



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 8, 2022

7:00pm

AGENDA

Note:

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

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

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

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

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

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

- III. Approval of Minutes for October 25, 2022. (For possible action)
- IV. Approval of the Agenda for November 8, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

- 1. **AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:**
USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**
- 2. **WC-22-400117 (UC-1766-98)-CAPSTONE CHRISTIAN ACADEMY:**
WAIVER OF CONDITIONS of a use permit requiring A-2 landscaping on the western and southern property lines in conjunction with a school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 12/6/22**
- 3. **DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 12/6/22**
- 4. **SC-22-0548-GIPSY, LLC:**
STREET NUMBER CHANGE to change the address for a proposed tavern/nightclub that is inconsistent with Street Naming and Address Assignment Policy on 0.9 acres within a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive and the west side of Paradise Road within Paradise. TS/dm/syp (For possible action) **PC 12/6/22**
- 5. **UC-22-0563-DBJM LAS VEGAS BLVD 5.46, LLC:**
USE PERMIT for temporary construction activities on 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JB/jud/syp (For possible action) **PC 12/6/22**

6. **UC-22-0573-PA INVESTMENTS, LLC:**
USE PERMIT for an on-premises consumption of alcohol (tavern).
WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.
DESIGN REVIEW for an adult cabaret on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Wynn Road, 150 feet south of Naples Drive within Paradise. MN/lm/syp (For possible action) **PC 12/6/22**
7. **ZC-22-0570-LAS VEGAS VALLEY WATER DISTRICT:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone. Generally located on the north side of Reno Avenue, approximately 300 feet west of Valley View Boulevard within Paradise (description on file). MN/sd/syp (For possible action) **BCC 12/7/22**

VII. General Business (For possible action)

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

IX. Next Meeting Date: November 29, 2022.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager



Paradise Town Advisory Board

October 25, 2022

MINUTES

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

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

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

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

Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of October 11, 2022 Minutes

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

Approval of Agenda for October 25, 2022

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

IV. Informational Items (For Discussion only)

Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Paradise TAB) for a two-year (2-year) term beginning January 2023.

V. Planning & Zoning

1. **UC-22-0556-LV DIAMOND PROPERTY I, LLC:**

USE PERMITS for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) live entertainment; 5) on-premises consumption of alcohol; 6) allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and 10) reduce the separation between outside dining, drinking, and cooking and a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between live entertainment and a residential use; 2) reduce the separation between on-premises consumption of alcohol and a residential use; 3) allow construction and/or demolition activities beyond daytime hours; 4) permit lighting to project upward; 5) waive noise standards; 6) waive lighting standards; 7) waive vibration standards; 8) allow a roof sign; 9) eliminate striping from parking areas; 10) eliminate street landscaping; 11) eliminate parking lot landscaping; 12) eliminate landscaping adjacent to a less intensive use; 13) reduce setbacks; 14) increase fence and wall height; 15) eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; 16) allow modified driveway design standards; 17) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 18) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) signage; and 5) finished grade 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/ja (For possible action)

BCC 11/2/22

MOVED BY- Williams

APPROVE-Subject to staff conditions

Added condition

- **2 year review as a public hearing on the Landscaping**

VOTE: 4-0 Unanimous

2. **AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:**

USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

NO SHOW. Return to the November 8, 2022 Paradise TAB meeting

3. **DR-22-0535-CHETAK DEVELOPMENT INC:**
DESIGN REVIEW for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. TS/md/syp (For possible action) **PC 11/15/22**

MOVED BY- Wardlaw
APPROVE-Subject to IF approved staff conditions
VOTE: 3-1
Cunningham against

4. **TM-22-500189-HIP VALLEY VIEW, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

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

5. **UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:**
USE PERMITS for the following: 1) proposed on-premises consumption of alcohol establishment (supper club); and 2) reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action) **PC 11/15/22**

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

6. **UC-22-0554-A J SPRING MOUNTAIN, LLC:**
USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action) **PC 11/15/22**

MOVED BY- Wardlaw
APPROVE-Subject to IF approved staff conditions
ADDED condition

- 1 year review as a public hearing
- VOTE: 4-0 Unanimous**

7. **UC-22-0559-HIGHLAND & STERLING, LLC:**
USE PERMIT for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action) **PC 11/15/22**

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

8. **VS-22-0536-3497 BOULDER HIGHWAY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action) **PC 11/15/22**

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

9. **UC-22-0537-ALBERS MONTE & LUCIA LIVING TR & ALBERS MONTE & LUCIA CO-TRS:**
USE PERMIT to allow a medium manufacturing facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback to a non-industrial use on 0.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Fidus Drive, 100 feet south of Nevso Drive within Paradise. MN/sd/syp (For possible action) **BCC 11/16/22**

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

10. **ZC-22-0524-COUNTY OF CLARK:**
ZONE CHANGE to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEW for a proposed pump house in conjunction with an existing warehouse development. Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise. MN/sd/syp (For possible action) **BCC 11/16/22**

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

11. **ZC-22-0543-HARTWELL NEVADA PROPERTIES LLC:**
ZONE CHANGE to reclassify 2.4 acres from a C-2 (General Commercial) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping width.
DESIGN REVIEWS for the following: 1) office warehouse complex; and 2) finished grade. Generally located on the south side of Sunset Road and the east side of Surrey Street within Paradise (description on file). JG/lm/syp (For possible action) **BCC 11/16/22**

MOVED BY- Wardlaw
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 November 8, 2022
- IX. Adjournment
The meeting was adjourned at 8:25 p.m.

DRAFT

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

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

TEMPORARY COMMERCIAL USE
(TITLE 30)

DEWEY DR/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:

USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-401-009

USE PERMITS:

1. Allow a temporary outdoor commercial event (Tailgate Zone) not licensed through, or on the same property as, an existing licensed business as required per Table 30.44-1.
2. Allow live entertainment after daytime hours where not permitted per Table 30.44-1.
3. Allow for elimination of parking for a temporary commercial event where required per Table 30.44-1.
4. Reduce the setback from property lines to zero feet where 10 feet is required for outside activities, live entertainment, and temporary structures per Table 30.44-1.
5. Allow more than 1 temporary commercial event per month and more than 12 temporary commercial events per year where limited per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3550 W. Dewey Drive
- Site Acreage: 0.4
- Project Type: Temporary commercial events

Site Plans

The approved plans depict an existing warehouse with parking on the south side of the building off Dewey Drive, and open yard area on the east and north sides of the building. The existing Tailgate Zone includes fencing along the existing parking area and street entrance which would eliminate vehicular traffic on the site. The yard area east of the existing structure includes an area for a restroom trailer, bar and retail area, and food truck area. There are 2 elevated seating areas (couches and low tables); 1 on the north side of the building and the other along the east property line on the northern side of the site. A stage with associated video walls is located on the northern boundary on the site. High-top tables are in the interior of the site. Access to the site will be through the fenced entrance from Dewey Drive. The above structures and activities are located along the north and east property lines, with no setbacks from the adjacent properties.

Landscaping

No landscaping is required or proposed.

Elevations

The photos depict an existing 4,000 square foot building which will be used for storage of temporary structures associated with the proposed use.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0518:

Current Planning

- Until November 2, 2022 to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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.

Southern Nevada Health District (SNHD) - Septic

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

Applicant's Justification

The applicant states the Tailgate Zone is the place to be for guests before, during, and after attending home team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment. The applicant states that the Tailgate Zone caters to the demand of the

guests attending the NFL games at Allegiant Stadium by turning this industrial area into an alternative location for tailgate celebrations on special event dates. The Tailgate Zone provides a safe and temporary place for locals and visitors alike, where guests may eat food, enjoy refreshments, listen to, and watch live entertainment all within 0.3 miles of the stadium. In addition, the applicant states during the 2021-2022 football season, The Tailgate Zone successfully hosted tailgate parties and entertained guests before 5 Home Raiders Games. Since the approval of application UC-21-0518, several improvements have been made to the property including resealed asphalt, professionally installed artificial grass turf and paved entry, as well as, a new chain-link fence gate and 4-H safety bollards with chain at the entry of the parking lot.

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Entertainment Mixed-Use	M-1	Warehousing
South	Public Use	M-1	NV Energy substation

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff has reviewed the property records to see in any zoning related issues have been reported to the County, including Public Response, in relation to operational uses for a temporary commercial event on-site. As of submission of the application review application no formal complaints have been submitted to the County; therefore, staff can support this review with no additional review. However, since this property is located within the Stadium District, staff believes Temporary Outdoor Commercial Event applications shall be approved prior to each event to monitor future events.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.
- A Temporary Outdoor Commercial Event application shall be approved prior to each event in accordance with Chapter 30.16.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TIMOTHY RHAUGHINBERRY

CONTACT: TINA EVANS, BACK BAR USA, 2673 WESTERN AVE, LAS VEGAS, NV 89109

DRAFT

AR-22-400111

JUSTIFICATION LETTER

This is an Application Review for the previously approved Land Use Application for The Tailgate Zone located at 3550 W. Dewey Dr. Las Vegas, NV 89118 (Reference: 21-101079/UC-21-0518, approved by the City of Las Vegas on 11/02/2021).

The Tailgate Zone pleases both the demand of the guests attending the NFL games at Allegiant Stadium and the county/city of Las Vegas by turning this industrial area into an alternative location for tailgate celebrations on special event dates. The Tailgate Zone provides a safe and temporary place for locals and visitors alike, where guests may eat food, enjoy refreshments, listen to and watch live entertainment, and use restrooms all within .3 miles of the stadium. Currently, to our knowledge there are no other spaces West of the stadium that offer anything similar. The Tailgate Zone is similar to other cities that already have bars and tailgate infrastructure built into their stadiums, such as, Chicago Wrigley Field.

There will be no impact on the adjacent properties, see below:

- South - There is no access to buildings on the opposite side of the street.
- East - The neighboring space is blocked off in its entirety by a 30' wall, and the space is currently being used by the Raiders as a storage facility.
- West - Space is currently not being used, but has a fence running along the property line.
- North - The space on the North side will not be affected as there is a 30ft wall blocking half of the property and a fence blocking the other half of the property.

PROJECT DESCRIPTION

Brief description

The Tailgate Zone is the place to be before, during, and after attending home-team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment for approximately 4-hours before kick-off and 2 to 4-hours after scheduled games.

The Tailgate Zone activations are scheduled around the Allegiant Stadium Raiders home games and sporting events, as well as concerts, conventions, and corporate events.

During the 2021-2022 football season, The Tailgate Zone successfully hosted tailgate parties and entertained guests before five Home Raiders Games. Since the approval of Land Use Application UC-21-0518, several improvements have been made to the property including resealed asphalt, professionally installed artificial grass turf and paved entry, as well as a new chain link fence gate and 4'H safety bollards with chain at the entry of the parking lot.

Located at 3550 W. Dewey Dr., Las Vegas, NV 89118, the Tailgate Zone will be activated on a .44-acre lot consisting of pavers, concrete, asphalt, and artificial grass cover, with an existing, permanent 4,000 sq ft. building/warehouse for storage use.

There is an application currently in process, reference number 22-100973. If this application is approved, a 40' x 40' FutureTrac tent will be installed on the northeast corner of the property for use during scheduled events to provide guests shade and refuge from the elements. FutureTrac tents are engineered for high wind tolerance and stricter safety requirement makes this large-scale structure a custom solution for semi-permanent needs and event types. All additional tailgate related activation elements are temporary structures/items that will be built and torn down for each activation and stored on site, inside the existing warehouse. Additionally, food trucks, vendor/retail bars, and 10-stall restroom trailer will be set up and removed after each event. The property is currently a licensed business *United Party Rentals*. The licensed business on the property is currently not doing events or using their space, it will be empty and used solely for The Tailgate Zone activations.

21

This current industrial area (zoning classification Light Manufacturing (M-1)) will turn into an entertainment/restaurant space during special events. Site plans include (2) 12'x40'x36" elevated VIP areas with safety rails or a 40' x 40' FutureTrac tent (pending application 22-100973 approval), and (1) 10-stall restroom trailer.

Detailed Description:

Explanation of site plan with rendering plan.

The Tailgate Zone is the place to be for guests before, during, and after attending home-team NFL games at Allegiant Stadium, providing a safe space to enjoy food, drinks, and entertainment. The site capacity is 2,500 persons (estimated 6' sq. ft. per person / 15,200 sq. ft.), however with structures in place we anticipate a maximum capacity of 1,500. The addition of the 40' x 40' FutureTrac tent will provide much needed shade and a barrier from the elements during winter and summer months (pending application 22-100973 approval),

• **Site Includes:**

- (1) 10'x40' bar/retail area
- Considerations for the 60'x96' area with artificial grass
 - (1) 40' x 40' Future Trac tent with seating areas including couches, low tables, individual plush seating
 - OR (1) 20'x32' stage flanked by (2) 4'x24" video walls on each side
- (1) 10-stall restroom trailer
- Area for Food Trucks

Below is description of site map for you:

Address: 3550 W. Dewey Dr. Las Vegas, NV 89118

• **Property Size:**

- .44 Acres (19,200 sq. ft.)
- 4,000 Sq Ft Building (40 ft. X 100 ft.)
- 15,200 sq ft outside area
- South side of property is located on W. Dewey Rd.
- Entrance Access

• **Front Area:**

- 3,840 sq ft (40ft X 96ft) South Side of Building
- Area is paved
- Area w/ 5 parking spots
- South side of area is located on W. Dewey Rd.

• **Inside Main Gate (floorplan / landscape description):**

- Area is fenced in with Roll Gate
- Fencing on South, East, and half of North side
- Wall on West and half of North side
- 5,000 sq ft paved (100 ft X 50 ft) East Side of Building
 - Area is paved with asphalt
- 5,760 sq ft gravel area in back (60 ft X 96 ft) North Side of Building
 - Area is artificial grass
- 600 sq ft gravel area (6 ft X 100 ft) West End of Building
 - Area is a path with pavers
- 4,000 sq ft Building (40 ft X 100 ft) – already on property
 - Building will only be used as storage
 - Area is concrete
- There is no existing vegetation on the site
 - During events, artificial turf, hedge walls, or other temporary greenery may be added for aesthetics/ambiance.

1

- **Parking**
 - This is a walk-up only venue. There are 5 parking spots on the property that will not be used during event activation. The perimeter of the existing parking lot will be blockaded for pedestrian access. This site does not share parking with any other property along Dewey Drive.
- **Emergency Access**
 - Currently Dewey Dr. is accessible during special events and would be accessible to emergency vehicles as needed.

The Temporary Commercial Event Use Permit will include:

1. Allow a temporary outdoor commercial event (Tailgate Zone) not licensed through, or on the same property as, an existing licensed business as required per Table 30.44-1.
2. Allow live entertainment after daytime hours where not permitted per Table 30.44-1.
3. Allow for elimination of parking for a Temporary Commercial Event.
4. Allow for zero-foot setback from property lines where 10 feet is required per Table 30.44-1.
5. Allow more than 1 temporary commercial event per month and more than 12 per year where limited per Table 30.44-1.

12/06/22 PC AGENDA SHEET

SCHOOL
(TITLE 30)

PARADISE RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400117 (UC-1766-98)-CAPSTONE CHRISTIAN ACADEMY:

WAIVER OF CONDITIONS of a use permit requiring A-2 landscaping on the western and southern property lines in conjunction with a school on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-22-702-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: School (pre-school through fifth grade)
- Number of Stories: 1
- Building Height (feet): 35 (as approved by UC-1766-98)
- Square Feet: 13,918 (as shown on DR-22-0582)
- Parking Required/Provided: 20/46 (as approved by UC-20-0599)

Plans, History, & Request

The existing school at the site was originally approved as a daycare facility by UC-1766-98. This application originally proposed a 21,696 square foot elongated building that was oriented east to west on the site and fronted Paradise Road. The landscape plans provided with these original plans showed the required landscaping on the western property line. These plans, however, were revised in March 1999 and resemble the current structure, layout, and frontage of the existing structure. The revised plans showed a 12,359 square foot structure with the landscaping area on the western property line indicated, but no further details provided. The daycare facility was

transitioned into a school through UC-20-0599, which showed the school as 13,552 square feet and the landscape plan provided showing similar landscaping on the western property to what exists currently. As of now, there is little to no landscaping present on the western property line, contrary to the requirement of UC-1766-98 that A-2 landscaping be present on the western property line.

The applicant is currently requesting that the requirement of UC-1766-98 to install A-2 landscaping on the western and southern property lines be waived in conjunction with their companion application requesting a 1,596 square foot expansion to the current 13,918 square foot school. The applicant is providing a landscape buffer per Figure 30.64-11 on the southern property line which is the current Code requirement of landscaping adjacent to a less intense use, meeting the intent of the condition. However, the landscaping does not meet the condition nor the current Code on the western property line.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1766-98:

Current Planning

- Subject to 2 years to commence;
- A-2 landscaping along the west and south property lines;
- B-2 landscaping along the north and east property lines;
- Right-of-way dedication of 40 feet for Serene and 30 feet for Paradise;
- Drainage and traffic studies and compliance;
- Full off-sites;
- Design review as public hearing on any significant changes.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are seeking this waiver to remove the requirement that buffering landscaping be required along the western property line. They state that the landscaping has never been placed along the western property line largely due to the location of a large drainage culvert along the western property line; and there does not appear to have been any complaints regarding the site from the adjacent property owner.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-22-0582	A design review for an expansion of an existing school is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Based on review of the current state of the property, there does appear to be a large drainage culvert that would prevent the planting of any landscaping particularly on the northwestern portion of the property. Some landscaping has been provided in the southwestern portion of the site, so some attempt was made to meet the conditions of UC-1766-98 regarding landscaping. In addition, it appears that no complaints have been made regarding the site or its lack of landscaping on the western property line, by the adjacent property owner. The adjacent property to the west appears to have some thick vegetation and a large structure that appears to create some buffering on the shared boundary, as well. Based on the facts, that the planting of landscape on the western property line is made difficult by a drainage culvert, no complaints have been filed, and some buffering does exist on the subject property line, staff can support this waiver.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Landscaping per Figure 30.64-11 shall be installed along the southern property line.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAPSTONE CHRISTIAN ACADEMY

**CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR., SUITE 300, LAS VEGAS, NV
89148**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		STAFF	APP. NUMBER: <u>WC-22-40017</u> DATE FILED: <u>10/12/22</u>
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-98-1766</u> <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>			PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: <u>12/06/22</u> BCC MEETING DATE: <u>---</u> FEE: <u>\$475</u>
		PROPERTY OWNER	NAME: <u>Capstone Christian Academy</u> ADDRESS: <u>985 E Serene Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-463-9350</u> CELL: _____ E-MAIL: <u>sshin@impactcompanies.com</u>
		APPLICANT	NAME: <u>Capstone Christian Academy</u> ADDRESS: <u>985 E Serene Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-463-9350</u> CELL: _____ E-MAIL: <u>sshin@impactcompanies.com</u> REF CONTACT ID #: _____
		CORRESPONDENT	NAME: <u>kgc c/o Craig Lucas</u> ADDRESS: <u>9075 West Diablo Drive, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-367-6900 Ext. 160</u> CELL: _____ E-MAIL: <u>clucas@kga.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-22-702-005

PROPERTY ADDRESS and/or CROSS STREETS: 985 E. Serene Ave.

PROJECT DESCRIPTION: An approximately 1,600 SF two classroom addition incorporating the existing exterior covered patio.

(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.

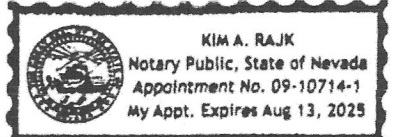
[Signature]
Property Owner (Signature)

William Mulligan
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2022 (DATE)
By William Mulligan

NOTARY PUBLIC: [Signature]



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



October 11, 2022

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

PLANNER COPY

WC-22-400117

Re: Capstone Christian Academy

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a Design Review for an approximately 1,596 S.F. classroom expansion and a Waiver of Conditions for UC-98-1766. The project site is Assessor's Parcel Number is 177-22-702-005. The project is located at 985 E. Serene Avenue.

The school teaches preschool through third grade. The proposed expansion will include two classrooms and infill the existing covered patio. The expansion will extend past the existing patio by 16'-0" to the south. A new landscape buffer with 24' box evergreens spaced 20'-0" on center will be constructed along the south property line.

We are also requesting a Waiver of Conditions for landscaping along the west property line as per UC-98-1766. It appears that the landscaping may have never been put in, however there have not been any issues with the adjacent property to our knowledge. It also appears that a portion of the landscape area is being used for drainage as there is an under-sidewalk drain out onto Serene Ave.

The architecture of the new expansion will match the existing building in scale, style and colors.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

Craig Lucas
Associate, Senior Designer
Architect

12/06/22 PC AGENDA SHEET

SCHOOL
(TITLE 30)

PARADISE RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-22-702-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 985 E. Serene Avenue
- Site Acreage: 2
- Project Type: Addition to existing school
- Number of Stories: 1
- Building Height: 18 feet, 2 inches
- Square Feet: 1,596 (proposed expansion)/13,918 (existing facility)
- Parking Required/Provided: 19/48

Site Plan

The plan depicts an existing 13,918 square foot school and daycare facility centrally located on a 2 acre lot at the corner of Serene Avenue and Paradise Road. The site has access through a standard driveway along Serene Avenue. Parking for the site is in the northern portion of the site in front of the school building and will provide 48 parking spaces, where 19 parking spaces are required. The eastern, western, and southern portions of the site are primarily play areas for the school children. These areas contain several shade structures and play equipment. The play area is contained by a 6 foot CMU wall along the side and rear property lines.

The school addition is in the south, central portion of the site attached to the southern wall of the existing building. The plan indicates the addition is approximately 1,596 square feet and will replace an existing patio and will be surrounded by a sidewalk. The addition is set back 47 feet 4 inches from the rear property line (which meets the height/setback ratio as defined in Figure 30.56-10) and 84.5 feet from the eastern side property line.

Landscaping

Except for the rear/southern property line, the existing landscaping on the property will remain as is. The northern and eastern property lines appear to have a 5 foot landscaping strip consisting of a variety of shrubs and large trees. The western property line contains minimal landscaping with some small trees due to a drainage culvert on that side of the property. Parking lot landscaping will remain as is and consists of landscaping strips and islands with small to medium trees with shrubs dispersed between the trees.

The southern/rear property line will have updated landscaping. The new landscaping will comply with Figure 30.64-11 for a landscaping buffer adjacent to a less intensive use. The landscape plan depicts 15 Eldarica Pine (*Pinus Eldarica*) trees (24 inch box Evergreens) spaced 20 feet off center in 5.5 foot planters.

Elevations

The elevations depict the existing school/daycare facility building as a 29 foot structure with a pinkish-beige painted stucco exterior and reddish-orange tile gabled roof. Commercial shaker windows are shown on all sides of the building. The front of the existing school is all glass with a commercial door and protected by a porte-cochere with matching exterior elements.

The addition to the building is shown facing the south. The plans depict the addition with a reddish-orange gabled tile roof and a pinkish-beige painted stucco exterior to match the existing structure. The plan also depicts the peak height of the roof gable at 18 feet and 1 and three-eighths inch. Commercial shaker windows are provided on the south elevation of the structure only and 2 glass paneled doors are provided on the south frontage for access to the play area.

Floor Plans

The plans provided show the existing school/daycare facility with 9 classroom areas that range in size from 565 square feet up to 923 square feet. The classrooms are supported by a lunchroom, activity room, restrooms, and offices. The proposed addition is shown in the southeast corner of the building. The 1,596 square foot addition will provide 2 additional classroom spaces of 723 square feet and 732 square feet along with a storage room. The addition will be accessed through the existing activity room by a repurposed existing door and a newly installed door with 2 currently existing windows in-filled. The exterior of the building will be accessed by 2 doors at the south central end of the addition. The addition will replace an existing 16 foot patio and expand an additional 16 feet from the existing patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting the subject design review to complete a proposed addition to their existing school/daycare facility to allow an increase in capacity to the school by adding 2 new classrooms. The school is already an established use, and the addition will match the existing structure, while also providing an additional landscape buffer along the southern property line to help mitigate any increased noise or other potential nuisances.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0599	School in conjunction with an existing daycare facility	Approved by PC	February 2021
UC-0798-07	Communications tower in conjunction with an existing daycare facility.	Approved by BCC	September 2007
UC-1766-98	Daycare facility	Approved by PC	November 1998

Surrounding Land Use

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

Related Applications

Application Number	Request
WC-22-400117 (UC-1766-98)	A waiver to a condition requiring A-2 landscaping on the west property line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed expansion will meet all setbacks and parking requirements required by Title 30 and further finds that the proposed expansion will be architecturally compatible to the current structure and should not greatly impact the neighboring area regarding the visual appeal of the structure. In addition, the existing school facility does not appear to have any prior violations regarding noise or other disruptive behavior, so staff does not anticipate that the expansion will cause any increase or additional burden on the surrounding property owners. Staff also finds that addition of the buffering landscaping in the rear will also help mitigate any increased noise or nuisances that may arise. Based on these reasons, staff could support this

design review; however, due to the inability of Public Works to support the design review, staff is also unable to support this request.

Public Works - Development Review

The school was allowed to open prior to the completion of conditions with an understanding that the conditions would be completed within 1 year. The applicant has not paid the Traffic Mitigation fees, which were established in April 2021. Additionally, the applicant has not responded to the off-site plan review comments that were provided in July 2021. Since the applicant has made no effort to satisfy Public Works requirements, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Traffic study and compliance.

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: CAPSTONE CHRISTIAN ACADEMY
CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR., SUITE 300, LAS VEGAS, NV
89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

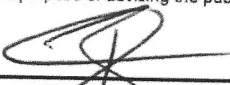
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>UC-98-1766</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0582</u> DATE FILED: <u>10/12/22</u> PLANNER ASSIGNED: <u>NW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: <u>12/06/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Capstone Christian Academy</u> ADDRESS: <u>985 E Serene Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-463-9350</u> CELL: _____ E-MAIL: <u>sshin@impactcompanies.com</u>
	APPLICANT NAME: <u>Capstone Christian Academy</u> ADDRESS: <u>985 E Serene Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-463-9350</u> CELL: _____ E-MAIL: <u>sshin@impactcompanies.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>kgc c/o Craig Lucas</u> ADDRESS: <u>9075 West Diablo Drive, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-367-6900 Ext. 160</u> CELL: _____ E-MAIL: <u>clucas@kgc.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-22-702-005

PROPERTY ADDRESS and/or CROSS STREETS: 985 E. Serene Ave.

PROJECT DESCRIPTION: An approximately 1,600 SF two classroom addition incorporating the existing exterior covered patio.

(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.

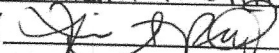


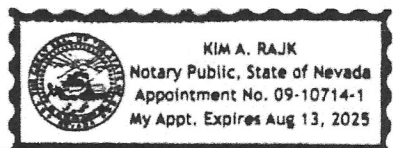
 Property Owner (Signature) William Mulligan

 Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2022 (DATE)

By William Mulligan
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.



October 11, 2022

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

**PLANNER
COPY**

DR-22-0582

Re: Capstone Christian Academy

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a Design Review for an approximately 1,596 S.F. classroom expansion and a Waiver of Conditions for UC-98-1766. The project site is Assessor's Parcel Number is 177-22-702-005. The project is located at 985 E. Serene Avenue.

The school teaches preschool through third grade. The proposed expansion will include two classrooms and infill the existing covered patio. The expansion will extend past the existing patio by 16'-0" to the south. A new landscape buffer with 24' box evergreens spaced 20'-0" on center will be constructed along the south property line.

We are also requesting a Waiver of Conditions for landscaping along the west property line as per UC-98-1766. It appears that the landscaping may have never been put in, however there have not been any issues with the adjacent property to our knowledge. It also appears that a portion of the landscape area is being used for drainage as there is an under-sidewalk drain out onto Serene Ave.

The architecture of the new expansion will match the existing building in scale, style and colors.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

Craig Lucas
Associate, Senior Designer
Architect

12/06/22 PC AGENDA SHEET

STREET NUMBERING CHANGE
(TITLE 30)

NAPLES DR/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-22-0548-GIPSY, LLC:

STREET NUMBER CHANGE to change the address for a proposed tavern/nightclub that is inconsistent with Street Naming and Address Assignment Policy on 0.9 acres within a C-2 (General Commercial) Zone.

Generally located on the north side of Naples Drive and the west side of Paradise Road within Paradise. TS/dm/syp (For possible action)

RELATED INFORMATION:

APN:
162-22-301-015

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

BACKGROUND:
Project Description
General Summary

- Site Address: 512 E. Naples Drive
- Project Type: Street numbering change

Applicant's Justification

The applicant is requesting 4605 Paradise Road as the address for a new tavern/nightclub. The address is historically known to the community and had been utilized for 40 years as the address to the previous building located on the property. A Paradise Road address would be consistent in the area since the other corner properties at the intersection are assigned addresses to Paradise Road. A Paradise Road address would also differentiate the commercial property from the surrounding residential addresses assigned to Naples Drive.

Though the address was changed to Naples Drive during the building permit process for the construction of the new additions to the nightclub, the applicant states the egress only access gate would not impede emergency services. First responders would still have access to the site from the existing driveway on Paradise Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Multiple family residential & mini storage facility
South	Entertainment Mixed-Use	R-2 & C-2	Duplexes & nightclub
East	Corridor Mixed-Use	H-1	Office building
West	Entertainment Mixed-Use	R-2	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Fire & Rescue Combined Communication Center (Fire Alarm Office) recommends denial of this application due to the driveway from Paradise Road being exit only. The recommendation states the emergency dispatch systems use street ranges to locate addresses. Vehicles routed to a Paradise Road address would have to navigate an exit only access gate which could be a potential safety hazard.

The Las Vegas Valley Street Naming and Address Assignment Policy states addresses are assigned during the building permit review process. Addresses do not belong to parcels of land; they are assigned to buildings and may become invalid if a structure is demolished. The address of 4605 Paradise Road was assigned to a building constructed in 1962 and demolished in 2020. Building permit, BD21-51586, was approved for a new commercial building for the Gipsy Nightclub. The layout of the new building generated the need for a new address to be assigned on Naples Drive because the Site Development Standards in Title 30 (Chapter 30.56), Table 30.56-2 states, "Corner lots shall have addresses assigned to the identifiable front of the building for rapid identification by emergency services." The identifiable front of the new building does not face Paradise Road. The site plan submitted for BD21-51586 shows the identifiable front of the building facing Naples Drive, therefore, the address of 512 E. Naples Drive was assigned. This is the appropriate application to speak to the address change which is inconsistent with the above mentioned address policy as well as the section in Title 30 regarding corner lots.

The Las Vegas Valley Street Naming and Address Assignment Policy, found in Title 30, Appendix A, states the building address "shall be assigned to the primary dedicated street from which the major ingress and egress occurs..." For this site, the major ingress and egress occurs from Naples Drive.

The subject property does not meet the requirements found in Title 30 to be assigned a Paradise Road address and it does not have the support of the Fire & Rescue Combined Communication Center; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Subject to the address of 4605 Paradise Road.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GIPSY, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>SC-22-0548</u> DATE FILED: <u>9/30/22</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/8/22</u> PC MEETING DATE: <u>12/6/22</u> BCC MEETING DATE: _____ FEE: <u>\$400</u>
	PROPERTY OWNER NAME: <u>Gipsy LLC</u> ADDRESS: <u>28 Burning Tree Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-499-1963</u> CELL: _____ E-MAIL: <u>jerrymasini@gmail.com</u>
	APPLICANT NAME: <u>Gipsy LLC</u> ADDRESS: <u>28 Burning Tree Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-499-1963</u> CELL: _____ E-MAIL: <u>jerrymasini@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Maren Parry - Ballard Spahr LLP</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 900</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-471-7000</u> CELL: _____ E-MAIL: <u>parrym@ballardspahr.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-22-301-015

PROPERTY ADDRESS and/or CROSS STREETS: Naples Drive/Paradise Road

PROJECT DESCRIPTION: Street address change to 4605 Paradise Road

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

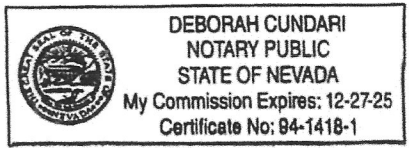
[Signature]
 Property Owner (Signature)*

JERRY MASINI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2022 (DATE)
 By _____

NOTARY PUBLIC: Deborah Cundari



*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.

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-1958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

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

August 30, 2022

Via Upload

Clark County Comprehensive Planning
500 South Grand Central Parkway, First Floor
Las Vegas, NV 89155

Re: *Justification Letter – Street Name Change*
APN: 162-22-301-015

Dear sir/madam:

My firm represents Gipsy LLC (the “Applicant”) in the above referenced matter. The Applicant respectfully requests approval for the real property located on the northwest corner of Paradise Road and Naples Drive bearing Clark County APN 162-22-301-015 (the “Property”) to retain the address of 4605 Paradise Road in order provide continuity for the business and to retain the historical significance of this important area to the LGBTQ+ community.

For context, the Property has been assigned the street address of 4605 Paradise Road since the 1950’s. Gipsy Nightclub operated on the Property for almost 40 years at this location until litigation associated with a remodel required construction to be put on hold pending resolution through the courts. Once resolved, COVID-19 again disrupted construction and the nightclub industry as a whole. During this downtime, the Applicant purchased the parcel adjacent to the east side of the club, and was able to combine this new parcel with the existing site to accommodate a significant number of much-needed parking spaces. The Applicant was advised during the process of obtaining building permits that the site address was changed to 512 Naples Drive given the parcel’s expansion to include a longer frontage along Naples, and because provisions of Title 30 related to outdoor dining and drinking areas do not allow patron primary access through the patio area directly adjacent to Paradise Road.

The proposed change will not adversely impact the surrounding properties or be detrimental to the provision of emergency services. Retaining the 4605 Paradise Road address will be consistent with its historical address that is well-known to the community and will avoid confusion associated with a change in the address that has been utilized for this business for over 40 years. Assignment of a Paradise address is consistent with the commercial businesses located on the other three corners of Paradise Road and Naples Drive, and will also differentiate from the residential units west of

Clark County Comprehensive Planning
August 30, 2022
Page 2

Paradise that will retain Naples Drive addresses. Further, after extensive discussion and coordination with Clark County Public Works and the Clark County Fire Department, the reconfigured site specifically retains the historical driveway on Paradise Road, which will be constructed with access gates accessible only to emergency vehicles, ensuring that first responders retain direct access from Paradise Road. Accordingly, our request meets the goals and purposes of Title 30 and the Las Vegas Street Naming & Address Assignment Policy to maintain clear and efficient site identification and emergency access.

Thank you for your consideration. If you have any questions, please feel free to contact me.

Sincerely,


Maren Parry

12/06/22 PC AGENDA SHEET

TEMPORARY CONSTRUCTION ACTIVITIES
(TITLE 30)

RUSSELL RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0563-DBJM LAS VEGAS BLVD 5.46, LLC:

USE PERMIT for temporary construction activities on 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JB/jud/syp (For possible action)

RELATED INFORMATION:

APN:

162-33-101-007

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5191 Las Vegas Boulevard South
- Site Acreage: 5.5 acres
- Project Type: Temporary construction activity

Site Plan

The site plan depicts a leased area covering 1 parcel (Harley Davidson) to be used for temporary job trailers for construction of the Dream Hotel. The Dream Hotel site is immediately north of the subject parcel. The temporary facility will be located on the northeast corner of the back lot of Harley Davidson's property. The site was originally approved in 2012 with 269 parking spaces where 220 parking spaces are required. The proposed temporary use will occupy approximately 30 parking spaces. The McCarthy construction company has a 24 month lease with Harley Davidson to house a double stack job site trailer, a single wide job site trailer, and a restroom trailer. The trailers are temporary and will be fenced off to the public for the duration of the project. The purpose of these trailers is to house the McCarthy and Dream's job site teams during the construction activities. Access to the construction site for the pedestrians will be through security turnstile located on the southwest portion of the job site. Vehicular access will be made through the southwest and northwest gates of the property.

Landscaping

No landscaping is proposed or required as part of this application.

Elevations

The double stack "Flex" system is comprised of a galvanized steel frame, galvanized insulated wall panels, and rolled steel flooring. The single wide trailer is comprised of an aluminum frame, wood siding, with interior walls framed with drywall.

The fencing around the jobsite is currently installed. It is comprised of an 8 foot tall chain-link fence, wrapped with a green privacy screen. This same fencing will be modified to include the portion of the Harley Davidson lot that will house the jobsite trailers. Fencing height, design, and location have been approved under the grading permit.

Floor Plan

The double stacked trailer is approximately 40 feet by 57 feet with a height of 20 feet. It will house several offices and breakrooms as well as open office areas. Access to the second floor is via an external staircase. In addition, the single wide trailer is approximately 12 feet by 50 feet in size. The restroom trailer is 12 feet by 44 feet in size.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states no construction personnel will park on the Harley Davidson's lot. The backlot is not used for vehicular parking, and this is a temporary construction facility for the construction of the Dream Hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0551-14	Convenience store, retail sales, and packaged liquor	Approved by PC	August 2014
WS-0030-14	Comprehensive sign plan for the vehicle (motorcycle) sales facility	Approved by BCC	March 2014
VS-0456-13	Vacated and abandoned a 19 foot wide, 397 foot long portion of right-of-way being Las Vegas Boulevard South	Approved by BCC	October 2013
UC-0308-12	Allowed a vehicle (motorcycle) sales, rental service, repair facility, and a minor training facility for motorcycle riding	Approved by PC	August 2012
RS-0053-12	Record of Survey for Las Vegas Boulevard South was submitted with UC-0308-12	Reviewed by ZA	August 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-use	H-1	Developed & undeveloped properties
East	Public Use	P-F	Las Vegas Executive Airport
West	Public Use & Business Employment	P-F	Clark County Fire Station 11 & Bali Hai Golf Club

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Temporary construction activities are allowed as accessory uses in the H-1 zoning district when located on the construction site, and approval of a special-use permit is required when located off-site. The use of the paved parking lot for temporary construction activities with controlled access and security fencing with controlled pedestrian access will ensure the safe use of the property. The temporary use of this property for construction activities will not create a detrimental situation for the general public, considering the access to the site will be controlled and the location of the trailers is on paved areas. The provided parking spaces far exceeds the number of parking required for the permanent use on-site (UC-0308-12), consequently, fencing off a small portion of the lot will not negatively affect the on-site parking. Security fencing will not allow pedestrian access to adjacent property that is not included in the lease agreement. For these reasons staff recommends approval of the use permit.

Department of Aviation

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

The property lies within the AE-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:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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: MCCARTHY BUILDING COMPANIES

CONTACT: MCCARTHY BUILDING COMPANIES, 2580 ST. ROSE PARKWAY, SUITE 200, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>10-22-0563</u> DATE FILED: <u>10/04/2022</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: <u>Dec 6, 2022 @ 7pm</u> <u>7pm</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>DBJM LAS VEGAS BLVD 5.46 LLC</u> ADDRESS: <u>5191 S Las Vegas BLVD 223 HULL LN</u> CITY: <u>Las Vegas- SUGAR LAND</u> STATE: <u>NV TX</u> ZIP: <u>89149 77498</u> TELEPHONE: <u>281-568-4185</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>McCarthy Building Companies</u> ADDRESS: <u>2580 St Rose Parkway Suite 200</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>6157398547</u> E-MAIL: <u>wnorris@mccarthy.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>McCarthy Building Companies</u> ADDRESS: <u>2580 St Rose Parkway Suite 200</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>6157398547</u> E-MAIL: <u>wnorris@mccarthy.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-007

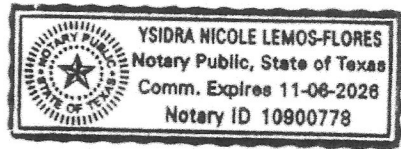
PROPERTY ADDRESS and/or CROSS STREETS: 5191 S Las Vegas BLVD, Las Vegas, NV 89119

PROJECT DESCRIPTION: North East Corner of Harley Davidson's Lot - Temporary Jobsite Trailers for duration of Dream Hotel Construction

(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.

DBJM LAS VEGAS BLVD 5.46 LLC
 by: William W. Hall WILLIAM W. HALL, VICE PRESIDENT
 Property Owner (Signature)* Property Owner (Print)

STATE OF Texas
 COUNTY OF Ft. Bend
 SUBSCRIBED AND SWORN BEFORE ME ON 9-16-22 (DATE)
 By Ysidra Nicole Lemos-Flores
 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.



2580 St. Rose Parkway, Suite 200, Henderson, NV 89074
P 702-990-6707 | F 702-990-6713
mccarthy.com

UC-22-0563

September 22, 2022

Subject: **DREAM LAS VEGAS**
Submittal APR-22-100662 – Justification Letter

**PLANNER
COPY**

Clark County,

This letter is to serve as the response to the second submittal review comments for submittal APR-22-100662 per email from planner Judith Rodriguez Guggiari.

The temporary jobsite trailers will be located on Harley Davidson's property, on the Northeast corner of their back lot. McCarthy has a lease agreement with Harley Davidson for 24 months to house a double stack jobsite trailer, a single wide jobsite trailer, and a restroom trailer. The approximate footprint is 107ft by 75ft. The trailers are temporary and will be fenced off to the public for the duration of the project, approximately 24 months. The purpose of these trailers is to house McCarthy and Dream's jobsite teams during the construction activities.

The product data for the trailers provided by Williams Scotsman is provided with this application. The double stack "Flex" system is comprised of a Galvanized steel frame, galvanized insulated wall panels, and rolled steel flooring. The single wide trailer is comprised of an aluminum frame, wood siding, with interior walls framed with drywall.

The fencing around the jobsite is currently installed. This fencing is comprised of 8ft tall chain link, wrapped with green privacy screen. This same fencing will be modified to include the portion of the Harley Davidson lot that will house the jobsite trailers. Fencing height, design, and location has already been approved under the grading permit.

The parking for the site will take place on parcels 162-33-101-002 and 162-33-101-013. A separate special use application has been submitted for temporary construction activities under submittal number APR-22-00783. No construction personnel will be parking on Harley Davidson's lot. The location of the jobsite trailers does not affect any existing customer parking at Harley Davidson. The backlot is not used for vehicular parking.



A McCarthy Holdings, Inc. company

400 Arizona Contractors License No. 4 080910, 511 080911, Air Conditioning & Refrigeration License No. 192400, Plumbing License No. 231201
Nevada Contractors License No. 48 0069125, 5 0061780, 611 0062558, 6-8 0069880, 001 0074242, New Mexico Contractors License No. 010001

Access to the construction site for people will be made through security turnstiles located on the southwest portion of the jobsite. Vehicular access will be made through the southwest and northwest gates on the property. Please see site plan submitted with this application for exact location.

Sincerely,

Wilson Norris
Senior Project Engineer
(615)-739-8547
wnorris@mccarthy.com
McCarthy Building Companies, Inc.



A McCarthy Holdings, Inc. company

430 Arizona Contractors License No. A 080910, B-1 080911, Air Conditioning & Refrigeration License No. 118400, Plumbing License No. 081222
Nevada Contractors License Nos. AB 0088125, B 0010780, C-C 0081078, C-5 0088988, DDI 0074841, New Mexico Contractors License No. 209109

5

12/06/22 PC AGENDA SHEET

TAVERN/ADULT USE
(TITLE 30)

WYNN RD/NAPLES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0573-PA INVESTMENTS, LLC:

USE PERMIT for an on-premises consumption of alcohol (tavern).

WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.

DESIGN REVIEW for an adult cabaret on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Wynn Road, 150 feet south of Naples Drive within Paradise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-702-010

WAIVER OF DEVELOPMENT STANDARDS:

Establish an alternative parking requirement in accordance with Section 30.60.040.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4636 Wynn Road
- Site Acreage: 1.2
- Project Type: Tavern and adult cabaret
- Number of Stories: 2
- Square Feet: 12,191
- Parking Required/Provided: 124/115

Site History & Request

An adult cabaret with tavern previously existed on the site but has since expired. This application is to re-establish those uses and establish alternative parking standards.

Site Plans

The plans depict an existing building to be used for an on-premises consumption of alcohol establishment (tavern) with an adult use (cabaret). The site is developed with 2 driveways from

Wynn Road to the north and south of the existing building. Parking is provided to the north, east, and south of the building.

Landscaping

The plans depict existing landscaping along the street frontage, side and rear property lines, and within the parking areas along with re-establishing trees that are no longer viable or no longer exist.

Elevations

The plans and photos depict an existing concrete building painted white with aluminum store front doors on the front of the building along Wynn Road.

Floor Plans

The plans depict an existing 12,191 square foot building with lobby, front office restrooms, lounge area, and bar on the first level. There are 2 additional lounge areas on the second level along with restrooms, storage, kitchen, offices, and dressing rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is due to the previous business license being terminated in May 2019. The appearance of the building remains the same, and the parking area will be re-striped to match the plans with landscaping to be replaced. The parking lot was reconfigured since the last construction in 2007, including relocating the loading space and trash enclosure. The applicant also indicates that the business can operate properly with a reduction in parking as patrons for this type of use typically use ride-share and is used by tourists that do not use a personal vehicle or prefer not to drive after consuming alcohol. Additionally, there are other similar uses that have received approval for similar alternative parking allowances. Lastly, the proposed adult use conforms to the required separations in Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0146-07	Increased animated sign area and letter height in conjunction with an adult use	Approved by PC	May 2007
ADR-0946-05	Expansion of an adult cabaret within an approved tavern	Approved by ZA	September 2005
UC-0286-05	Expansion of a tavern	Approved by PC	April 2005
UC-0328-01 (ET-0105-02)	First extension of time for a tavern with waivers to allow the existing landscaping	Approved by PC	May 2002
ADR-0202-01	Adult use	Approved by ZA	March 2001
UC-0238-01	Re-established the tavern use with waivers to allow the existing landscaping	Approved by PC	April 2000

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds that the proposed request is appropriate and compatible with the surrounding land uses, and has no objection to the request. The uses have previously existed on the site without land use issues.

Waiver of Development Standards

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

Staff has no practical issue with the reduction in parking. There were no issues with parking when the previous uses were in operation. Staff finds ride-share is typical for these types of uses.

Design Review

Staff finds that this request is appropriate and compatible in this area. The building is constructed for a tavern and adult uses. The applicant has provided documents showing that the site complies with separation standards. Additionally, staff can support the existing site design with the proposed replaced parking lot and exterior landscaping.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Landscaping per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PA INVESTMENTS

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0573</u> DATE FILED: <u>10/12/22</u> PLANNER ASSIGNED: <u>LMD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: <u>12/10/22</u> BCC MEETING DATE: _____ FEE: <u>\$2,175.00</u>
	PROPERTY OWNER NAME: <u>P A Investments LLC</u> ADDRESS: <u>22 Graymoor</u> CITY: <u>Olympia Fields</u> STATE: <u>IL</u> ZIP: <u>60461</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Wet Nightclub</u> ADDRESS: <u>4636 Wynn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(773) 406-1454</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brown, Brown & Premsrnut c/o Lora Dreja</u> ADDRESS: <u>520 South 4th 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 #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 162-19-702-010

PROPERTY ADDRESS and/or CROSS STREETS: 4636 Wynn Road

PROJECT DESCRIPTION: Re-establish Tavern Use Permit, MINOR DR DUE TO RE-STRIPING IN PARKING LOT, REDUCED PARKING FROM ORIGINAL, ADR ADULT USE

(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 (I 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.

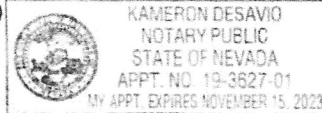
Asa Powell
Property Owner (Signature)*

Asa Powell
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2022 (DATE)

By Asa Ra Khem Powell
NOTARY PUBLIC: Kameron Desavio



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

6

LAW OFFICE

Brown, Brown & Premsrirut

A PROFESSIONAL CORPORATION

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-6965
EMAIL: jbrown@brownlawlv.com

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

September 7, 2022

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

PLANNER
COPY

UC-22-0573

RE: Justification letter to re-establish Tavern Use at 4636 Wynn Road 162-19-702-010, in companion to Design Review for Adult Cabaret with Alternative Parking Standard.

Dear Madam/Sir,

Special Use Permit for On-Premise Consumption of Alcohol (tavern) in M-1 district: Our client has purchased a property previously licensed as an adult cabaret. Because the previous license was terminated in May of 2019, the use permit for a tavern has lapsed and needs to be reestablished. A special use permit is required for a Tavern in an Industrial area. The appearance of the building remains the same and with the exception of minor restriping in the parking area the site substantially conforms to the previously approved plans.

Waiver of Standards to establish alternative parking requirement: The parking lot has been reconfigured since construction in 2007. Some interior parking aisles have been re-striped, from the approved plans, the trash enclosure has been relocated and the parking aisle adjacent to the west wall of the building has been converted into a loading zone. As a result, the parking count has been reduced from 124 spaces to 115 spaces. The floor plans show 12,191 square feet which calculates to one space per 106 SF. Code requires an adult cabaret to have one space per 100 square feet. A separate calculation for the tavern is not required.

The business can operate properly with this reduction in parking as adult cabarets, do not need the parking equivalent to a restaurant. It has previously been established with Clark County Planning that adult cabarets use ride-sharing more than restaurants and a larger share of customers are tourists that don't have access to a personal vehicle and/or prefer not to drive after consuming alcohol. Therefore, the typical tavern parking multiplier is not needed for adult cabarets. WS-20-0153 established a parking requirement of one space per 176 square feet for Diamond Cabaret. WE-20-0076 established one space per 172 square feet for Scores cabaret.

Design Review for Adult Use: As previously noted, the property was designed to be, and has only been used as an adult cabaret. This design review will reestablish the adult cabaret, in lieu of an administrative design review. The required survey confirming the required separations are met is included with the submittal. The parking lot has been restriped since the original certificate of occupancy circa 2007. As a result of the tavern expiration, this operator is required to process a design review for the previously revised parking lot layout. All other elements of the site plan such as landscaping, setbacks, drive aisle widths and locations etc. conform to code and remain consistent with the previously approved site plan.

Your consideration in this matter is appreciated. Please contact me should you have any questions or require additional information.

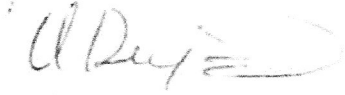
6

LAW OFFICE

Brown, Brown & Prensirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,



Lora Dreja
Land Entitlements
Brown, Brown and Prensirut

12/07/22 BCC AGENDA SHEET

INDUSTRIAL
(TITLE 30)

VALLEY VIEW BLVD/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0570-LAS VEGAS VALLEY WATER DISTRICT:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.

Generally located on the north side of Reno Avenue, approximately 300 feet west of Valley View Boulevard within Paradise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-30-501-030; 162-30-501-031

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0

Request

This conforming zone change request is to reclassify 5 acres from an R-E to an M-D zone with the purpose of bringing the 2 parcels into compatibility with the surrounding properties. No plans have been submitted for review.

Applicant's Justification

The applicant states that the request is to bring this property into compliance with the Master Land Use Plan and with the other properties that surround this site, which are industrial and or manufacturing uses. The site is near the Union Pacific Railroad tracks where such uses are appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0040-09	Reclassified from R-E to P-F zoning with a design review for a public facility - withdrawn	Withdrawn	March 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-1	Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request conforms to the Master Land Use Plan. The adjacent parcels that surround this parcel are all zoned M-1, which supports industrial and manufacturing uses. The proposed zone change to M-D zoning is consistent and compatible with approved and planned land uses on the abutting parcels and will help promote economic development for the County. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of the application, and that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time..

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Schuster Street, 30 feet for Reno Avenue, a portion of an elbow at the Reno Avenue/Roussio Road intersection, and associated spandrels;
- Vacate any unnecessary easements;
- Drainage study shall be required with future development as determined by Public Works - Development Review;

- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS VALLEY WATER DISTRICT

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (Nzc)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>2C-22-0570</u> DATE FILED: <u>9/15/22</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DA: <u>11-8-22</u> <u>7 PM</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>10/7/22</u></p> <p>FEE: <u>70</u></p>
PROPERTY OWNER	<p>NAME: <u>Las Vegas Valley Water District</u></p> <p>ADDRESS: <u>1001 S. Valley View Blvd, #MS 95</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>	
APPLICANT	<p>NAME: <u>Las Vegas Valley Water District</u></p> <p>ADDRESS: <u>1001 S. Valley View Blvd, #MS 95</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>	
CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>epierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 162-30-501-030 and 031

PROPERTY ADDRESS and/or CROSS STREETS: Valley View Blvd & Reno Ave

PROJECT DESCRIPTION: Zone change from R-E to M-D

(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.

John J. Entsminger
Property Owner (Signature)*

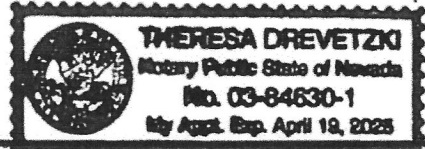
John J. Entsminger
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 15, 2022 (DATE)

By John J. Entsminger

NOTARY PUBLIC: Theresa Drevetzi



*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.

KAEMPFFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

August 18, 2022

VIA UPLOAD

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

20-20-0570

Re: *Compelling Justification Letter – Conforming Zone Change*
APN: 162-30-501-030 & 031 (Reno Avenue/Roussou Road)

To Whom It May Concern:

The property owner of approximately 5 acres located on the north side of Reno Avenue just west of Valley View Boulevard where Roussou Road dead ends, more particularly described as APNs: 162-30-501-030 & 031 (collectively the "Site"), is seeking a conforming zone change from R-E to M-D. A zone change to M-D is appropriate for the following reasons:

- The Site is master planned Business Employment (BE). An M-D zoning district is an allowed zoning district in BE master planned areas. Therefore, the zone change request conforms to the master plan.
- The Site is surrounded on all four sides – north, south, east, and west – by properties zoned M-1. An M-1 zoning district is a more intense zoning district than the proposed M-D zoning district.
- The Site is near the Union Pacific Railroad tracks. Industrial and light industrial zoning districts and uses are appropriate near railroad tracks.
- The existing developments around the Site are warehouse uses.

As demonstrated above, the Site's proposed zone change to M-D is compatible with the existing intensity and density of the area. Additionally, while the property owner has does not yet have plans for a project, the property owner is requesting a zone change to be consistent with the master plan. Therefore, the property owner has not submitted a site plan with this conforming zone change request.

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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