



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 10, 2024

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
John Williams
Kimberly Swartzlander
Angelo Carvalho

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

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

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

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of 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 13, 2024. (For possible action)
- IV. Approval of the Agenda for September 10, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget.
- VI. Planning and Zoning
 - 1. **ET-24-400089 (WS-21-0501)-HYLAND, DELBERT EARL & SANDRA H.:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height in conjunction with a single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jm/syp (For possible action)
 - 2. **ET-24-400092 (UC-22-0356)-BERMUDA ROAD PROPERTIES, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a daycare facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an IL (Industrial Light) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/my/syp (For possible action)
 - 3. **UC-24-0441-GIPSY, LLC:**
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) eliminate parking in conjunction with existing taverns and nightclubs on 2.2 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Paradise Road and the north and south sides of Naples Drive within Paradise. JG/nai/syp (For possible action)
 - 4. **AR-24-400090 (UC-0849-14)-MGM GRAND PROPCO, LLC:**
WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

- VII. General Business (For possible action)

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

- IX. Next Meeting Date: September 24, 2024.

- 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 13, 2024

MINUTES

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

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

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

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

Roxy Pais; 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 30, 2024 Minutes

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

Approval of Agenda for August 13, 2024

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

ADDED Conditions

- **Return to board in 6 months showing building process completed**

VOTE: 4-0 Unanimous

2. **WS-24-0292-KAIRO, KRISTJAN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence. **DESIGN REVIEW** for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action) **PC 9/3/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

ADDED condition

- **Change date to complete from 10-18-25 to 10-18-26**

VOTE: 4-0 Unanimous

4. **UC-24-0345-4770 NEVSO, LLC:**
USE PERMIT for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone. Generally located on the north side of Nevso Drive and 430 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action) **PC 9/3/24**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action) **PC 9/3/24**

Applicant withdrew application. Board gave applicant 30 days to remove the trapeze structure. Requested applicant to advise Planner in writing of the withdraw.

6. **WS-24-0366-VENETIAN VENUE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action) **BCC 9/4/24**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

ADDED conditions

- 18 events maximum per year
- 14 days' notice prior to any event to be given to neighbors within 800 feet of Sphere
- Music playing hours to be 9:00a.m.-12:00a.m. New Year's Eve hours 9:00a.m.-1:00a.m.
- Noise not to exceed 87 decibels, Decibels to be measured at the property line

VOTE: 3-0

Philipp opposed

7. **ZC-24-0349-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **ZC-24-0350-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

ADDED condition

- The nonconforming use to be terminated

VOTE: 4-0 Unanimous

9. **ZC-24-0351-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**

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

10. **ZC-24-0352-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action) **BCC 9/4/24**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 27, 2024
- IX. Adjournment
The meeting was adjourned at 9:05 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400089 (WS-21-0501)-HYLAND, DELBERT EARL & SANDRA H.:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height in conjunction with a single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jm/syp (For possible action)

RELATED INFORMATION:

APN:

162-25-301-018

WAIVER OF DEVELOPMENT STANDARDS:

1. a Allow a solid wall up to 8 feet in height in the front yard where a maximum 6 foot high decorative fence is permitted per Table 30.64.1 (a 33% increase).
- b. Increase perimeter wall height up to 10 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2760 Oakleigh Willow Way
- Site Acreage: 0.53
- Project Type: Walls

Site Plan

The previously approved site plan depicts an existing single-family residence centrally located on the site. The parcel is located on the northeast side of the terminus of Oakleigh Willow Way, and the house faces southwest. A gated driveway extends from the end of Oakleigh Willow Way along the south side of the site.

Landscaping

No changes to the existing landscaping were proposed with this application.

Elevations

The previously approved plans depict existing walls surrounding the property were extended to various heights. Along the west property line and within the front yard, the wall transitions from 2 feet high up to 8 feet in height. Along the north property line the wall height varies between 5 feet and 8 feet. Along the east property line the wall transitions from 7 feet up to 10 feet in height, and along the south property line the wall is 7 feet to 8 feet in height, part of which is also in the front yard. All the walls consist of tan colored block. Wrought iron is included on portions of the wall along the west property line to create an overall height of 6 feet for the lower block portions of the wall.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400141 (WS-21-0501):

Comprehensive Planning

- Until January 31, 2024 to obtain a building permit;
- Until March 31, 2024 to comply with all the previously approved conditions and pass the final building inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Listed below are the approved conditions for WS-21-0501:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Stucco to match the existing stucco;
- Paint the stucco to match in the backyards;
- Remove the excess mortar, the weeping mortar, and the excess cement on all the walls;
- Hire a professional, licensed, bonded contractor to do the work;
- Replace the landscaping that was removed;
- Hire a professional landscaper to do the work.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Applicant's Justification

The applicant states they are requesting an extension due to an additional engineer reviewing calculations to ensure that wall is done properly. They are requesting an additional 2 years to allow that process to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400141 (WS-21-0501)	Extension of time for waiver of development standards to increase wall height	Approved by PC	December 2023
WS-21-0501	Increase wall height	Approved by PC	January 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

CE19-14985 is an active Code Enforcement case for building the block wall without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds there is an active building permit (BD22-41847) for rebuilding the wall. The applicant also hired an additional engineer to assist with structural calculations to ensure the wall is rebuilt safely. The applicant has been making progress with the Building Department towards securing the block wall permit, with this extension of time being one of the remaining items that needs to be resolved prior to permit issuance. 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

- Until January 4, 2026 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DELBERT HYLAND

CONTACT: DELBERT HYLAND, 2760 OAKLEIGH WILLOW WAY, LAS VEGAS, NV
89120

ET-24-400089



Department of Comprehensive Planning Application Form

PLANNER COPY

ASSESSOR PARCEL #(s): 162-25-301-018

PROPERTY ADDRESS/ CROSS STREETS: 2760 oakleigh willow way LV NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Delbert Hyland
ADDRESS: 2760 oakleigh willow way
CITY: LV STATE: NV ZIP CODE: 89120
TELEPHONE: 504 296 9187 CELL: 707 406 1180 EMAIL: hyland29@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Delbert Hyland
ADDRESS: 2760 oakleigh willow way
CITY: LV STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 504 296 9187 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Del Hyland
ADDRESS: 2760 oakleigh willow way
CITY: LV STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 504 296 9187 CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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)*

Delbert Hyland
Property Owner (Print)

7-29-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400089
PC MEETING DATE 10/01/24
BCC MEETING DATE _____
TAB/CAC LOCATION Paradise

ACCEPTED BY MY
DATE 7/29/24
FEES \$800
\$800

DATE 09/10/24

RECEIVED, 7/29/24

ET-24-40089

PLANNER
COPY

From Delbert E Hyland

Address 2760 Oakleigh Willow Way
LV NV 89120

To whom it may concern,

I am requesting this extension of
Time due to a second Engineer Reviewing
calculations to ensure all is proper
and done correctly. I would request
a two year extension to ensure the
matter is complete.



9-20-2023

ET-400089

To: Clark County Code Enforcement
2911 E. Sunset Rd.
Las Vegas, NV 89120-2707

PLANNER
COPY

From: Dell Hyland
2760 Oakleigh Willow Way
Las Vegas, NV 89120

Subject: Violation Notice / The Property owner is to obtain permits along with final approved inspections for extra courses of block added to the south block wall or remove them.

To whom it may concern,

I am writing this request to explain and ask for the necessary waiver to ensure my fence is now in compliance as requested per violation. We just purchased this property and the existing wall/fence was in bad shape and in need of repair to ensure the integrity of the wall and provide privacy for residence. This existing 8 ft wall is also a barrier between my private road and neighbors on the other side. We properly repaired the wall and added three courses in a few areas to complete what was already existing and to make it level around the property as to finish what was already started and existing. The existing wall was not in proper order and felt that it should be completed with proper reinforcement and filled property as well as connected in several places that were not structurally sound.

I do apologize for not applying for a waiver before I started but was told that because I was only repairing and finishing an existing wall on my property that was just purchased that it was not needed. I was wrong and again apologize for any inconvenience this may have caused to this office. I have also spoken to all neighbors that share that wall and they are all very happy with what has been fixed and finished. I respectfully request that my waiver be granted and am happy to have inspections as you see fit. I can also provide progress pics of the repair to ensure all codes were met and exceeded. I thank you again in advance for your attention to this matter.

Always Diligent

Dell Hyland



hyland29@msn.com

504296-9187/702-406-1180

/

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400092 (UC-22-0356)-BERMUDA ROAD PROPERTIES, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow a daycare facility.

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

DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an IL (Industrial Light) Zone and within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/my/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-114-005 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking spaces to 316 parking spaces where 349 parking spaces are required per Table 30.60-1 (a 10% decrease).
2. Eliminate the landscape finger islands within the 76 restriped parking spaces where landscape finger islands are required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6590 Bermuda Road
- Project Type: Proposed daycare facility
- Number of Stories: 3
- Square Feet: 172,926 (existing office/warehouse building with previously approved place of worship, café area, and office areas)/9,976 (proposed daycare facility with ancillary areas)
- Parking Required/Provided: 349/316

History & Site Plan

The approved site plan depicts an existing office/warehouse complex located east of Bermuda Road, 365 feet south of Sunset Road. The applicant proposed a new daycare facility within the northernmost office warehouse building only. Access to the site is via commercial driveways

along Bermuda Road and Pilot Road. Cross-access is provided throughout the site and parking is also shared throughout the complex. Aside from the existing office/warehouse use on the eastern portion of the building, the current uses within the western portion building also include a convention and training facility with lodging approved via UC-0523-11, and a place of worship approved via UC-0613-17.

The applicant requested to convert a portion of the internal parking garage (centrally located in the building on the ground level) into a daycare facility with ancillary areas such as new employee offices, new play yard, new kitchen area, and an employee breakroom for the daycare. In addition, the applicant has restriped to add 76 parking spaces on the southeast corner of the parcel adjacent to existing parking spaces in the complex.

The application included a waiver to reduce parking to 316 parking spaces where 349 parking spaces are required per Title 30 for all existing and proposed uses within the building. A waiver for reduced parking was previously approved via UC-0613-17 to permit 273 parking spaces where 311 parking spaces are required when the place of worship and convention and training facility with lodging was proposed.

The second waiver was required to eliminate parking lot landscaping within the restriped 76 parking spaces. Lastly, a design review was included for the entire proposed project.

Landscaping

The approved landscape plan shows landscaping around the perimeter of the site, adjacent to the existing office/warehouse buildings, adjacent to the existing Union Pacific Railroad (UPRR) to the north, and there are some landscape finger islands within some of the parking areas. The applicant proposed to restripe to add 76 parking spaces within the subject parcel, on the southeast corner of the office/warehouse building. The applicant requested to restripe the parking spaces only and not include the required landscape finger islands spaced every 6 parking spaces as required per Figure 30.64-14.

Elevations

There were no exterior changes proposed to the south, west, and east facing elevations of the existing building. The proposed daycare facility will include an outdoor play yard on the north facing elevation of the building. The applicant intends to install a 6 foot high CMU block wall to enclose the 3,000 square foot outdoor play yard. No additional exterior changes are proposed with this application.

Floor Plans

The approved floor plans show that there is an existing indoor garage on the ground level and centrally located within the building. The applicant proposed to convert the northern portion of the indoor garage to accommodate the daycare. Patrons have the option of entering the centrally located parking garage and park inside the garage and utilize the designated walkway which leads to the entrance of the daycare, or parents can park outside and walk through the parking garage to reach the entrance of the daycare. The plans show that the daycare is located on the first floor only, and consists of 5 classrooms with restrooms, breakroom, kitchen area, staff restrooms, storage areas, offices, open clerical area, and a reception area. The play yard has an

overall area of 3,000 square feet, the daycare area is 4,810 square feet, and the office area for the daycare is 2,166 square feet.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0356:

Current Planning

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states that they need more time due to a backlog on ordering new construction materials.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0356	First application for adult daycare center in an existing office/warehouse facility	Approved by PC	August 2022
AR-19-400120 (UC-0613-17)	First application for review for a place of worship in conjunction with a major training facility	Approved by BCC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0613-17	Place of worship in conjunction with a major training and convention facility and dormitory with a waiver to reduce parking, and waived conditions of a use permit (UC-0523-11) requiring the property not be used as a place of worship	Approved by BCC	September 2017
UC-0625-15	On-premises consumption of alcohol in conjunction with an existing major training facility, convention facility, and dormitory	Approved by BCC	November 2015
UC-0523-11 (ET-0003-15)	Second extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2015
UC-0523-11 (ET-0001-14)	First extension of time to complete a major training facility, convention facility, and dormitory with a design review	Approved by BCC	February 2014
UC-0523-11	Major training facility, convention facility, and dormitory with a design review	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP (AE-65)	UPRR & Konami Gaming Center
South & West	Business Employment	IL & IP (AE-65)	Office/warehouse complex
East	Business Employment	IL (AE-65)	Office/warehouse complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has not submitted any plans to the Building Department for the proposed daycare. However, since this is the first request for an extension of time, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BERMUDA ROAD PROPERTIES, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

ET-24-400092



Department of Comprehensive Planning Application Form

my per TK
114

ASSESSOR PARCEL #(s): 177-03-~~116~~-005

PROPERTY ADDRESS/ CROSS STREETS: 6590 Bermuda Road, Las Vegas, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION
Extension of Time for a Daycare Facility and Cafe.

PROPERTY OWNER INFORMATION

NAME: Bermuda Road Properties, LLC
ADDRESS: 6590 Bermuda Road
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: CELL (702) 970 - 2081 EMAIL: dnkwehath@unification.org

APPLICANT INFORMATION (must match online record)

NAME: Bermuda Road Properties, LLC
ADDRESS: 6590 Bermuda Road
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID #
TELEPHONE: CELL (702) 970 - 2081 EMAIL: dnkwehath@unification.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo
ADDRESS: 204 Belle Isle Ct
CITY: Henderson STATE: NV ZIP CODE: 891012 REF CONTACT ID # 191488
TELEPHONE: CELL (702) 379-6601 EMAIL: dgordillo@cox.net

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Kaye Allen
Property Owner (Print)

07/23/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) ET-24-400092
PC MEETING DATE 10/1/24
BCC MEETING DATE
TAB/CAC LOCATION Permit DATE 9/10/24

ACCEPTED BY [Signature]
DATE 8/16/24
FEES \$1400

02/05/2024

PLANNER COPY

ET-24-400092

07/23/2024

Department of Comprehensive Planning

500 Grand Central Parkway

Box 551741

Las Vegas, NV 89155-1741

PLANNED
COPY

RE: Justification letter for a first Extension of Time to commence for an approved Daycare Facility and Cafe, UC-22-0356 APN: 177-03-115-005.

On behalf of the applicant, we are respectfully submitting this application for an extension of time "to commence" for an approved daycare facility and cafe.

The subject site is located on the east side of Bermuda Road, 365 feet south of Sunset Road located within Paradise. Access to the site is via commercial driveways along Bermuda Road and Pilot Road, and cross-access is provided throughout the site and parking is shared throughout the complex.

Although there is currently an approved place of worship and existing office/warehouse, this project will have no baring or disruption in worship services and does not disrupt the operations of the office/warehouse.

This extension of time is needed due to the delay and backlog in construction materials, etc. for the required build out. We are respectfully requesting an extension of two years for the project to fully comply and commence within the proper guidelines.

Thank you for your consideration, please contact me if you have any questions.

Sincerely,

Dionicio Gordillo

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0441-GIPSY, LLC:

USE PERMITS for the following: 1) recreational and entertainment facility; and 2) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) eliminate parking in conjunction with existing taverns and nightclubs on 2.2 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the west side of Paradise Road and the north and south sides of Naples Drive within Paradise. JG/nai/syp (For possible action)

RELATED INFORMATION:

APN:

162-22-301-011; 162-22-301-015; 162-22-304-008; 162-22-304-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate buffer and screening requirements where a 15 foot wide landscape buffer with double rows of evergreen trees and an 8 foot high decorative screen wall are required per Section 30.04.02C.
2. Eliminate parking where 183 parking spaces are required per Section 30.04.04D.

LAND USE PLAN:

WINCHESTER/PARADISE ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 512 E. Naples Drive, 496 E. Naples Drive, 517 E. Naples Drive, & 4633 Paradise Road
- Site Acreage: 2.22
- Project Type: Recreational and entertainment facility with live entertainment
- Parking Required/Provided: 183/0

Site Plan

The plan depicts 4 contiguous parcels along Naples Drive (162-22-301-011; 162-22-301-015; 162-22-304-008; and 162-22-304-009). Along the north portion of Naples there are 2 adjacent parcels: 162-22-301-011 and 162-22-301-015. A stage, retail merchants, and beverage carts will be located in the Gypsy Nightclub parking lot on parcel 162-22-301-015. The stage is located on the northwest portion of the parcel and is 110 feet away from a residential property. Along the

north property line of APN 162-22-301-011, there will be 10 porta potties and 5 handwashing stations. Along the west property line, there will be 8 beverage carts.

Along the south portion of Naples Drive there are 2 properties that are part of this request. APN 162-22-304-008 has buildings that are 1,325 square feet each. This parcel will include 8 beverage stations along the west and south property lines. There will be 10 porta potties and 5 handwashing stations along the south property line as well. Also, there will be 4 food vendors on the eastern portion of the property and 2 beverage stations. The Piranha Nightclub is located on parcel number 162-22-304-009. This parcel will provide garbage and recycling stations only.

The parking requirement is calculated by using the total square footage of the entire outdoor area being used plus the required parking for the permanent indoor uses. The Gypsy Nightclub will use 35,731 square feet of outdoor space. The vacant residential lot has a total of 10,890 square feet that will be used. The residential lot with the 2 buildings will have 25,664 square feet of outdoor space being used. The Piranha Nightclub will have 14,961 square feet to be used. In total 87,246 square feet of outdoor space will be used. By using the calculation for Recreation or Entertainment Facility for all other outdoor uses, which is 1 parking space per 1,000 square feet of site area, the event needs 87 parking spaces. Based on the indoor uses across the 4 parcels, which include restaurants, related facilities, nightclubs, and unoccupied single-family residences, the event needs an additional 96 parking spaces for a total of 183 parking spaces required. The applicant is applying for a waiver to eliminate the parking requirement.

Applicant's Justification

The applicant states that this request is for a one time event on October 19, 2024 from 5:00 p.m. to 10:00 p.m. They anticipate 3,500 attendees with Planet Hollywood Hotel and Casino and the Horseshoe Hotel and Casino providing transportation to the event.

Prior Land Use Requests

APN 162-22-301-015

Application Number	Request	Action	Date
AR-23-400186 (UC-19-0814)	First Application Review to redesign of a tavern with outside dining and drinking	Approved by BCC	February 2024
SC-22-0548	Change address for proposed tavern/nightclub	Approved by PC	December 2022
ADR-22-900707	Redesign of the outside dining area for a tavern	Approved by ZA	November 2022
ET-22-400004 (UC-19-0814)	First extension of time for the redesign of a tavern with outside dining and drinking	Approved by BCC	March 2022
UC-19-0814	Redesign of a tavern with outside dining and drinking	Approved by BCC	December 2019
UC-18-0803	Outside dining in conjunction with a tavern	Approved by BCC	May 2019

Prior Land Use Requests
APN 162-22-301-015

Application Number	Request	Action	Date
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ET-18-400160 (ZC-0183-16)	Second extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
ET-400102-16 (UC-0458-14)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ET-400101-16 (ZC-0183-16)	First extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Reclassified 0.2 acres from R-2 to C-2 zoning for a parking lot	Approved by BCC	May 2016
UC-0458-14	Outside dining area with pool and modified landscaping	Approved by BCC	July 2014
UC-0430-13	Outside dining area with modified landscaping standards - expunged	Approved by BCC	September 2013
ZC-0261-02	Reclassified the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	Porte-cochere addition and facade changed for the existing building	Approved by PC	October 1999
UC-0448-96	Allowed a nightclub use within the existing tavern	Approved by BCC	March 1996

APN 162-22-304-009

Application Number	Request	Action	Date
ET-20-400052 (UC-18-0332)	First extension of time for use permit for outside drinking area	Approved by BCC	July 2020

APN 162-22-304-009

Application Number	Request	Action	Date
UC-18-0332	Outside drinking area	Approved by BCC	May 2019
UC-0359-14	Use permit and design review for medical marijuana establishment (dispensary) for building façade remodel	Approved by BCC	June 2014
UC-0610-12	Tavern expansion with building remodel and parking reduction	Approved by PC	December 2012
UC-2009-04	Tavern expansion with building remodel and parking lot design - tavern expansion, remodel, and parking lot redesign were improved per approval expired	Approved by PC	December 2004
UC-0548-03	Live entertainment in conjunction with an existing tavern - expired	Approved by BCC	June 2003
VC-1730-97	Reduce minimum separation distance between two off-premises advertising signs	Approved by PC	November 1998
UC-0698-97	Allowed an off-premises advertising sign at this location.	Approved by PC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG (AE-65)	Multi-family residential
South	Public Use	PF (AE-65 & AE-70)	Undeveloped
East	Corridor Mixed-Use	CR & CG (AE-65 & AE-70)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 & RM50 (AE-65)	Single-family & multi-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

**Comprehensive Planning
Use Permits**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that there are residential properties adjacent to the west of the subject sites on both sides of Naples Drive. Title 30 requires live entertainment to be 500 feet away from an area subject to residential adjacency, which is applicable to these residential properties. The proposed location for the stage is 110 feet away from the single-family residential property to the west, and 134 feet from the multi-family residential property to the southwest. Staff is concerned that the proposed uses will adversely affect these residential properties, particularly due to the absence of measures that could mitigate the visual, auditory, and lighting effects of the entertainment. Therefore, staff cannot support these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The provision of buffering and screening is important to alleviate the impact of more intensive zoning districts and uses when adjacent to less intensive zoning districts and uses. The applicant is not proposing any buffering and screening measures that would reduce the effects of commercial uses, including live entertainment, on the adjacent residential properties. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff understands the request to eliminate parking since the event will take place outdoors. The applicant provided a transportation map showing that the Planet Hollywood Hotel and Casino and Horseshoe Hotel and Casino will provide transportation for the attendees. There will be 6 shuttle buses that will pick-up and drop-off the attendees at the Piranha Nightclub every 15 minutes. However, staff finds that the request to eliminate the required 183 parking spaces is significant and may impact parking availability at the resort hotels, and traffic safety in the surrounding area. Therefore, staff cannot support this request.

Staff Recommendation Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Approved for October 19, 2024 only, with 1 week for setup and 1 week for take-down;
- Live entertainment must end at 10:00 p.m.

Public Works - Development Review

- Applicant is advised that any further application may require full off-site improvements.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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.

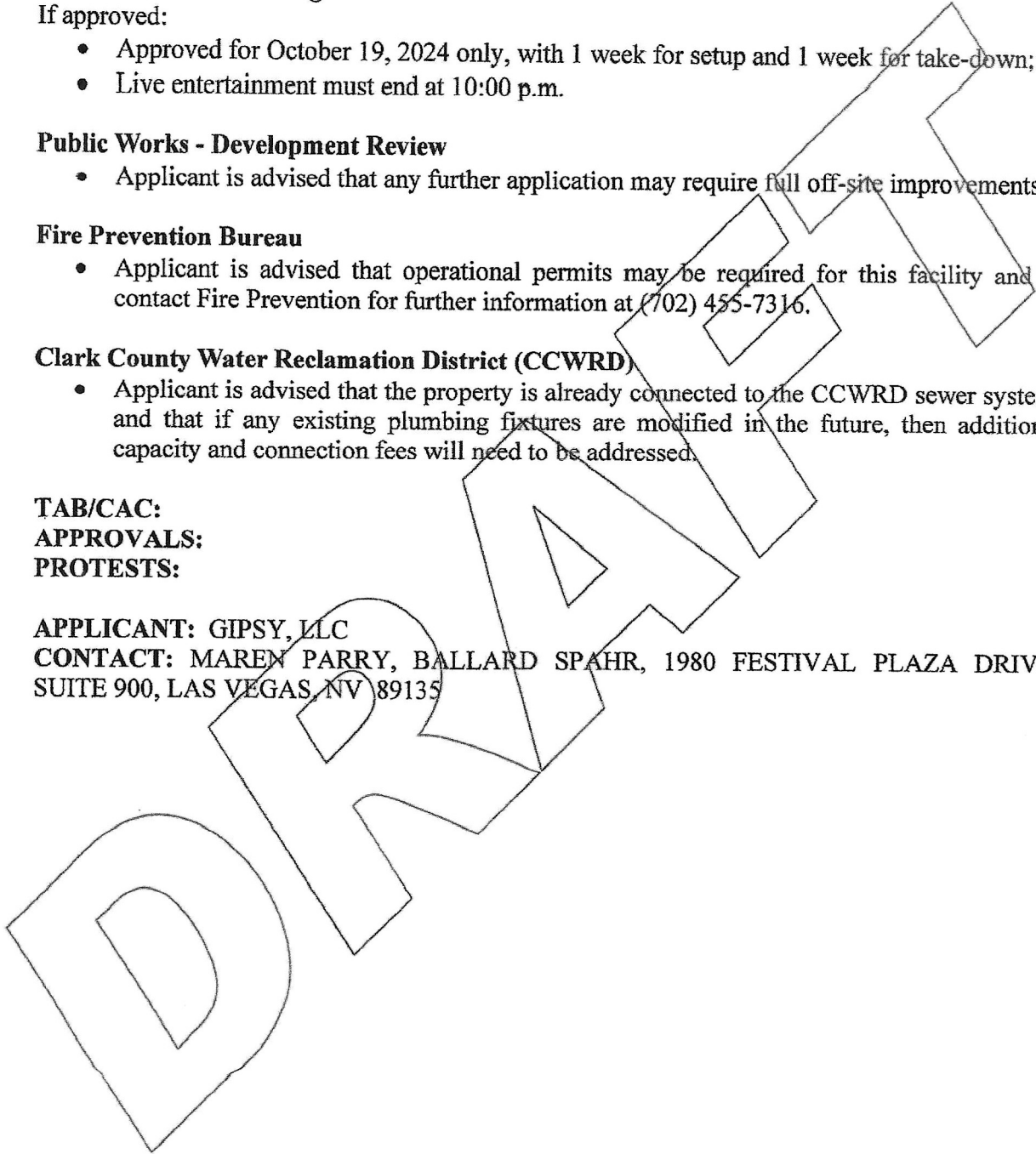
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GIPSY, LLC

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135**





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16222301015, 16222301011

PROPERTY ADDRESS/ CROSS STREETS: 4605 Paradise Road, 496 East Naples

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for Recreational or Entertainment Facility for one day event in connection with Gay World Series of Softball with waiver of standards to allow outdoor event with Live Entertainment

PROPERTY OWNER INFORMATION

NAME: Gipsy LLC
 ADDRESS: 28 Burning Tree Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: 702-499-1963 CELL: _____ EMAIL: jerry@piranahavegas.com

APPLICANT INFORMATION (must match online record)

NAME: Gipsy LLC
 ADDRESS: 28 Burning Tree Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: 702-499-1963 CELL: _____ EMAIL: jerry@piranahavegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Maren Parry, Ballard Spahr LLP
 ADDRESS: 1980 Festival Plaza Drive, Suite 900
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 169272
 TELEPHONE: 702-387-3096 CELL: _____ EMAIL: parrym@ballardspahr.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Jerry Masini
 Property Owner (Signature)*

Jerry Masini, Manager (Gipsy, LLC)
 Property Owner (Print)

May 25, 2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0441

PC MEETING DATE 10/11/2024

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

DATE 9/10/2024

ACCEPTED BY NAI
 DATE 9/10/2024
 FEES \$1,300.00

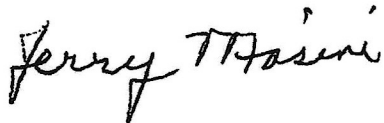
Piranha
NIGHTCLUB

Tuesday June 4th, 2024

To whom it may concern,

I purchased the property located at 517 East Naples (APN 162-22-304-008), in July of 2022 through my entity, Nite Owl LLC. I also own the Piranha property and business next door at 4633 Paradise Road. There are no longer any tenants in the duplex at 517 Naples Dr, and the building is being used for storage until the site is re-developed as part of Piranha at a future date.

Sincerely,



Jerry Masini

Ballard Spahr LLP

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Maren Parry
Counsel
Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

August 6, 2024

Via Email

Jennifer Ammerman
Deputy Director
Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter
Special Use Permit for Recreational or Entertainment Facility/Live Entertainment
Gay World Series of Softball
NW and SW Corners of Paradise and Naples
APNs 162-22-301-015, 162-22-301-011, 162-22-304-008 & 009

Dear Jennifer:

Las Vegas has been selected as the host city for the North American Gay Amateur Athletic Alliance's ("NAGAAA") annual Gay Softball World Series ("GSWS"). This year's GSWS event is scheduled for October 14-19, 2024, and is anticipated to feature approximately 225 teams and 4,500 participants from across North America. Planet Hollywood and the Horseshoe will serve as the event's host hotels, with GSWS games to be held at Clark County's Sunset and Shadow Rock Parks.

GSWS makes every effort to hold its signature opening and closing events at locations within its host city with significance to the LGBTQ+ community. In support of this goal, GSWS proposes to hold its closing ceremonies and presentation of recognitions and awards in the combined vicinity of Gipsy and Piranha located at 4605 and 4633 Paradise Road, respectively, generally located on the west side of the intersection of Paradise and Naples. I represent Jerry Masini, the owner of Gipsy and Piranha, and more specifically the owner of four parcels totaling approximately 2 acres that are improved with the existing Gipsy and Piranha businesses, plus additional vacant parcels purchased for future expansion of the businesses and parking facilities. Mr. Masini is pleased to work with GSWS to facilitate this important event in an area that has been the social center of the gay community since the 1980s, and represents an important opportunity for the LGBTQ+ teams to participate in Las Vegas's growing sports economy.

Jennifer Ammerman
August 6, 2024
Page 2

The parcels are owned through Mr. Masini's wholly-owned and controlled entities (together, the "Applicant"). as follows:

- 162-22-301-015-
 - Owner: Gipsy LLC
 - Existing Gipsy location
 - .92 acres
 - Planned Land Use (EM)/Zoning (CG)

- 162-22-301-011
 - Owner: Gipsy LLC
 - Vacant (purchased for future Gipsy parking expansion)
 - .25 acres
 - Planned Land Use (EM)/Zoning (RS3.3)

- 162-22-304-009
 - Owner: Wild Dunes, Inc.
 - Existing Piranha
 - .4 acres
 - Planned Land Use (EM)/Zoning (CG)

- 162-22-304-008
 - Owner: Nite Owl LLC
 - Vacant lots with duplex (purchased for future Piranha expansion)
 - .4 acres
 - Planned Land Use (EM)/Zoning (RS3.3)

The proposed event is scheduled for Saturday, October 19th, from approximately 5 pm to 9 pm (with possible adjustments required based on unforeseeable tournament game delays). The event anticipates approximately 3,500 attendees, with transportation to be provided by shuttle or bus from the host hotel. Event activities will include an outdoor stage for award presentation and entertainment, food and beverage stations, and GSWS merchandise sales. Supporting facilities will include portable toilets, handwashing stations, garbage/recycling receptacles, and a first aid station.

As previously discussed with your office, this application is styled as a Special Use Permit for a Recreational or Entertainment Facility with Live Entertainment rather than a Temporary Special Event because over 30% of the on-site parking for the existing businesses will be utilized for the event, and because the residential zoning designations of a number of parcels in the immediate vicinity of Gipsy and Piranha trigger Residential Adjacency separation requirements under the applicable provisions of the new version of

Jennifer Ammerman
August 6, 2024
Page 3

Title 30. To accommodate the event, the Applicant respectfully requests a Special Use Permits with waivers to allow for the proposed activities to take place outdoors within 500 feet of a parcel subject to Residential Adjacency, along with a waiver for reduced parking.

Although the procedural requirements related to parking have changed under the new Title 30, consistent with previous temporary events in the area, the event will take place in four adjacent parcels. Using the parking calculation for recreational facility for all other outdoor events (1 per 1,000 sq. ft.), a total of 87 parking spaces are required. The Applicant requests a waiver to eliminate the parking space requirements. In order to further facilitate movement in the immediate area and reduce traffic impact, the Applicant will provide direct transportation from the event's host hotels to the GSWS closing event. Given this, coupled with the various ride-share options that attendees for the event will utilize, the Applicant believes the waiver for reduced parking will have minimal impact on the event.

The proposed event remains consistent with the activities previously permitted in the area as temporary events, and is not out of character with the nightlife atmosphere of the vicinity within the Entertainment Mixed-Use designation under the Clark County Land Use Plan. The approvals are requested for the limited duration of this event only. Event logistics for traffic and safety will also be coordinated through the Clark County Department of Public Works, the Metropolitan Police Department, and the Southern Nevada Health District. Conversations and coordination with these entities has begun, but the advance requirements to obtain the necessary land use approvals make formalization of those plans premature at this time.

Sincerely,


Maren Parry

10/02/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400090 (UC-0849-14)-MGM GRAND PROPCO, LLC:

WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-414-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3799 Las Vegas Boulevard South
- Site Acreage: 102.7 (total resort hotel site)/8.5 (recreational facility)
- Project Type: Review of live entertainment

Site History

UC-0849-14 for a recreational facility (golf driving range) was approved with the condition limiting live entertainment to daytime hours (6:00 a.m. to 10:00 p.m.). A request to waive a condition of approval for UC-0849-14 limiting the hours allowed for live entertainment was approved in December 2016. The request was approved for a maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.; and no live entertainment before 8:00 a.m.

Site Plan

The approved recreational facility is on the northeast corner of the MGM Grand Resort Hotel site adjacent to the corner of Koval Lane and Harmon Avenue. Existing access is provided to the resort hotel and the recreational facility site from Las Vegas Boulevard South, Tropicana

Avenue, Koval Lane, and Harmon Avenue. The recreational facility occupies the northeastern 8.5 acres of the resort hotel site. The facility consists of a single building located on the southern portion of the site. The northern portion of the site is approximately 640 feet, and is an open field for the golf driving range. At various distances within the open field are targets for golfers. A 180 foot high mesh safety fence is located along the north, east, and west sides of the driving range to prevent golf balls from going into abutting properties or within the adjacent rights-of-way.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400094 (UC-0849-14).

Current Planning

- Until July 30, 2024 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Right-of-way dedication to include between 8.5 feet and 22 feet for Koval Lane;
- 30 days to coordinate with Public Works - Design Division to dedicate right-of-way and easements for the Koval Lane improvement project.

Listed below are the approved conditions for AR-20-400089 (UC-0849-14):

Current Planning

- Until July 30, 2021 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;

- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-19-400066 (UC-0849-14):

Current Planning

- Until July 30, 2020 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for AR-18-400135 (UC-0849-14):

Current Planning

- Until May 25, 2019 to review as a public hearing;

- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0849-14 (AR-0023-17):

Current Planning

- 1 year for review;
- Maximum of 3 nights per month for events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, events permitted only during daylight hours (to end at 10:00 p.m.);
- Applicant to analyze the height of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette units during events;
- Temporary Commercial Event applications to be submitted for each event;
- Residents of the abutting residential developments to be notified a minimum of 30 days prior to each event with documentation of the notification to be submitted to staff with the Temporary Commercial Event application.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0849-14 (WC-0174-16):

Current Planning

- 2 months to review;
- Live entertainment limited to 12:00 a.m. on Friday, December 30, 2016 and until 1:00 a.m. for New Year's Eve 2016.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0849-14:

Current Planning

- Raise mesh fence height to 180 feet;
- Parking lot and driving range area not to be used for outdoor live entertainment;
- Design review as a public hearing on lighting and signage;
- Live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.);
- Mesh safety fence to be constructed of a non-transparent material;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; 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; 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.

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 the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; 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; the FAA's airspace

determinations include expiration dates; and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that property is already connected to the CCWRD sewer system; additional capacity and connection fees will need to be addressed; and that at the time of construction, submit civil improvement plans for review and approval along with wastewater flows to determine sewer point of connection.

Las Vegas Valley Water District (LVVWD)

- Applicant is advised that water and fire flow review are needed, and to please submit plans to LVVWD.

Signage

Signage is not a part of this request.

Applicant's Justification

This request has had 5 reviews since 2016. The applicant states this business continues to run without incident and works very hard to maintain a good working relationship with its neighbors, particularly Marie Antoinette Condominiums. Therefore, the applicant respectfully requests to forego the year review process and is requesting the application reviews to continue on a 3 year basis.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400094 (UC-0849-14)	Fifth application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	September 2022
AR-20-400089 (UC-0849-14)	Fourth application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	October 2020
AR-19-400066 (UC-0849-14)	Third application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	July 2019
DR-18-0649	Façade change	Approved by BCC	October 2018
AR-18-400135 (UC-0849-14)	Second application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0081	Monorail extension	Approved by BCC	March 2018
UC-0849-14 (AR-0023-17)	First application for review for waiver of conditions limiting the hours for live entertainment to daytime hours for an interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	May 2017
DR-0695-17	Sign modification	Approved by BCC	November 2017
UC-0285-17	Outdoor sales booth	Approved by BCC	June 2017
DR-0168-17	Convention center expansion	Approved by BCC	April 2017
UC-0849-14 (WC-0174-16)	Waived conditions of a use permit to allow extended hours of operation for live entertainment in conjunction with a recreational facility (golf driving range)	Approved by BCC	December 2016
UC-0373-10 (AR-0135-16)	Second application for review to allow a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	December 2016
DR-0347-15 (AR-0088-16)	First application for review for lighting, animated signage (video display units), and mesh safety fence for a recreational facility (golf driving range) - approved with no further reviews required	Approved by BCC	August 2016
DR-0347-15	Lighting and an amendment to a comprehensive sign package to permit additional freestanding signs, wall signs, animated signs, and directional signs for a recreational facility (golf driving range) with waivers of conditions of a use permit (UC-0849-14)	Approved by BCC	July 2015
UC-0849-14	Interactive golf with driving range, club, and pool (Topgolf)	Approved by BCC	December 2014
UC-0848-14	Recreational facility	Denied by BCC	December 2014
VS-0530-14	Vacated a pedestrian easement along Tropicana Avenue	Approved by PC	April 2014
UC-0103-14	VIP drop-off area in conjunction with the MGM Grand Resort Hotel	Approved by BCC	April 2014
DR-0103-12	Expansion and interior modification to the MGM Grand Resort Hotel	Approved by BCC	April 2012
DR-0165-11	Six, 28,980 square foot wall signs	Approved by BCC	June 2011
UC-0373-10	Allowed a temporary event for more than 10 days per event and allowed membrane structures (tents)	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0103-08	Manmade decorative water features	Approved by BCC	March 2008
DR-0447-04	Relocated a freestanding sign	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Portions of Showcase Mall, commercial businesses, & undeveloped
South	Entertainment Mixed-Use	CR, RS5.2, & CG (AE-60 & AE-65)	Tropicana & OYO Resort Hotels, commercial businesses, motels, & undeveloped
East	Entertainment Mixed-Use	CR, RS5.2, RM32, RM50, & CG (AE-60 & AE-65)	Marie Antoinette Condominiums, Wyndham Resort condominiums, apartments, commercial uses, & undeveloped
West	Entertainment Mixed-Use	CR & RM50 (AE-60)	The Grand Chateau Time Share Hotel, The Carriage House, MGM Signature Towers, portions of the Showcase Mall, Polo Towers, retail shops, restaurants, New York-New York Resort Hotel, & Park MGM Resort Hotel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A review was required as a condition of AR-22-400094 (UC-0849-14). The applicant has demonstrated compliance with the conditions required for the continued operation of the Top Golf facility. Staff is not aware of any negative impacts to the surrounding neighborhood, community, or streets. No complaints have been received related to the hours of operation for live entertainment or other operations related to the Top Golf facility. Since the approval of the original application and subsequent reviews there has been no changes to the condition of the subject property and surrounding area. Staff finds the current use of the property will continue to need periodic reviews due to the proximity of the residential use to evaluate neighborhood

compatibility. Therefore, staff can support an additional 2 year review to assess if additional or modified conditions are necessary due to a change of circumstance in the future.

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 July 30, 2026 to review as a public hearing;
- Maximum of 3 nights per month for live entertainment events permitted including legal holidays (Memorial Day, New Years, Labor Day, 4th of July, and Presidents Day) with events ending at 12:00 a.m., for all remaining days, live entertainment events permitted only until 10:00 p.m.;
- No live entertainment before 8:00 a.m.;
- Applicant to continue to analyze the height and design of safety mesh to determine if it is adequate;
- Point of contact for complaints to be provided to adjacent residential property owners;
- Applicant to continue to coordinate with residents of Marie Antoinette Condominiums;
- Applicant to continue to review emerging technologies for sound mitigation opportunities;
- Applicant to monitor decibel measurements for Marie Antoinette Condominium units during events;
- Residents of the abutting residential developments and County staff to be notified a minimum of 30 days prior to each event planned to end past 10:00 p.m.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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: TOPGOLF USA LAS VEGAS, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): a portion of 162-21-414-001

PROPERTY ADDRESS/ CROSS STREETS: Harmon Avenue / Koval Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Application review for Topgolf

PROPERTY OWNER INFORMATION

NAME: MGM Grand Hotel, LLC

ADDRESS: c/o MGM Resorts International, 6385 S. Rainbow Blvd. Suite 500

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Topgolf USA Las Vegas, LLC

ADDRESS: 8750 N. Central Expressway, Suite 1200

CITY: Dallas

STATE: TX

ZIP CODE: 75231

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Kaempfer / Jennifer Lazovich - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____


TELEPHONE: 702-792-7000

CELL _____

EMAIL: lkaempfer@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

(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)*
Operating Tenant

Laura Norton, Authorized Representative

Property Owner (Print)
Operating Tenant

July 16, 2024

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 24-400090

ACCEPTED BY Sm

PC MEETING DATE _____

DATE 7/30/24

BCC MEETING DATE 10/2/24

FEES 800.00

TAB/CAC LOCATION Paradise

DATE 9/10/24

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 29, 2024

VIA ELECTRONIC UPLOAD
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

**Re: Design Review for TopGolf USA Las Vegas, LLC
Sixth Review for Use Permit re: AR-22-400094 (WC-0174-16 UC-0849-14))
APN: 162-21-414-001**

To Whom It May Concern:

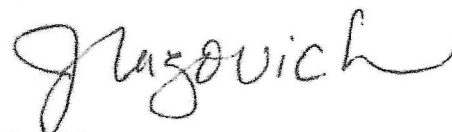
Please be advised that our office represents the applicant in the above-referenced matter for property located on the southwest corner of Koval Lane and Harmon Avenue, more particularly known as APN 162-21-414-001 ("Property"). This property is the TopGolf entertainment venue located behind the MGM Grand Las Vegas.

In 2014 the recreational facility (golf driving range) with live entertainment and on-premises consumption of alcohol was approved under UC-0849-14. A waiver of condition was approved under WC-0174-16 waiving the limitation of Live Entertainment to daytime hours. This application is a review of that waiver of condition. The first application for review was approved in 2017 under AR-40023-17, the second application for review was approved in 2018 under AR-18-400135, the third application for review was approved under AR-19-400066, the fourth application for review was approved under AR-20-400089 on October 7, 2020, and the fifth application for review was approved under AR-22-400094 on September 21, 2022. The TopGolf facility is a great addition to the nearby Las Vegas strip and is a very popular gathering place for locals and visitors alike. The business continues to run without incident and works very hard to maintain a good working relationship with its neighbors, particularly the Marie Antoinette Condominiums. Therefore, we are respectfully requesting to forego the yearly review process and are requesting the application reviews to continue on a three (3) year basis.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/lak

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