



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 9, 2021

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 26, 2021. (For possible action)
- IV. Approval of the Agenda for November 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **NZC-21-0611-BARTSAS MARY 9, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise (description on file). MN/rk/jd (For possible action)**PC 12/7/21**
 - 2. **VS-21-0612-BARTSAS MARY 9, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Battista Lane (alignment), and between Robindale Road (alignment) and Via Alhambra Court (alignment) within Paradise (description on file). MN/rk/jd (For possible action)
PC 12/7/21
 - 3. **TM-21-500173-BARTSAS MARY 9, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise. MN/rk/jd (For possible action)
PC 12/7/21
 - 4. **VS-21-0563-TOBIAS HOLDINGS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)
PC 12/7/21
 - 5. **VS-21-0581-ARIA RESORT & CASINO HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Harmon Avenue and Park Avenue and between Frank Sinatra Drive and Las Vegas Boulevard South within Paradise (description on file). JG/jgh/jd (For possible action)
PC 12/7/21

6. **WS-21-0584-J T B PROPERTY BEAUTIFICATION-LANDSCAPE DESIGN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative landscaping and screening.
DESIGN REVIEWS for the following: 1) convert an existing single family residence into an office building; 2) convert an existing single family residence into a commercial storage building; and 3) a landscape contractor facility on 3.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located between Patrick Lane and Silvestri Lane, 440 feet east of Annie Oakley Drive within Paradise. JG/al/jo (For possible action) **PC 12/7/21**
7. **ET-21-400163 (VS-19-0588)-SLETTEN CONSTRUCTION NEVADA, INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/sd/jo (For possible action) **BCC 12/8/21**
8. **VS-21-0599-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and 215 Beltway, and between Manhattan Road (alignment) and Kingston Road (alignment) within Paradise (description on file). JG/md/jo (For possible action) **BCC 12/8/21**
9. **UC-21-0598-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:**
USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) increase wall height; and 3) permit lighting to project upward.
DESIGN REVIEWS for the following: 1) mini-warehouse facility; 2) off-highway vehicle, recreational vehicle, and watercraft storage facility; 3) lighting; and 4) finished grade on 7.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Oleta Avenue and the west side of Manhattan Road (alignment) within Paradise. JG/md/jo (For possible action) **BCC 12/8/21**
10. **VS-21-0608-N & G SHOWCASE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). JG/bb/jo (For possible action) **BCC 12/8/21**
11. **WS-21-0607-N & G SHOWCASE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; 2) alternative sign (roof); and 3) increase the number of animated signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 2.3 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jo (For possible action) **BCC 12/8/21**

- VII. General Business (For possible action)
Review and approve 2022 TAB meeting calendar
- 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 30, 2021.
- X. Adjournment.

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



Paradise Town Advisory Board

October 26, 2021

MINUTES

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

Brady Bernhart; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:
None

III. Approval of October 21, 2021 Minutes

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

Approval of Agenda for October 26, 2021

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-21-0552-NICOLA LVP, LP:**

USE PERMIT to allow a minor training facility within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. MN/jor/jo (For possible action) **PC 11/16/21**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **WS-21-0565-TORNADO MECHANICAL, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) driveway design standards.

DESIGN REVIEW for an office building on 0.4 acres in an Office and Professional (C-P) Zone within the Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

PC 11/16/21

MOVED BY-Wardlaw

DENY- Waiver of Development Standards #2

APPROVE- Waiver of Development Standards #1 and Design Review Subject to staff conditions

VOTE: 4-0 Unanimous

3. **DR-21-0566-MGP LESSOR, LLC:**

DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/jo (For possible action) **BCC 11/17/21**

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **ET-21-400157 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increased density; and 3) an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; 2) reduced parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.

DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action) **BCC 11/17/21**

MOVED BY-Williams

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 9, 2021

IX. Adjournment
The meeting was adjourned at 7:20 p.m.

DRAFT

12/07/21 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

AMIGO ST/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0611-BARTSAS MARY 9, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade.

Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-10-301-006

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade for a single family residential development to 36 inches (3 feet) where 18 inches is the standard per Section 30.32.030 (a 117% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 8
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 8,018/10,053
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 24
- Square Feet: 3,702/4,702

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on July 8, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 14 attendees present at the open house meeting for this item and was located at the Enterprise Library. The attendees had concerns about flooding in the area, traffic, building height, and walls along street frontage.

Site Plans

The plans depict a single family residential development totaling 8 single family lots and 2 common area lots on 2.5 acres. The density of the residential subdivision is 3.2 dwelling units per acre. The lots range in size from a minimum of 8,018 square feet to a maximum of 10,053 square feet. One access point is shown from Amigo Street to the east. The lots within the subdivision will be served by a 44 foot wide private cul-de-sac, which includes an attached sidewalk on 1 side of the street.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Robindale Road and a 6 foot wide landscape area behind an attached sidewalk is shown along Amigo Street.

Elevations

The plans depict 4, one story models and 1, two story model up to 24 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 3,702 square feet to 4,702 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant states that the surrounding area has developed out as R-1 zoned single family residential development. The design of the project will have similar lot sizes and homes as the adjacent communities; therefore, making the requested zone change appropriate and compatible.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500173	A tentative map for 8 residential lots on 2.5 acres is a companion item on this agenda.
VS-21-0612	A vacation of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

Zone Change

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

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

According to the applicant, no new residential development has occurred in the rural neighborhood preservation area farther to the west in the past 5 years.

The majority of the development south of Robindale Road and west of Bermuda Road has been reclassified to R-1 zoning for over 15 years. Therefore, based on these existing developments, staff finds the request to be appropriate for the area.

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

The applicant states the proposed single family residential development is a request for the same zoning it is adjacent to and provides the same or similar density of the existing communities within the area.

Directly to the south, west, and across Amigo Street are existing single family residential developments in an R-1 zone. Therefore, staff finds the density and intensity of the proposed residential development is compatible with existing land uses in the surrounding area.

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

The applicant indicates that the project is not anticipated to have substantial adverse effects on services and facilities due to the size of the project. Additionally, most services and infrastructure exist in the area.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 3 additional students.

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

The applicant indicates the proposed project conforms to some of the design policies established in the Comprehensive Master Plan, particularly Urban Specific Policy 38 which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities and be of similar height.

Staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area. Additionally, the request complies with Urban Specific Policy 10 to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity.

Summary

Zone Change & Design Review #1

Staff finds that there has been a trend to allow parcels in the area to be reclassified to an R-1 zone for single family residential development which would make this request appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments in the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of these requests.

Public Works - Development Review

Design Review #2

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- Maximum of 8 lots;
- Single story homes adjacent to existing single story residences.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0466-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS & MCMENEMY INVESTMENTS SERVICES
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>NZC-21-0611</u> DATE FILED: <u>10-13-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: <u>12-7-21</u> RE to R-1 BCC MEETING DATE: <u>1-5-22</u> RNP FEE: <u>\$2,525.00</u> MN
	PROPERTY OWNER	NAME: <u>Bartsas Mary 9 LLC</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Mark Anthony Rua</u> ADDRESS: <u>2855 Saint Rose Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-595-6244</u> CELL: _____ E-MAIL: <u>markanthonyrua@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-10-301-006

PROPERTY ADDRESS and/or CROSS STREETS: Robindale & Amigo

PROJECT DESCRIPTION: Robindale & Amigo

(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.

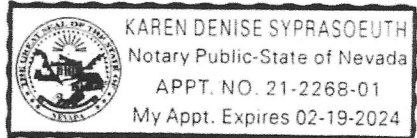
 Property Owner (Signature)*

AARON HANSEN, TTE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 05/11/2021 (DATE)
 By Harris Aaron Hansen

NOTARY PUBLIC: R



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 16, 2021

Clark County Comprehensive Planning
500 S. Grans Central Pkwy
Las Vegas, NV 89155

NZC-21-0611

Re: Robindale & Amigo - Justification Letter
APN: 177-10-301-006

To Whom It May Concern,

On behalf of our client, Rainy Day Investments, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Non-Conforming Zone Change, Design Review, and Vacation of Patent Easement for a proposed 2.54 acres, 8 lot residential subdivisions.

Project Description:

The project consists of a 2.54-gross acre, 8 lot residential subdivision with 3.15 lots per acre located west of Amigo Street and south of Robindale Road. Currently the site is zoned R-E – Rural Estates, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to be re-classified to R-1 zoning, which is non-conforming to the Paradise Land Use Plan.

Our project will consist of entry level, affordable housing by current market conditions. For pedestrian safety we will provide sidewalks on one side of the street. In addition to stylish exteriors, the homes will include full length 20' paver driveways minimum with 2-car garages.

The project site is bound by properties with planned land use and zoning as follows:

- South: R-1 Single Family Residential (5 units/acre); RS – Residential Suburban
- West R-1 Single Family Residential (5 units/acre); RS – Residential Suburban
- East: R-1 Single Family Residential (5 units/acre); RS – Residential Suburban
- North: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation (undeveloped)

The subdivision will have access to the site from Amigo. There will be 2-car garages provided for each unit for a total of 16 parking spaces. Perimeter landscaping of 15-ft with detached sidewalk is being provided along Robindale Road and 10-ft along Amigo Street. We believe the retaining wall around the perimeter will be less than 3-ft. The decorative CMU wall of height 6-ft max is being provided on top of 3-ft max retaining wall which compliance with the standard requirement.

The houses will range in size from approximately 3,702 square feet to 4,720 square feet consisting of one-story and two-story homes (height of two-story homes will not exceed 24-ft) with two car garages. There will be 5 model plans available to buyers of which one of the plans (Plan 3226) will be two-story home and the rest will be one-story home.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

Waiver of Standards – Excess Fill

On behalf of our client, we would like to request waiver for the excess fill. We believe that the difference in elevation between the proposed and existing grade will be 3-ft (36-inches) maximum where code allows 18 inches (a 100% increase). Based on our analysis, lots 2 through 5 will be affected.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,

Elina Prajapati, Designer I
Taney Engineering

EASEMENTS
(TITLE 30)

AMIGO ST/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0612-BARTSAS MARY 9, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Battista Lane (alignment), and between Robindale Road (alignment) and Via Alhambra Court (alignment) within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-10-301-006

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the south and west sides of the subject parcel, excepting out the easterly 30 feet for Amigo Street. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E	Undeveloped
South, East, & West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-1	Single family residential development

Related Applications

Application Number	Request
NZC-21-0611	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
TM-21-500173	A tentative map for 8 residential lots on 2.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS & MCMENEMY INVESTMENTS SERVICES
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE
100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0612</u> DATE FILED: <u>10-13-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: <u>12-7-21</u> R-I BCC MEETING DATE: <u>1-5-22</u> RNP FEE: <u>\$875.00</u> MN
---	----------------	---

PROPERTY OWNER	NAME: <u>Bartsas Mary 9 LLC</u> ADDRESS: <u>528 E. Oakey</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Rainy Day Investments Attn: Mark Anthony Rua</u> ADDRESS: <u>2855 Saint Rose Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-595-6244</u> CELL: _____ E-MAIL: <u>markanthonyrua@gmail.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 177-10-301-006

PROPERTY ADDRESS and/or CROSS STREETS: Robindale & Amigo

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

 _____ Property Owner (Signature)*	<u>AARON HANSEN</u> _____ Property Owner (Print)
--	--

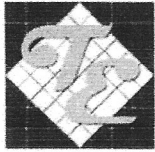
STATE OF NEVADA Clark
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON September 17th 2021 (DATE)
 By Harris Aaron Hansen

NOTARY PUBLIC: Telphenia Le-Trice Felder

TELPHENIA LE-TRICE FELDER
 Notary Public, State of Nevada
 No. 20-3422-01
 My Appt. Exp. Sept. 16, 2024

*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

May 17, 2021

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

**RE: Robindale and Amigo: Vacate Patent Easement
APN 177-10-301-006**

VS-21-0612

To Whom It May Concern,

On behalf of our client, Rainy Day Investments, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation with our concurrent submittal of a Tentative Map, Design Review, and a Waiver of Development Standards for a residential subdivision.

Patent Vacation:

The purpose is to vacate all of the patent easements (33-ft) along the west and south boundary of our site and a portion of the patent easement (3-ft) along the east boundary reserved by the United States of America per that certain document recorded June 1, 1938, Patent No. 1157838 of Official Clark County, Nevada Records.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Elina Prajapati
Designer I

ROBINDALE & AMIGO
(TITLE 30)

AMIGO ST/ROBINDALE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500173-BARTSAS MARY 9, LLC:

TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
177-10-301-006

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 8
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 8,018/10,053
- Project Type: Single family residential

The plans depict a single family residential development totaling 8 single family lots and 2 common area lots on 2.5 acres. The density of the overall development is shown at 3.2 dwelling units per acre. The lots range in size from a minimum of 8,018 square feet to a maximum of 10,053 square feet. All the adjacent public streets will be developed with full off-site improvements. The development will have one access point on Amigo Street to the east. The lots within the subdivision will be served by a 44 foot wide private cul-de-sac, which includes an attached sidewalk on 1 side of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, East, & West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-1	Single family residential

Related Applications

Application Number	Request
NZC-21-0611	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
VS-21-0612	A vacation and abandonment of easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Robindale Road, 30 feet for Amigo Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0466-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS & MCMENEMY INVESTMENTS SERVICES
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE
100, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500173</u>	DATE FILED: <u>10-13-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>11-9-21</u>
		TAB/CAC: <u>Paradise</u>	R-1
		PC MEETING DATE: <u>12-7-21</u>	RNP
		BCC MEETING DATE: <u>1-5-22</u>	MN
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Bartsas Mary 9 LLC</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Mark Anthony Rua</u>
	ADDRESS: <u>2855 Saint Rose Parkway</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrua@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-596-4804</u> CELL: _____
	E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-10-301-006

PROPERTY ADDRESS and/or CROSS STREETS: Robindale & Amigo

TENTATIVE MAP NAME: Robindale & Amigo

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

[Signature]
Property Owner (Signature)*

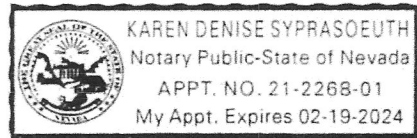
AARON HANSEN, TTE
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

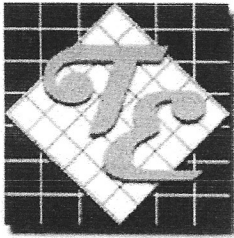
SUBSCRIBED AND SWORN BEFORE ME ON 05/11/2021 (DATE)

By Harris Aaron Hansen

NOTARY PUBLIC: _____



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



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

July 7, 2021
RNY-20-009

TM-21-500173

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

Re: Robindale & Amigo – Tentative Map

To Whom it May Concern:

Taney Engineering, on behalf of our client, Rainy Day Investments & McMenemy Investment Services, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Waiver, Vacation, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrougm
Project Coordinator

RIGHT-OF-WAY
(TITLE 30)

TOBIAS LN/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0563-TOBIAS HOLDINGS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)

RELATED INFORMATION:

APN:
178-06-203-011

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

BACKGROUND:

Project Description

This application is a request to vacate a portion of right-of-way being Tobias Lane. The portion of right-of-way being vacated is located at the north portion of the site measuring 242 square feet in area. An area measuring 153 square feet will be dedicated towards the existing right-of-way, Tobias Lane, as per a requirement of MSM-21-600005. The area being vacated is no longer necessary for right-of-way purposes.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

The right-of-way being vacated was originally dedicated as a portion of a knuckle. Subsequent dedications to the east were made with the intent of Tobias Lane ending in a cul-de-sac. In order to have the right-of-way align with the portion of the cul-de-sac to the east, a portion of the knuckle is being vacated and a new dedication will be made as a portion of the cul-de-sac.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include portion of a cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0563</u>	DATE FILED: <u>9/29/21</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>11-9-21 @ 7:00</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PC MEETING DATE: <u>12-7-21 @ 7:00 P.M.</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Tobias Holdings LLC</u>
	ADDRESS: <u>109 E 17th St #470</u>
	CITY: <u>Cheyenne</u> STATE: <u>WY</u> ZIP: <u>82001</u>
	TELEPHONE: <u>702-381-6112</u> CELL: <u>702-496-0023</u>
	E-MAIL: <u>bridgette@luxusdesignbuild.com</u>

APPLICANT	NAME: <u>ACG Design/Hailey Shinton</u>
	ADDRESS: <u>4310 Cameron St #12-A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u>
	E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>ACG Design/Hailey Shinton</u>
	ADDRESS: <u>4310 Cameron St #12-A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u>
	E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 178-06-203-011

PROPERTY ADDRESS and/or CROSS STREETS: 3675 Tobias Ln

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

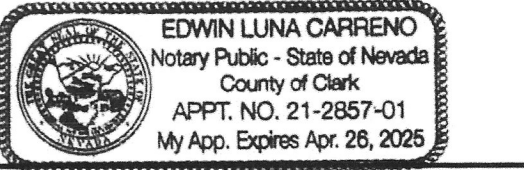
[Signature]

Michael Gardner

Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark



SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2021 (DATE)

By Michael Andrew Gardner *****

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.



June 29, 2021

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

RE: Right-of-Way Vacation Application
Project Name: 3675 Tobias Ln
Project Address: 3675 Tobias Ln, Las Vegas. NV 89120
Assessor's Parcel #: 178-06-203-011

To Whom It May Concern:

Please find attached our vacation application. this R.O.W. area is no longer needed per the proposed development therefore requiring the vacation. With vacating the portions of R.O.W. shown we will also be providing additional pavement to match up with the existing pavement on Tobias Lane.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157

PLANNER
COPY

EASEMENT
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0581-ARIA RESORT & CASINO HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Harmon Avenue and Park Avenue and between Frank Sinatra Drive and Las Vegas Boulevard South within Paradise (description on file). JG/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
162-20-711-008; 162-20-711-014

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans show an existing pedestrian access easement located along the northern portion of the site, extending around the previous Harmon Tower (demolished) in the northeast corner of the site and along the Las Vegas Boulevard South frontage to the southern property line. The applicant indicates that the existing pedestrian easement allows public pedestrian access through the property. With the installation of a new retail building at the site of the old Harmon Tower, portions of the building footprint will now be encroaching into the existing pedestrian easement. The plans indicate the easement is 15 feet wide but the northern most portion of the easement will be 10 feet and then will expand back to 15 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0482	Amend the Comprehensive Sign Plan to include signage for an approved shopping center	Pending by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014
UC-0364-09	Reduced parking for Project CityCenter and the Monte Carlo Resort Hotel	Approved by BCC	July 2009
UC-0341-09	Reduced setbacks from right-of-way to outside dining area	Approved by BCC	June 2009
UC-0712-08	Comprehensive sign plan	Approved by BCC	August 2008
DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high-rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high-rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
DR-1436-06	Landscaping	Approved by BCC	November 2006
UC-1336-06	Modified an approved resort hotel, waiver for non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
UC-0712-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE K. PECK

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0581</u>	DATE FILED: <u>10/4/2021</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>11/9/21</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>12/7/21</u> - 7:00pm	
		BCC MEETING DATE: _____	
		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>63 SLVB Propco, LLC</u>
	ADDRESS: <u>4455 Wagon Trail Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.258.4474</u> CELL: <u>702.498.3844</u>
	E-MAIL: <u>czap12@5hpartners.com</u>

APPLICANT	NAME: <u>63 SLVB Propco, LLC - Brett Torino</u>
	ADDRESS: <u>4455 Wagon Trail Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.258.4474</u> CELL: _____
	E-MAIL: <u>czap12@5hpartners.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Lochsa Engineering</u>
	ADDRESS: <u>6345 S. Las Vegas Blvd., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>dion@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16220711014 & 16220711008

PROPERTY ADDRESS and/or CROSS STREETS: 3716 So Las Vegas Blvd / West Harmon Ave

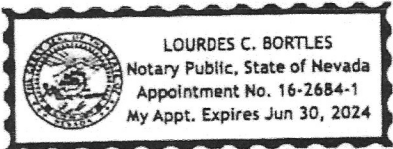
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]
 Property Owner (Signature)*

Brett Torino
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/28/2021 (DATE)
 By Brett Torino
 NOTARY PUBLIC: Loures Bortles



5

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

T 702-365-9312 | F 702-365-9317

6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



VS-21-0581

PLANNER
COPY

September 13, 2021

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89106

Subject: Vacation of Pedestrian Easement (Doc. #200911180005370) Justification Letter for
Project 63
Lochsa Engineering Project No. 201142
APN: 162-20-711-008 and 162-20-711-014

This letter is intended to provide justification for Vacation of the Pedestrian Easement. The existing Pedestrian Easement allows public pedestrian access through the property, this existing easement is 15' wide. With the installation of the new retail building at the site of the old Harmon Tower, portions the building footprint and its supporting elements will now be encroaching into the existing Pedestrian Easement. The new pedestrian easement will follow pretty much along the same path of the previous dedicated easement and will maintain the 15' width, except for the northern most portion of the easement is will narrow down to 10' for a portion and then expand back to 15' for the duration.

Sincerely,
LOCHSA ENGINEERING

Ted Egerton, P.E.



9/14/21

LANDSCAPE CONTRACTOR
(TITLE 30)

PATRICK LN/ANNIE OAKLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0584-J T B PROPERTY BEAUTIFICATION-LANDSCAPE DESIGN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative landscaping and screening.

DESIGN REVIEWS for the following: 1) convert an existing single family residence into an office building; 2) convert an existing single family residence into a commercial storage building; and 3) a landscape contractor facility on 3.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

Generally located between Patrick Lane and Silvestri Lane, 440 feet east of Annie Oakley Drive within Paradise. JG/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-31-701-004; 161-31-701-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback from Silvestri Lane to a minimum of 12 feet where 20 feet is required per Table 30.40-5 (a 40% reduction).
2. a. Permit a minimum 10 foot wide landscape area with an attached sidewalk along Patrick Lane where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
b. Permit the use of chain-link fencing where decorative fencing is the standard along the street frontage per Section 30.64.020.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4075 E. Patrick Lane & 4070 Silvestri Lane
- Site Acreage: 3
- Project Type: Landscape contractor facility
- Number of Stories: 1
- Square Feet: 3,034

- Parking Required/Provided: 10/10

Site Plan

The property consists of 2 parcels that are to be redeveloped into a facility for a landscape contractor. Each of the parcels has been developed with single family residences. The plans indicate the residence on the northern parcel will be converted into an office building for the business and the residence on the southern parcel will be converted into a storage building. The residence to be converted into the office building is located on the northwest corner of the site and is set back approximately 42 feet from Patrick Lane and 35 feet from the west property line. The request for the setback reduction is for the setback from Silvestri Lane to the southern residence, which is setback approximately 12 feet. The southern residence is also set back 68 feet from the east property line, and 105 feet from the west property line. There is an existing storage building on the southern parcel that will remain and is located approximately 27 feet from the west property line and 97 feet from the south property line. The plans show the facility will have access from Patrick Lane and Silvestri Lane. A block wall is to be constructed from the west property line to the office building and then from the office building to the east property line with a 24 foot wide wrought iron gate to provide access to the area behind the office. This wall will be set back a minimum of 48 feet from Patrick Lane. There is an existing block wall along the western property line and a chain-link fence along the eastern property line. A new chain-link fence will be installed along the southern boundary of the site set back a minimum of 10 feet from Silvestri Lane. The gates into the rear portion of the property will be set back a minimum of 50 feet from the streets.

Landscaping

A minimum 20 foot wide landscape area is depicted along the eastern property line and a minimum 30 foot wide landscape area is depicted along the western property line. The plans depict minimum 10 foot wide landscape areas with attached sidewalks along Patrick Lane and Silvestri Lane. All of the landscape areas will consist of combinations of trees, shrubs, and groundcover.

Elevations

The existing single family residences that are to be converted into an office building and a storage building are 1 story with pitched roofs with asphalt shingles for roofing material. Both of these existing buildings have a stucco finish. The southernmost structure is painted in earth tone colors. The northern structure has been painted red with yellow accents. The existing storage building is 1 story, with a pitched roof and stucco finish painted in earth tone colors. This building is dilapidated and in need of restoration.

Floor Plans

The northern residence will be converted into an office building. This building has an area of 1,717 square feet and will be divided into 3 private offices, a showroom area, a breakroom, storage areas, and restrooms. The existing storage building has an area of 134 square feet. The southern residence has an area of 1,183 square feet and will be used for storage. Both buildings will have to be converted per the Building Code to be a commercial building and not a residential building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the area. The proposed changes to the site will improve the appearance of the property, which will also improve the appearance of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1740-05	Vacated Gateway Road located along the east side of the site	Approved by BCC	January 2006
ZC-1741-05	Reclassified a portion of this site to an M-D zone and approved a recreational vehicle and boat storage complex on the site	Approved by BCC	January 2006
ZC-1409-98	Reclassified a portion of the site to an M-D zone for a banquet facility	Approved by BCC	October 1998

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Offices & undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped & private school

Clark County Public Response Office (CCPRO)

CE21-00447 is a complaint on file with CCPRO for landscaping not in compliance with Code and is pending the outcome of this land use application.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed setback reduction is for the existing structure on the southern portion of the site that was constructed as a single family residence in 1987 in what was a residential neighborhood at the time. The property was reclassified to an M-D zone for a proposed RV and boat storage facility, which was not constructed. The plans for the RV and boat storage facility called for the demolition of the structure. The applicant is proposing to convert this building into a storage building for use in conjunction with the landscape contractor facility. Since this is an existing structure that has been on the property for 34 years, staff does not object to the setback reduction.

Waiver of Development Standards #2

The parcels to the east and west of this site are undeveloped. The redevelopment of this site could be the driving force for the development of the adjacent parcel. The development of this parcel will establish the standards for what future development in this area will be expected comply with. The applicant has not indicated why the required standards for landscaping and screening cannot be complied with. No special circumstance or unique conditions have been stated to support a request to allow for alternative to the required standards. Staff finds this to be a design issue by the applicant and a self-imposed hardship; therefore, staff does not support this request.

Design Reviews #1 & #2

The conversion of the existing residences into an office building and a storage building will allow for the reuse of existing structures which are compatible with the area. This will improve the appearance of the property and the surrounding area. Therefore, staff supports these design reviews.

Design Review #3

Since staff does not support waivers of development standards #2, staff cannot support the design review of the landscape contractor facility.

Staff Recommendation

Approval of waiver of development standards #1 and design reviews #1 and #2; denial of waiver of development standards #2 and design review #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year obtain building permits and complete the conversion of the single family residences into an office and a storage building with any extension of time to be a public hearing;
- Restore or remove the existing storage building within 1 year;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage in the M-D zone is an accessory use which must be less than the total area of all buildings on the site (less than 3,034 square feet); the Australian Bottle Tree is no longer recommended for planting in Southern Nevada, please select another tree type of the Southern Nevada Regional Planning Coalition Regional Plant List; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JTB LANDSCAPERS

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



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0584</u> DATE FILED: <u>10-4-21</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: <u>12-7-21</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$1,150⁰⁰</u>
	PROPERTY OWNER NAME: <u>JTB Landscape Design Property Beautification</u> ADDRESS: <u>4075 E Patrick Lane / 4070 E Silvestri Lane</u> CITY: <u>Las Vegas, Las Vegas</u> STATE: <u>NV, NV</u> ZIP: <u>89120, 89120</u> TELEPHONE: <u>702-425-5581</u> CELL: <u>973-590-6637</u> E-MAIL: <u>JonTBanning@gmail.com</u>
	APPLICANT NAME: <u>Jon Banning</u> ADDRESS: <u>7209 Eagle Crest Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>973-590-6637</u> CELL: <u>973-590-6637</u> E-MAIL: <u>JonTBanning@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Haley VanDorne</u> ADDRESS: <u>7825 Tomich Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-290-3659</u> CELL: <u>702-290-3659</u> E-MAIL: <u>haleyjtblandscapers@gmail.com</u> REF CONTACT ID #: _____	

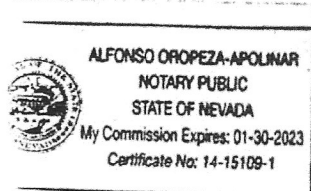
ASSESSOR'S PARCEL NUMBER(S): 161-31-701-004 and 161-31-701-010
 PROPERTY ADDRESS and/or CROSS STREETS: 4075 E Patrick Ln, LV NV 89120 / 4070 E Silvestri Ln, LV NV 89120
 PROJECT DESCRIPTION: Outside Storage

(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.

Jon T Banning
 Property Owner (Signature)* Jon T Banning
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 02/01/2021 (DATE)
 By Jon Banning

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.

APR. 21. 100378

6

August 10, 2021



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

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

**Re.: JT B Landscapers – 4075 East Patrick Lane
Justification Letter for Design Review and Waivers of Standards
APNs 161-31-701-004 and 010**

WS-21-0584

Dear Mr. Laird,

On behalf of our client, JT B Landscapers (JT B), we are requesting review and approval of a Design Review and Waivers of Standards for subject property.

Project Description

The project consists entirely of 3.01 acres± (gross) and is located at 4075 East Patrick Lane, just east of Annie Oakley Drive. The project site is a portion of the northwest quarter (NW ¼) of the east half (E ½) of the north half (N ½) of the southeast quarter (SE ¼) of Section 31, Township 21 South, Range 62 East, MDB&M, Nevada commonly known as APNs 161-31-701-004 and 010.

The project site is currently zoned Designed Manufacturing (M-D) and has a land use of Business and Design/Research Park (BDRP). The parcel is bounded to the east, west and south by existing commercial developments zoned Designed Manufacturing (M-D) and to the north by existing commercial development and undeveloped land zoned Office and Professional (C-P).

Design Review

JT B is submitting this Design Review as required by ZC-1741-05. JT B purchased the site in 2020 and is making an effort to improve the property and make it conducive to their intended use as a landscaping contractor, which is allowed in the current M-D zoning designation.

Applicant held a voluntary neighborhood meeting to discuss this project with neighbors on April 14, 2021. Please see enclosed neighborhood meeting notice and information.

The project site consists of two (2) lots encompassing the entire 3.01-acre site. The project site will utilize a 32-foot-wide private commercial driveway for ingress and egress into the project site from Silvestri, and a 12-foot-wide ingress only commercial driveway for ingress only at East Patrick Lane.

JTB is not proposing to expand the existing buildings on-site. The largest building near Patrick will be used as office space and the smaller buildings near Silvestri will be used as storage. The elevation materials consist of stucco finished walls and shingled roof.

JTB is providing a total of ten (10) parking spaces, including one ADA accessible space, where ten (10) spaces are required (4 spaces per 1,000 square feet for Office use and 1.5 spaces per 1,000 square feet for Storage use).

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. Applicant is not proposing to increase the finished grade by more than eighteen inches (18") anywhere on the project site.

There is an existing block wall and wrought iron fence along the northwest boundary of the property. A wrought iron gate will be installed at the front of the property at Patrick. The remainder of the property will be enclosed with chain link fence, with a landscape buffer on the east, west and south sides of the property. Landscaping will be provided along Patrick Lane as required by Title 30. All landscaping will be maintained by owner.

Waivers of Standards

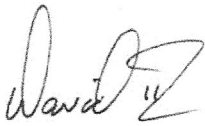
Applicant is respectfully requesting waivers of standards for the following:

1. **Chain Link Fence** – Applicant proposes to keep the existing chain link fence in place at the perimeter of the site, where permanent chain link is prohibited by Title 30.08. Applicant will provide a landscape buffer to offer additional visual screening and improved aesthetics.
2. **Alternative Landscaping / Attached Sidewalk** – Applicant proposes to provide alternative landscaping and an attached sidewalk along East Patrick Lane, where a detached sidewalk is required. Due to existing conditions, there is not enough room east to west along the front of the project site to transition to and from a detached sidewalk.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



David Logsdon II
Principal

EASEMENTS
(TITLE 30)

POST RD/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400163 (VS-19-0588)-SLETTEN CONSTRUCTION NEVADA, INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-31-301-019; 162-31-301-020

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Easements

Site Plan & Applicant Justification

The applicant is requesting an extension of time for a previously approved vacation and abandonment application VS-19-0588. The approved application was a request to vacate and abandon patent easements on the subject property for a future industrial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements internal to the project site and along the north, south, east, and west sides of the site. The applicant indicates the vacation of the easements are needed to develop the property. The request is for a 2 year extension to allow for recordation and completion of the mapping process because of the pandemic.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0588:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60-foot-wide roadways, including all or a portion of an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;
- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60-foot-wide roadway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0588	Vacated and abandoned easements	Approved by BCC	October 2019
TM-19-500157	Discovery spectrum	Approved by BCC	October 2019
ZC-0076-06	Reclassified R-E and M-1 to M-1 zoning for a future office/warehouse complex	Approved by BCC	February 2006
TM-0028-06	1 lot industrial/commercial subdivision - expired	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Detention basin
South	Industrial	M-1	Office/warehouse complex
East	Industrial	M-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The applicant has made progress in developing this property and due to the Covid-19 pandemic issues that have come up they were not able to complete the recordation in a timely manner. Staff can support the request for an additional 2 years.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 16, 2023 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: POST ROAD CAPITAL REF II, LLC
CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-19-0588 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-21-400/63</u> DATE FILED: <u>10/12/21</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/8/21</u> FEE: <u>\$ 300</u>
	APPLICANT NAME: <u>Post Road Capital Ref II LLC</u> ADDRESS: <u>6405 S. Tenaya Way, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(415) 722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@edlightandpower.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jay Brown/ Lebene Ohene</u> ADDRESS: <u>1520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-019 and 162-31-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Post and Cameron

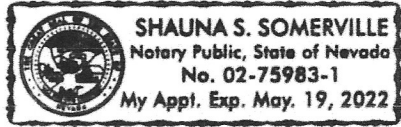
PROJECT DESCRIPTION: Vacation and abandon of easement

(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.

Dallin T Wayment
 Property Owner (Signature) Dallin T Wayment
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 24, 2021 (DATE)
 By Dallin Wayment
 NOTARY PUBLIC: Shauna Somerville



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

LAW OFFICE

Brown, Brown & Premsrirut

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

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

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 27, 2021

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

ET-21-400163

**Re: Post and Cameron
Justification Letter - Extension of Time
Application Number: VS-19-0588
Assessor's Parcel Number: 162-31-301-019, 162-31-301-020**

To Whom It May Concern:

On behalf of our client, Post Road Capital Ref II, LLC, please accept this letter for a request for an extension of time for VS-19-0588, which approved the vacation and abandonment of easements/patent easements internal to the site and along the site of an approved office/warehouse complex on a total 4.4 acres in an M-1 Zone. This request is for a two (2) year extension of time to allow time to record the vacation and complete the mapping process. The application (VS-19-0588) was originally approved on October 16, 2019, with two (2) years to complete being October 16, 2021.

The project is located on the north and south sides of the Post Road alignment and approximately 700 feet east of Cameron Street. This application is required to facilitate the completion of requirements in the review of NFM-21-500045 and other requirements for the project. The main reason for not completing the requirements and record the subject vacation application is due to the Pandemic.

We appreciate your review and approval of the application as requested.

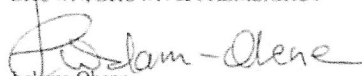
Please contact me at 702-598-1429, if you have questions or concerns with the application.

Sincerely,

Lebene A. Ohene

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

EASEMENTS
(TITLE 30)

OLETA AVE/MANHATTAN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0599-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and 215 Beltway, and between Manhattan Road (alignment) and Kingston Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)

RELATED INFORMATION:

APN:
177-24-601-023; 177-24-601-024

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

This request is to vacate and abandon government patent easements within the boundaries of the project site. Thirty-three foot wide patent easements are centrally located within the site, in addition to the east and west boundaries of the property. Patent easements ranging between 1 to 3 feet in width are located along the south portion of the site, adjacent to Oleta Avenue, and along the north portion of the site along the 215 Beltway. The vacation of the patent easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0780-07	Reclassified a 2.5 acre portion of the project site to C-1 zoning, use permits and design reviews for mini-warehouses, outdoor recreational vehicle, and boat storage - use permit and design review portions of the application - expired	Approved by BCC	December 2007
ZC-1524-96 (ET-0361-06)	Fourth extension of time	Denied by BCC	February 2007
ZC-1524-96 (ET-0104-04)	Third extension of time	Approved by BCC	May 2004
ZC-1524-96 (ADET-0525-01)	Second extension of time	Approved by ZA	June 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1524-96 (ET-488-98)	First extension of time	Approved by BCC	February 1999
ZC-1524-96	Reclassified the project site to C-1 zoning for a mini-warehouse facility	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential*
South	Institutional & Residential Suburban (up to 8 du/ac)	R-1 & R-E	Place of worship & single family residential
East	Right-of-way	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

*Immediately north of the project site is I-215

Related Applications

Application Number	Request
UC-21-0598	A request for a mini-warehouse, off-highway vehicle, recreational vehicle, and watercraft storage facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing or proposed assets within the area proposed to be vacated per VS-21-0599; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

APPLICANT: J. CRAIGMANN

CONTACT: J. MANN, COSTA MESA, 1931 NEWPORT BLVD., COSTA MESA, CA 92627

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0599</u>	DATE FILED: <u>10/12/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>11/9/21</u>
		TAB/CAC: <u>PARADISE</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>12/8/21 @ 9:00 A.M.</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>MILAGRO VISTA INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY</u>		
	ADDRESS: <u>4081 MISSION OAKS BOULEVARD, SUITE A</u>		
	CITY: <u>CAMARILLO</u>	STATE: <u>CA</u>	ZIP: <u>93012</u>
	TELEPHONE: <u>(323) 337-6656</u>	CELL: <u>(323) 337-6656</u>	
	E-MAIL: <u>Rrivre@mac.com</u>		

APPLICANT	NAME: <u>CRAIG MATSUEDA</u>		
	ADDRESS: <u>5740 SOUTH ARVILLE STREET, SUITE 206</u>		
	CITY: <u>LAS VEGAS</u>	STATE: <u>NV</u>	ZIP: <u>89118</u>
	TELEPHONE: <u>702-912-1126</u>	CELL: <u>702-466-4083</u>	
	E-MAIL: <u>cmatsueda@wmksurveying.com</u>		
			REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>DEBI GUMA</u>		
	ADDRESS: <u>5740 SOUTH ARVILLE STREET, SUITE 206</u>		
	CITY: <u>LAS VEGAS</u>	STATE: <u>NV</u>	ZIP: <u>89118</u>
	TELEPHONE: <u>702-212-3967</u>	CELL: <u>702-867-6610</u>	
	E-MAIL: <u>magmyson@hotmail.com</u>		
			REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-24-601-024 AND 177-24-601-023

PROPERTY ADDRESS and/or CROSS STREETS: 3290 East Oleta Avenue, Las Vegas, NV 89074

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

Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Clark County</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>4/9/21</u> (DATE) By <u>Davies Bradley-Rivire John</u> NOTARY PUBLIC:	Property Owner (Print) <u>Bradley-Rivire John Davies</u>
---	---

*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.

WALLACE MORRIS KLINE SURVEYING, LLC.
Land Survey Consulting

April 27, 2021

VS-21-0599

Clark County Planning Department
500 S. Grand Central Parkway
Box 554000
Las Vegas, NV. 89155

PLANNER
COPY

Subject: Oleta Self Storage – Vacation of Patent Easement

To Whom it May Concern:

On behalf of our client, the owner of APN: 177-24-601-023 and 024, we would like to petition the County to vacate those portions of the Patent Easements currently affecting the hereinabove stated Assessor's Parcel Numbers.

Currently the subject parcels are zoned CN (Commercial Neighborhood) and is planned to be merged into one parcel. As there are already dedicated Public Rights of Ways along Oleta Avenue to serve adjacent parcels and bounded on the north by Highway 215, we feel there is no longer a need to burden APN: 177-24-601-023 and 024 with those portions of extraneous Patent Easements outside of the dedicated Rights of Ways.

Thank you for the opportunity to submit this application. Submitted herewith for your review and consideration are the required Vacation Application, supporting documentation and fees to process the vacation of the desired areas of the Patent Easements.

Please contact me at (702) 912-1126 if you have any questions concerning this application.

Sincerely,

Wallace Morris Kline Surveying, LLC.

Craig K. Matsueda, PLS
Nevada License No. 17022

Craig Matsueda

Digitally signed by Craig Matsueda
DN: C=US,
E=cramatsueda@wmksurveying.com,
OU=Wallace Morris Kline Surveying,
CN=Craig Matsueda
Reason: I am the author of this document
Date: 2021.04.27 09:41:23-07'00'



8

MINI-WAREHOUSE
(TITLE 30)

OLETA AVE/MANHATTAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0598-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:

USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) increase wall height; and 3) permit lighting to project upward.

DESIGN REVIEWS for the following: 1) mini-warehouse facility; 2) off-highway vehicle, recreational vehicle, and watercraft storage facility; 3) lighting; and 4) finished grade on 7.4 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Oleta Avenue and the west side of Manhattan Road (alignment) within Paradise. JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-24-601-023; 177-24-601-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per Figure 30.64-14.
2.
 - a. Increase wall height to 8 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 33% increase).
 - b. Increase combined screen wall/retaining wall height up to 17 feet (8 foot retaining wall/9 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (an 88.9% increase).
3. Permit lighting to project upward where all lighting shall be hooded and shall project downward per Section 30.56-135.

DESIGN REVIEWS:

1. Mini-warehouse facility.
2. Off-highway vehicle, recreational vehicle, and watercraft storage facility.
3. Lighting.
4. Increase finished grade to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3290 E. Oleta Avenue
- Site Acreage: 7.4
- Project Type: Mini-warehouse facility with recreational vehicle storage
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,440 to 2,810 (Buildings A1 through G4)
- Parking Required/Provided: 10/28

History & Request

The Board of County Commissioners (BCC) approved ZC-1524-96 in November 1996 reclassifying the project site to a C-1 zoning district for a mini-warehouse facility with recreational vehicle and boat storage. Phase 1 of the project, located on APN 177-24-601-024, was constructed on the east and north sides of the project site. An existing emergency ingress/egress gate is centrally located along the south property line of the project site, adjacent to Oleta Avenue. The applicant constructed 75 percent of the original project and subsequently filed 4 extensions of time between 1996 through 2006. The BCC denied the fourth extension of time in February 2007, and the C-1 zoning for APN 177-24-601-023 expired. An application to reclassify APN 177-24-601-023 to a C-1 zoning district for a mini-warehouse facility with recreational vehicle and boat storage was approved by the BCC in December 2007 via ZC-0780-07. However, the mini-warehouse facility was not constructed, and the associated use permits and design reviews expired for that application. The applicant is now proposing to construct a mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage on APN 177-24-601-023. Site modifications are proposed to APN 177-24-601-024 including the addition of 2 buildings (G1 and G2) and metal carport canopies over existing recreational vehicle spaces.

Site Plans

The plans depict an existing and proposed mini-warehouse facility on a project site consisting of 7.4 acres. The east and north portions of the project site are developed while the south portion of the site features several mini-warehouse buildings and covered carport structures for recreational vehicles and boats. The primary ingress/egress to the facility is granted via an existing commercial driveway along the east boundary of the site, adjacent to Manhattan Road. Buildings A1 through A5 are located within the south portion of the site and are set back a minimum of 10 feet from Oleta Avenue. Buildings B1 through B5 are located north of Buildings A1 through A5, separated by a 36 foot wide drive aisle. Immediately north of Buildings B1 through B5 are covered recreational vehicle spaces, with buildings G3 and G4 located between the covered spaces. The covered recreational vehicle spaces, located to the east and west of Buildings G3 and G4, will be mounted with solar panels. Building G1 is located immediately north of Buildings G3 and G4, separated by a 33.5 foot wide drive aisle. Additional area will be added to the existing metal carport canopies to the east and west of Building G1. Building G2 will be constructed at the northwest portion of the project site and is set back 10 feet from the north property line. Immediately south of Building G2 are 5 covered recreational vehicle spaces.

An existing emergency ingress/egress gate is centrally located along the south property line of the project site, adjacent to Oleta Avenue. Ten parking spaces are required for the overall project site where 28 parking spaces are provided. The drive aisles adjacent to the mini-warehouse buildings have a minimum width of 27 feet, per Code requirements. An increase in finished grade is also part of this request, with the largest increase occurring within the central portion of the project site.

Landscaping

A 10 foot wide landscape area featuring a 5 foot wide attached sidewalk is proposed along Oleta Avenue. Twenty-four inch box trees are planted 20 feet on center within the landscape area, including shrubs and groundcover. The existing street landscape area along Oleta Avenue will be refurbished with 24 inch box trees planted 20 feet on center. Ground mounted landscape lighting, projecting upward, will be planted within the 10 foot wide landscape area adjacent to Oleta Avenue. A waiver of development standards is necessary to permit the ground mounted lighting to project upward. An 8 foot high decorative CMU block wall is proposed behind the street landscape area, adjacent to Oleta Avenue, and along the north property line of the project site. The increase to wall height necessitates a waiver of development standards. An increase to the combined screen wall/retaining wall height, up to a maximum of 17 feet, is proposed along the west and northwest property lines of the site, requiring a waiver of development standards. Furthermore, a waiver of development standards is required to reduce the parking lot landscaping within the interior of the site.

Elevations

The mini-warehouse buildings consist of a single story measuring up to 22 feet in height to the top of the standing seam metal roof. The walls of Buildings A1 through A5, oriented to the south facing Oleta Avenue, consist of painted concrete masonry construction, with the color matching the existing mini-warehouse building to the east which is part of this facility. The remaining buildings within the interior of the project site, Buildings B-1 through B-5 and G1 through G4, are of similar construction and painted the same color. The metal carport canopies over the recreational vehicle spaces measures 17 feet in height.

Floor Plans

The floor plans for each building consist of warehouse and storage space for personal belongings. Below is a table reflecting the area of Buildings A1 through G4:

Building Information:

Building Area	Square Feet
Building A1	1,440
Building A2	1,964
Building A3	2,600
Building A4	2,382
Building A5	2,442
Total Building Area (A1 through A5)	10,828

Building Area	Square Feet
Building B1	1,450
Building B2	2,480
Building B3	2,480
Building B4	2,480
Building B5	2,480
Total Building Area (B1 through B5)	11,370
Building G1	2,810
Building G2	1,332
Building G3	1,247
Building G4	1,247
Total Building Area (G1 through G4)	6,636

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the mini-warehouse use will serve the neighborhood and the surrounding community of both residential and business with the need for extra storage space. The greater the number of apartment tenants, for example, the greater the need for extra storage space as an example. Furthermore, many people have 1 type or another of a recreational vehicle or boat that needs to be parked in a secure area. Additionally, many neighborhoods and homeowner's association do not allow the parking for long extended time around the residences. An 8 foot high wall is being requested along the north property line (215 Beltway) and the south property line (Oleta Avenue) for security purposes as many of the recreational vehicles are very expensive. An increase to the combined screen wall/retaining wall height, up to a maximum height of 16.5 feet, is requested along the west and northwest property lines due to the topography of the site and for security purposes. The placement of fill of up to 6 feet is a very small localized spots. The fill is needed to raise the elevation at the proposed expansion in areas where new storage bays will be located. Much of the areas of where fill will be placed is currently a steeply sloping surface that is unusable without the placement of the soil. The applicant states that none of the light fixtures within the street landscape area will aim toward the adjacent residential neighborhood to the south, across Oleta Avenue. All landscape lighting fixtures will include a shield on each fixture to mitigate potential for light spill.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0780-07	Reclassified a 2.5 acre portion of the project site to C-1 zoning, use permits and design reviews for mini-warehouses, outdoor recreational vehicle, and boat storage - use permit and design review portions of the application - expired	Approved by BCC	December 2007
ZC-1524-96 (ET-0361-06)	Fourth extension of time	Denied by BCC	February 2007
ZC-1524-96 (ET-0104-04)	Third extension of time	Approved by BCC	May 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1524-96 (ADET-0525-01)	Second extension of time	Approved by ZA	June 2001
ZC-1524-96 (ET-488-98)	First extension of time	Approved by BCC	February 1999
ZC-1524-96	Reclassified the project site to C-1 zoning for a mini-warehouse facility	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential*
South	Institutional & Residential Suburban (up to 8 du/ac)	R-1 & R-E	Place of worship & single family residential
East	Right-of-way	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

*Immediately north of the project site is the 215 Beltway.

Related Applications

Application Number	Request
VS-21-0599	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed mini-warehouse use should not have an adverse or negative impact on the surrounding properties. Staff finds the mini-warehouse and recreational vehicle storage facility is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding single family residential and place of worship uses; therefore, staff recommends approval.

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff typically does not support requests to reduce parking lot landscaping; however, the parking spaces for the facility are randomly dispersed throughout the project site, are located between several buildings, and will not be visible from the public right-of-way. Three additional medium, 24 inch box trees are proposed at the southwest corner of the project site, adjacent to the drive aisle, providing some mitigation for the reduced landscaping request. Staff finds the reduction to the parking lot landscaping should have no impact on the project site; therefore, recommends approval.

Waiver of Development Standards #2a & #2b

Staff does not object to the increased wall height along the north property line (215 Beltway) and the south property line (Oleta Avenue). The 8 foot high wall is set back approximately 10 feet behind the proposed landscape area along Oleta Avenue. The increased wall height will also provide additional security for the site. Staff finds the proposed block wall should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

The existing topography of the project site warrants an increase to the height of the proposed screen wall/retaining wall along the west property line. The property that will be most affected by the increased wall height is the adjacent undeveloped property to the west, which is zoned R-E with a planned land use of public facilities. Staff finds the increased wall height should have minimal impact on the surrounding land uses; therefore, recommends approval.

Design Reviews #1 & #2

The additional area added to the mini-warehouse facility takes access through the existing project entrance located along Manhattan Road, and no additional commercial driveways are proposed with this plan. The additional development to the project site will result in the improvement to the north half of Oleta Avenue, including street landscaping, an attached sidewalk, and paving, benefiting the residential property owners to the south and southwest. The proposed buildings comply with Urban Specific Policy 19, which states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the height of the mini-warehouse buildings, due to the single family residential development located to the south, across Oleta Avenue. Therefore, staff can support these requests.

Waiver of Development Standards #3 & Design Review #3

The applicant has indicated the lighting fixtures within the street landscape area along Oleta Avenue will include shields, providing mitigation for any potential impact on the single family residential development to the south. Staff is aware the lighting will not only enhance the proposed landscaping, but will also provide security for the project site. However, staff is concerned the proposed lighting could potentially become a nuisance for the residential property owners to the south of the site, immediately adjacent to Oleta Avenue. Therefore, staff recommends denial of these requests.

Public Works - Development Review

Design Review #4

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

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and design reviews #1, #2, and #4; denial of waiver of development standards #3 and design review #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive 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 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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: J. CRAIGMANN

CONTACT: J. MANN, COSTA MESA, 1931 NEWPORT BLVD., COSTA MESA, CA 92627

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 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-21-0598</u> DATE FILED: <u>10/12/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>11/9/21</u> PC MEETING DATE: <u>-</u> @ <u>7:00</u> BCC MEETING DATE: <u>12/8/21 @ 9:00 AM</u> FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>MILAGRO VISTA INVESTMENTS, LLC</u> ADDRESS: <u>3290 E. OLETA AVE.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>323-337-6656</u> E-MAIL: <u>KRIVRO@MAC.COM</u>
	APPLICANT NAME: <u>J. CRAIG MANN ARCHITECT</u> ADDRESS: <u>1931 NEWPORT BLVD</u> CITY: <u>COSTA MESA</u> STATE: <u>CA</u> ZIP: <u>92627</u> TELEPHONE: <u>714-543-8253</u> CELL: <u>714-305-9619</u> E-MAIL: <u>J.CRAIGM@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>J. CRAIG MANN</u> ADDRESS: <u>SAME AS ABOVE</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-24-601-023, 177-24-601-024
 PROPERTY ADDRESS and/or CROSS STREETS: 3290 E. OLETA AVE., HENDERSON, NV 89074
 PROJECT DESCRIPTION: SEE EXHIBIT A

(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.

Glyn Davies 03/18/2021 Glyn Davies
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____

NOTARY PUBLIC: See Notarize.com attached Certificate

*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.

August 23, 2021



Interiors
Planning
Architecture

Mr. Mark Donohue
Principal Planner
Clark County Department of Comprehensive Planning
500 W. Grand Central Parkway
Las Vegas, NV 89155

UC-21-0598

Re: Best Self Storage & RV Parking
APR-21-100512

Justification Letter

**PLANNER
COPY**

Dear Mr. Donohue:

The owner of the Best Self Storage and RV development on the east part of his property wants to expand the existing uses to the west on what is now vacant land. The site covers approximately 2.06 acres. On the east is the office, self storage and RV covered parking. At present, the existing facility is experiencing a need to grow as the surrounding market is underserved in terms of both self storage as well as covered RV parking.

At this time the property is zoned Local Business (C-1). The owner is asking for a Special Use Permit for the Mini-Warehouse. The expansion of the existing mini-warehouse on to the west property will have a minimum impact on the area. All new traffic generated by the tenant will enter the site through the existing gate on the east end of the property. The tenants will be able to access their units between 8:00 am and 6:00 pm to minimize the possibility of creating excess noise or light.

The owner is requesting a Special Use Permit for the canopies for the Recreational vehicles, off-road vehicles and watercraft parking. We have located the canopies in the lower part of the site and therefore will have minimum visual impact from the residences located to the south.

Overall, granting the Special Use Permit for both mini-warehouse and Covered parking would have little impact on the neighbors and uses. The owner believes that this request is very reasonable.

1931 Newport Blvd.
Suite M
P.O. Box 12349
Costa Mesa,
California
92627

TEL 714/543-8352
FAX 714/543-0209

jcraigm@gmail.com

August 23, 2021

Page Two

The owner is requesting a waiver of the Site Development Standards relating to the heights of the walls surrounding the development. For security, he feels that the need to have the wall 8'-0" high above the existing outside grade line. Many of the RV's that are in the existing facility are very expensive and subject to possible vandalism. In view of the land being for public facilities and the adjacent grading being higher than the grade inside, it does not seem unreasonable of the request.

The owner is requesting a waiver of the Site Development Standards for parking lot landscaping around the parking spaces be granted. The parking spaces being provided for the mini-storage is shielded by the site walls on all sides from public view.

We are trying to make this expansion to the existing facility look as much like new as is possible. Therefore, the new buildings are proposed to be with masonry walls of Angelus Slate Split Face, the metal roll-up doors will be Janus Royal Blue and the standing seam roof will be galvalume color. The steel frames of the canopies will be Sherwin Williams Elder White.

Justification of Use:

Mini-warehouse Use:

A mini-warehouse use serves the neighborhood and the surrounding community of both residential and business with the need for extra storage space. The greater the number of apartment tenants, for example, the greater the need for extra storage space as an example.

Off-highway vehicle, recreation vehicle and watercraft storage Use

More and more people of the communities and neighborhoods have more vehicles of one type or another need to be parked in a security area. Additionally, many neighborhoods and HOA do not allow the parking for long extended time around the residences.

Many businesses add additional secure parking for vehicles when Not in use.

**PLANNER
COPY**

Justification Letter – Page Three

Waiver of Development Standards:

The owner is requesting a waiver of the maximum height of the wall located along the 205 Freeway to allow the construction of a 8 foot high screen wall in lieu of the 6 foot height based on the Design Standards. This wall is not retaining. The owner is requesting this because of the security needed to protect the expensive RV's being stored on his property.

The owner is requesting a waiver of the maximum height of the wall located along Oleta Avenue to allow the construction of a 8 foot high screen wall in lieu of the 6 foot height based on the Design Standards. This wall is not retaining. The owner is requesting this Because of the security needed to protect the expensive RV's being Stored on his property.

The owner is requesting a waiver of the maximum height of the wall at the northwest corner of the property facing the adjacent property to allow the construction of a 8 foot high screen wall at the highest point above the grade of the adjacent property. The maximum retaining portion of the wall will be approximately 5'-0" for a total wall height of 13'-0". The owner is requesting this because of the security needed to protect the expensive RV's being stored on his property.

The owner is requesting a waiver of the maximum height to the wall at the west side of his property adjacent to the vacant Rural Estate Residential zoned property to allow the construction of a 8 foot high screen at the highest point above the adjacent grade. The maximum retaining portion of the wall will be approximately 5'-0" for a total height of approximately 13'-0". The owner is requesting this because of the security needed to protect the expensive RV's being stored on his property.

The owner is requesting a waiver of the maximum height of the wall at the west side of his property adjacent to the vacant Rural Estate Residential zoned property where the wall is behind Carport E to allow the construction of a 8'-6" high screen wall as viewed from the adjacent property plus the 8'-0" retaining portion of wall for a total of 16'-6" of wall height. The owner is requesting this because of the security needed to protect the expensive RV's being parked in Carport E.

**PLANNER
COPY**

Justification Letter – Page Four

Design Review:

Design review is requested for the mini-warehouse building. Buildings A-1 and A-2 are adjacent and visible to Oleta Avenue at the 10 foot setback line. The walls facing the street are of painted concrete masonry construction, the color matches the color of the existing mini-warehouse building to the east which are a part of this facility. Other buildings proposed are B-1, B-2, G-1, G-2, G-3 and G-4. Each of them are of similar construction and painted the same color as the existing buildings to the east.

Design review is requested for the carport storage structures. These structures are of steel construction with steel standing roofs except C-1, C-2 and C-3 which will have solar panels on their roofs. Each of these structures will be painted a light gray color.

Design review is requested for the increase in the finished grade. The placement of fill of up to 6 feet is a very small localized spots. The fill is needed to raise the elevation at the proposed expansion in areas where new storage bays will be located. Much of the areas of where fill will be placed is currently a steeply sloping surface that is unusable without the placement of the soil.

The Clark County Code References are as follows:

- a. Chapter 30.40 (Zoning Base Districts)
- b. Chapter 30.56 (Site Development Standards)
- c. Chapter 30.64 (Site Landscape and Screening Standards)

Thank you,

J. Craig Mann, Architect
1931 Newport Blvd., Suite M
Costa Mesa, CA 92627
O. 714-543-8352
F. 714-543-0209
C. 714-305-9619
www.storage designer.com

**PLANNER
COPY**

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0608-N & G SHOWCASE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). JG/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-401-028; 162-21-401-029

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The request to vacate a portion of pedestrian easements of interest to Clark County, includes airspace and a portion of the ground easement area. The first area being vacated is approximately 1 foot wide by 23 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from 61 feet to 87 feet above existing grade. The second area being vacated is approximately 8.5 feet wide by 7 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from 11 feet to 38 feet above existing grade. The third area being vacated is approximately 1.5 feet wide by 3.3 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from zero feet to 11 feet above existing grade. Vacating this airspace and portions of the pedestrian access easement will allow for a flyover sign.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0231	Modification to an approved comprehensive sign plan - Raising Canes Restaurant	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial development
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	Park MGM & New York-New York Resort Hotel

Related Applications

Application Number	Request
WS-21-0607	A waiver of development standards for modification to an approved comprehensive sign plan for wall, video, and animated signs is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of this pedestrian access easement to allow signage.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE LASPINA

CONTACT: SUZANNE LASPINA, LOCHSA SURVEYING, 6345 S. JONES BLVD #200, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #).	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0608</u>	DATE FILED: <u>10-13-2021</u>
		PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Paradise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-2021</u> FEE: <u>875</u>	TAB/CAC DATE: <u>11-9-2021</u>

PROPERTY OWNER	NAME: <u>Showcase 1415 LLC a Delaware Limited Liability</u>
	ADDRESS: <u>3771 S Las Vegas Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>702-760-3565 ext 111</u> CELL: <u>646-457-1785</u>
	E-MAIL: <u>jack@giardi.capital.com</u>

APPLICANT	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u>
	E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: <u>129963</u>

CORRESPONDENT	NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u>
	ADDRESS: <u>6345 S. Jones Blvd. #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u>
	E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: <u>122963</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-401-028 and 029

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd So. / Tropicana Avenue

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

[Signature]
 Property Owner (Signature)

Robert Spiegelman
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF New York
 SUBSCRIBED AND SWORN BEFORE ME ON August 18, 2021 (DATE)
 by Deborah DiTaranto
 NOTARY PUBLIC Deborah DiTaranto

DEBORAH DITARANTO
 Notary Public - State of New York
 NO. 01016404967
 Qualified in New York County
 My Commission Expires Mar 2, 2024

*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.

APR-21-101201

10

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



9/28/21

VS-21-0608

PLANNER
COPY

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89106

Subject: Vacation of a portion of Pedestrian Access Easement
Document No: 20070629:00415 of Official Records
Justification Letter for Flyover @ Showcase Mall
Lochsa Engineering Project No. 215076

This letter is intended to provide justification for vacation of a portion of the Pedestrian Access Easement. With the installation of the sign which would promote their business and entice customers to their attraction, the sign attached to the side of the building would be encroaching into the existing Pedestrian Access Easement in three locations.

The first being approximately 1.5 feet wide by 3.3 long along the easterly portion of the pedestrian access easement. It would not impede foot traffic, from zero to 11.00' feet above the existing finish grade.

The second location would be approximately 8.5 feet wide by 7.0 feet along the easterly portion of the pedestrian access easement. It would not impede foot traffic since it is from 11.00 feet to 38.00 feet above finish grade.

The third location would be approximately 1.0 feet wide by 23.00 feet along the easterly portion of the pedestrian access easement. It will not impede foot traffic since it is from 61.00 feet to 87.00 feet above existing grade.

By creating this airspace for the new Flyover Sign it would reduce the existing Pedestrian Access Easement and therefore we request your approval. Please see the exhibit and legal descriptions for further illustration of the airspace requested for the sign.

Sincerely,
LOCHSA ENGINEERING, LLC



Shawn Herman
Survey Manager

VS-21-0608

SIGNAGE
(TITLE 30)

LAS VEGAS BLVD /TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0607-N & G SHOWCASE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall sign area; **2)** alternative sign (roof); and **3)** increase the number of animated signs.

DESIGN REVIEW for modifications to an approved comprehensive sign package on a 2.3 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028; 162-21-401-029 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall sign area to 46,166 square feet where 45,497 square feet was previously approved and a maximum of 4,320 square feet is permitted per Table 30.72-1.
2. Allow an alternative roof sign per Section 30.72.040.
3. Increase the number of animated signs to 45 where 42 were previously approved and a maximum of 1 animated sign per commercial complex is permitted per Table 30.72-1.

DESIGN REVIEW:

1.
 - a. Modifications to an approved comprehensive sign package for an existing shopping center (Showcase Mall).
 - b. Increase the number of wall signs to 91 where 87 signs were previously approved per Table 30.72-1.
 - c. Allow 18,179 square feet of video units where 15,216 square feet of video units were previously approved.
 - d. Increase projecting sign area to 1,424 square feet where 1,204 square feet was previously approved and a maximum of 32 square feet per tenant is allowed per Table 30.72-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3771 Las Vegas Boulevard South
- Site Acreage: 6 (portion)
- Project Type: Signage
- Building Height (feet): 75
- Square Feet: 584 animated/305 digital

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 950 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the Showcase Mall and add new signs for the Fly Over Las Vegas. The proposed signs face west toward Las Vegas Boulevard South.

Signage

The proposed signs will be located on the wall currently displaying a Ross Dress For Less sign and Hard Rock Café guitar sign. The following signs are proposed for the Fly Over Las Vegas:

- The existing glass walls and west side building façade on a portion of building exterior will now include a new LED panel which will display a 305 square foot video unit, at the top 13 feet of the building.
- Sign A - on the west face is an "S" shaped ribbon approximate 18 feet by 40 feet wall sign located from 6 foot 6 inches above the top of the building (roof sign) and running down the west face of the building, with an overall area of 252 square feet. The ribbon meets the kite sign (arrow) at the top of the building.
- Sign B - A 9 foot by 12 foot roof sign located at the top of the ribbon sign A with an area of 112 square feet.
- Sign C - on the west face is an approximate 12 foot tall by 7 foot projecting face entryway sign located 11 feet above the first story access door sidewalk, and has an overall area of 220 square feet, including a 130 square foot bulb packed area, and 90 square foot side entry aluminum composite material panel veneer on both sides of the door.

The following table is a summary for signage:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	5	0	5
Wall*	45,497 (per WS-21-0231)	669	46,166	4,320	91	2	93
Directional	35	0	35	32 (per tenant)	6	0	6
Projecting	1,203.5 (per WS-21-0231)	220	1,423.5	32 (per tenant)	7	1	8
Hanging	34	0	34	32 (per tenant)	5	0	5
Overall Total	47,195.5	889	48,084.5	N/A	114	3	117

*The wall signs also contain animation.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	6,253	584	6,837	N/A	17	2	19
Video Units	18,179	305	18,484	N/A	25	1	26
Overall Total	24,432	889	25,321	150	42	3	45

Applicant's Justification

The applicant has completed a record of survey for Las Vegas Boulevard South. The applicant is requesting to increase the amount and area of wall signs, projecting signs, and video units. The pedestrian bridge blocks the view of this face of the building and requires the proposed waiver to allow the sign to extend above the top of the building and exceed maximum sign areas. The new signs will improve the ability to promote the new business and provide visibility to the public. The proposed signs are consistent with other signs that exist along the strip, including those with video, LED lighting, and extending above the roof plane.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0231	Modification to an approved comprehensive sign plan - Raising Canes Restaurant	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial development
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	Park MGM & New York-New York Resort Hotel

Related Applications

Application Number	Request
VS-21-0608	A vacation for a pedestrian easement area for proposed signs 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

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.

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor; therefore, staff can support this request.

Design Review

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. 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 Comprehensive 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE LASPINA

CONTACT: SUZANNE LASPINA, LOCHSA SURVEYING, 6345 S. JONES BLVD., #200
LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

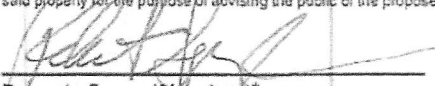

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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>WS/DR-21-0607</u> DATE FILED: <u>10-13-2021</u> PLANNER ASSIGNED: <u>B88</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>11-9-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-2021</u> FEE: <u>975</u>
	PROPERTY OWNER NAME: <u>SHOWCASE 1415 LLC</u> ADDRESS: <u>1400 15700 Ave</u> CITY: <u>NV</u> STATE: <u>NV</u> ZIP: <u>10018</u> TELEPHONE: <u>702-944-1330</u> CELL: _____ E-MAIL: <u>jack@grandcapital.com</u>
	APPLICANT NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-401-028 and 029

PROPERTY ADDRESS and/or CROSS STREETS: 3771 S. Las Vegas Blvd.

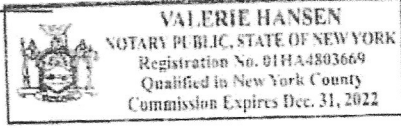
PROJECT DESCRIPTION: Design Review and Waiver of Standards for signs and to amend the comprehensive sign package.

(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) Property Owner (Print)

STATE OF New York
 COUNTY OF New York

SUBSCRIBED AND SWORN BEFORE ME on 10th of January 2021 (DATE)
 By Robert A. Diegelmann
 NOTARY PUBLIC: Valerie Hansen



*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.

APR-21-10/201

WS/DR
Signs-Strip



Custom Electric Signs

August 31, 2021

WS-21-0607

Clark County Department of Planning
Grand Central Pkwy
Las Vegas, NV

PLANNER
COPY

Re: Justification Letter for FlyOver @ Showcase Mall

To Whom It May Concern,

I am writing this letter for parcel # APN 162-21-401-028. The parcels are zoned H-1 (Limited Resort & Apartment District). We are asking for a Design Review from the current Title 30 sign code.

There has been a record of survey completed for the property under RS-21-500106 as well as the application for pedestrian easement vacation and air space vacation under tracking number 21-101201. We are requesting a Design Review of the new signage proposed for the Signage for FlyOver Las Vegas at Showcase Mall. The proposed new square footage of wall signs is an increase of 889 square footage from the approved 47,195.5 square footage on WS-21-0312. This is also an increase in animated signage and Video Displays of 889 square footage from the current approved 24,432 square feet.

We are requesting this Waiver of Standards and Design Review to allow for the façade entry vestibule signage to project 8'-1" from the face of the building. The waiver is being requested due to limited pedestrian site lines as a result of the pedestrian bridge crossing Las Vegas Blvd obstructing views from the street. We are also requesting a Waiver of Standards to allow for the FlyOver Brand ID signage to break the plane of the façade line to extend 10' above the parapet. This waiver is being requested due to the pedestrian bridge obstructing any views from across Las Vegas Blvd as well as minimizing impact to existing tenant facades and vision from within these spaces.

The new signage will improve the ability to promote the new business and improve the visibility of the business on Las Vegas Blvd. This will provide the new business with its brand visible to the public to improve the chances of success in such trying times that this City is currently enduring. We feel the type of signage being requested will be aesthetically pleasing and is similar to current approved signage on the Las Vegas Blvd. corridor and on the existing Showcase building facade.

We appreciate your consideration of this matter and look forward to any feedback. If you have any questions, please do not hesitate to contact me.

Respectfully,

YESCO, LLC
Mitch Olorenshaw
Mitch Olorenshaw
Sr. Project Director

YESCO Las Vegas

702-876-8080 » Phone

702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

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