maximize customer visibility and business identification.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-18-0707	A restaurant in conjunction with an approved shopping center	Approved by BCC	October 2018
WS-18-0261	Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
TM-0009-17	A map consisting of a commercial lot and a residential lot with 290 multi-family residential units	Approved by PC	March 2017
VS-0054-17	Vacated a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0703-16	Increased density and building height with waivers of development standards to reduce setback from an arterial street and reduce parking for a multi-family residential development and design reviews for a multi-family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District - expired	Approved by BCC	August 2008
UC-1253-05	Shopping center - expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units - expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Entertainment Mixed-Use	H-1	Retail, hotel, & multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Waiver of Development Standards & Design Review

Title 30 requires at least a 100 foot separation between signs. Along Flamingo Road there are several existing signs with 6 monument signs and 1 freestanding sign. The applicant is requesting to reduce the required separation to less than 100 feet. The regulations for separation between signs (freestanding or monument) on a street frontage is to ensure better visibility and prevent visual clutter. The request for a waiver of this separation can be seen as appropriate given the location of the signs on the parcel along Flamingo Road. The sign is limited in size and appropriately scaled for the existing retail center. In addition, the other signage along Flamingo Road are monument signs and have a maximum height of more than 10 feet. Proper placement

and thoughtful site design regarding signage are important to the success of any business. The on-site placement of the monument signs considers visibility not only from Flamingo Road, but sight zones for customers entering the property from Flamingo Road. The design minimizes the monument sign, which is less than the maximum 10 feet in height, and is also setback from the right-of-way by 25 feet and will help minimize any potential impacts often associated with signage with the surrounding area or the existing retail center; therefore, staff can support the requested design review.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** NATIONAL SIGN & MARKETING  
**CONTACT:** NATIONAL SIGN & MARKETING, 13580 FIFTH STREET, CHINO, CA 91710



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0481</u> DATE FILED: <u>7/26/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>JAS. ORTON AND SONS, LLC</u> ADDRESS: <u>18585 KING AVE P O Box 267</u> CITY: <u>STRATFORD</u> STATE: <u>CA</u> ZIP: <u>93266</u> TELEPHONE: <u>559-947-3612</u> CELL: _____ E-MAIL: <u>sales2@ortons.com</u>
	<b>APPLICANT</b>  NAME: <u>NATIONAL SIGN &amp; MARKETING / VISUAL INFORMATION SYSTEMS</u> ADDRESS: <u>13580 W 5TH ST</u> CITY: <u>CHINO</u> STATE: <u>CA</u> ZIP: <u>91710</u> TELEPHONE: <u>909-203-4414</u> CELL: <u>909-821-8094</u> E-MAIL: <u>PFARANAL@NSMC.COM</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: _____ ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): PORTION OF 162-19-512-0003

PROPERTY ADDRESS and/or CROSS STREETS: FLAMINGO & VALLEY VIEW

PROJECT DESCRIPTION: MODIFICATION OF EXISTING FLAMINGO CENTER, LLC SIGN PROGRAM TO ADD (1) ADDITIONAL MONUMENT SIGN

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

[Signature]  
Property Owner (Signature)\*

Jason Orton  
Property Owner (Print)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
By \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

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

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6/15/23

Clark County  
Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155

WS-23-0481

Attention: Steven DeMerritt- Senior Planner

Job Address: Chick Fil A 3841 West Flamingo Road Las Vegas

Planning # APR22-101171

APN#- 162-19-512-010

RE: Sign Program Modification

Dear Steven,

Chick-fil-A the only Pad tenant along Valley View without any signage identification on any monuments sign panels facing Valley View. Del Taco, Denny's and Walgreens all have signage facing Valley View on both the eastbound and westbound directions. Some have their own freestanding monument sign which ensures the business has full visibility to attract customers driving both directions on Valley View, which is an extremely busy street. Chick-fil-A requesting their own freestanding monument sign for maximum customer visibility and business identification purposes.

Regards,

Patrick Faranal  
National Sign & Marketing  
909/821-8094 (cell phone)  
909/287-7375 (office phone)  
pfaranal@nsmc.com

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