



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 13, 2022

7:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for November 29, 2022. (For possible action)
- IV. Approval of the Agenda for December 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 1. **UC-22-0574-CHARSHAFIAN, RICHARD & HENSLEY, HANNAH:**
USE PERMIT for architectural compatibility for a detached accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce separation; and **3)** increase accessory structure height in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roxford Drive, 290 feet west of Mohigan Way within Paradise. TS/lm/syp (For possible action) **PC 12/20/22**
 2. **DR-22-0622-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEWS for the following: **1)** construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system); and **2)** finished grade on 34.0 acres in a P-F (Public Facility) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise. JG/rk/syp (For possible action) **BCC 12/21/22**
 3. **UC-22-0602-CV FLAMINGO LLC:**
USE PERMIT to modify pedestrian realm.
WAIVER OF DEVELOPMENT STANDARDS to allow for drive-thru talk boxes to face a residential development.
DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 12/21/22**
 4. **UC-22-0621-ADC HOLDINGS, LLC:**
USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action) **PC 1/3/23**

5. **UC-22-0632-VRES, LLC:**
USE PERMITS for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action) **PC 1/3/23**

6. **VS-22-0618-CVA 3355, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action) **PC 1/3/23**

7. **WS-22-0617-CVA 3355, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce landscaping.
DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action) **PC 1/3/23**

8. **AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW of the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.
DESIGN REVIEW for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/jgh/syp (For possible action). **BCC 1/4/23**

9. **UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:**
USE PERMIT to allow a major training facility.
DESIGN REVIEW for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise. TS/hw/syp (For possible action) **BCC 1/4/23**

10. **UC-22-0637-CV FLAMINGO, LLC:**
USE PERMIT to modify pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow drive-thru talk boxes to face residential development; and 2) reduce landscape buffer.
DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 1/4/23**

11. **UC-22-0638-PARBALL NEWCO LLC:**
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).
DEVIATIONS for the following: **1)** increase the number of directional signs; **2)** increase the area of directional signs; and **3)** deviations as shown per plans on file.
DESIGN REVIEW for a comprehensive sign package in conjunction with a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/ja (For possible action) **BCC 1/4/23**

12. **VS-22-0605-OBJECT DASH LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Haven Street (alignment) and Las Vegas Boulevard South, and between Four Seasons Drive and Russell Road (alignment) within Paradise (description on file). JG/bb/syp (For possible action) **BCC 1/4/23**

VII. General Business (For possible action)

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

IX. Next Meeting Date: December 27, 2022.

X. Adjournment.

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



Paradise Town Advisory Board

November 29, 2022

MINUTES

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

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

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

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

Steve De Merritt, Planning; Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of November 8, 2022 Minutes

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

Approval of Agenda for November 29, 2022

Moved by: Wardlaw
Action: Approve with changes
Vote: 4 -0 Unanimous

IV. Informational Items (For Discussion only)

V. Planning & Zoning

1. **DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:**
DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action) **PC 12/6/22**

Held per applicant. Return to the January 10, 2023 Paradise TAB meeting

2. **UC-22-0574-CHARSHAFIAN, RICHARD & HENSLEY, HANNAH:**
USE PERMIT for architectural compatibility for a detached accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce separation; and **3)** increase accessory structure height in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Roxford Drive, 290 feet west of Mohigan Way within Paradise. TS/lm/syp (For possible action) **PC 12/20/22**

Held per applicant. Return to the December 13, 2022 Paradise TAB meeting

3. **UC-22-0600-BRE/HC LAS VEGAS PPTY HOLDING:**
USE PERMIT for an on-premises consumption of alcohol establishment (supper club) on 1.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located 190 feet east of Howard Hughes Parkway, 125 feet north of Flamingo Road within Paradise. JG/md/syp (For possible action) **PC 12/20/22**

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

4. **WC-22-400119 (ZC-0710-97)-JIANG LIJIA:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** rear parking areas to be gated and locked during non-office hours; **2)** combine driveways to construct a common shared curb return driveway between parcels 162-26-615-066 and 162-26-615-067; **3)** close most northerly driveway on parcel 162-26-615-007; and **4)** reconstruct with full off-sites in conjunction with a day spa on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 380 feet south of Florence Avenue within Paradise. JG/lm/syp (For possible action) **BCC 12/21/22**

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

5. **UC-22-0590-JIANG LIJIA:**
USE PERMIT for a day spa with accessory massage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** waive bicycle parking; **3)** reduce drive aisle width; **4)** waive parking lot landscaping; **5)** waive street landscaping; **6)** landscaping adjacent to less intensive use; **7)** screen mechanical equipment; and **8)** commercial driveways.
DESIGN REVIEW for a day spa on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 380 feet south of Florence Avenue within Paradise. JG/lm/syp (For possible action) **BCC 12/21/22**

MOVED BY- Wardlaw
APPROVE-Use Permits Subject to IF approved staff conditions
APPROVE- Waivers 1, 2 3, 4, 5, 6 and 8 Subject to IF approved staff conditions
APPROVE-Design Review
DENY- Waiver #7
VOTE: 4-0 Unanimous

6. **WS-22-0602-CV FLAMINGO LLC:**
USE PERMIT to modify pedestrian realm.
WAIVER OF DEVELOPMENT STANDARDS to allow for drive-thru talk boxes to face a residential development.
DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action) **BCC 12/21/22**

Held per applicant. Return to the December 13, 2022 Paradise TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be December 13, 2022
- IX. Adjournment
The meeting was adjourned at 7:40 p.m.

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

RV CARPORT
(TITLE 30)

ROXFORD DR/MOHIGAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0574-CHARSHAFIAN, RICHARD & HENSLEY, HANNAH:

USE PERMIT for architectural compatibility for a detached accessory structure.

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

Generally located on the north side of Roxford Drive, 290 feet west of Mohigan Way within Paradise. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-14-810-022

USE PERMIT:

Allow a detached accessory structure not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce accessory structure rear setback to 2 feet where 5 feet is required per Table 30.40-2 (a 60% decrease).
- b. Reduce accessory structure side setback to 1 foot where 5 feet is required per Table 30.40-2 (an 80% decrease).
2. Reduce accessory structure separation to 3 feet to another building (residence) where 6 feet is required per Table 30.40-2 (a 50% decrease).
3. Increase accessory structure height to 14.5 feet where 14 feet is allowed per Table 30.40-2 (a 3.6% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1878 Roxford Drive
- Site Acreage: 0.2

- Project Type: RV carport
- Number of Stories: 1
- Building Height (feet): 14.5
- Square Feet: 630

Site Plans

The plans depict an existing single family residence with a proposed detached RV carport constructed at the northwest corner of the lot. Access to the site is from 2 separate driveways on Roxford Drive. The RV carport is accessed from the western most driveway. The proposed detached RV carport is set back 1 foot from the west property line, 2 feet from the north property line, and separated by 3 feet from the residence.

Landscaping

The front and rear yard consists of existing mature landscaping and there are no proposed or required changes.

Elevations

The RV cover consists of painted grey metal with an overall height of 14.5 feet and wall height of 12 feet. The west elevation includes a wall that is a continuation of the roofing. The existing residence consists of painted stucco and wood trim exterior.

Floor Plan

The open structure consists of 630 square feet.

Applicant's Justification

The applicant indicates that they would like to place an RV cover at the northwest corner of the property within the walled and gated rear yard. Additionally, the RV is too large to maneuver deeper into the rear yard on the north side of the residence due to an existing deck, and they wanted to save the large pine tree at the southeast corner of the property in the front yard. The applicant also indicates that there are several similar existing RV carports on the street and the surrounding neighborhood.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Waivers of Development Standards

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

Appropriate architectural features, setbacks, and separations help reduce negative visual impacts by creating a buffer space that can be used for landscaping to screen uses. By reducing setbacks, the apparent mass and bulk of structure can become more apparent from adjacent properties. The applicant has provided 2 letters of support from the neighbors to the immediate north and west. Typically, staff does not support reduction to setbacks without mitigation such as screening or softening the visual impact with landscaping or painting to match the residence.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 2 letters

PROTESTS:

APPLICANT: RICHARD J. CHARSHAFIAN

CONTACT: RICHARD CHARSHAFIAN, 1878 ROXFORD DRIVE, LAS VEGAS, NV
89119

DRAFT

AIRPORT INFRASTRUCTURE
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0622-COUNTY OF CLARK (AVIATION):

DESIGN REVIEWS for the following: **1)** construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system); and **2)** finished grade on 34.0 acres in a P-F (Public Facility) (AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise. JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-28-401-004; 162-28-401-019; 162-28-402-007 through 162-28-402-009; 162-33-101-003; 162-33-101-012; 162-33-101-015

DESIGN REVIEWS:

1. Construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system).
2. Increase the finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 34.0
- Project Type: Airport infrastructure
- Structure Height (feet): 80 (mast lighting poles)/8 (perimeter fencing)

Site Plan

The Clark County Department of Aviation (DOA) applied for a zone change and waiver of development standards earlier this year to accommodate a future airport expansion to meet increased demand. That submittal did not address proposed site improvements which is now being addressed through this request. More specifically, this request is for an increase in finished grade and for the following: a) construction of approximately 67,000 square yards of

aircraft-rated portland cement concrete; b) approximately 3,100 linear feet of 8 foot high airfield perimeter security chain-link fencing and associated arresting cables. Of the 3,100 linear feet of fencing, approximately 750 feet will be over 9 feet high combined with a retaining wall along the eastern portion of the site (adjacent to Haven Street); c) six mast light poles (aluminum material) at 80 feet in height are positioned and specifically designed to illuminate the airport operations area. The DOA has already submitted Form 7460 to the FAA to confirm high mast light pole heights; d) relocation of various utilities (sewer, NV Energy, & Southwest Gas) lines; e) drainage system will include crossing of Haven Street and intercepts with the existing parallel drainage ditch; and f) one private road located on the property and 2 associated driveways tying into public rights-of-way. One driveway will be on Dewey Drive and the second on Four Seasons Drive. No buildings or landscaping are proposed with this request.

Applicant's Justification

According to the applicant, upon land use and FAA approval, construction is anticipated to begin in April 2023 and be completed by November 2023.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0302	Reclassified this site to P-F zoning which included a waiver to defer full off-site improvements	Approved by BCC	August 2022
UC-19-0865	Recreational/events center/temporary outdoor commercial event	Approved by BCC	December 2019
VS-0526-15	Vacated and abandoned a 30 foot wide portion of right-of-way being Las Vegas Boulevard South along the west property line and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line.- recorded	Approved by PC	October 20115

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Public Use	P-F	Airport hangers & airport uses
North	Entertainment Mixed-Use	H-1	Parking lot & undeveloped
West	Entertainment Mixed-Use	H-1	Resort hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

Staff finds the request to be compatible with the surrounding uses in the area. The site was recently approved for the expansion of the airport facility to accommodate increased demand. In the P-F zoning district, the on-site development standards are established with the approved

plans. This proposal meets most County policies which promote the efficient use of public services and facilities in an effort for the betterment of the community; therefore, staff can support this request.

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 development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- 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 on Four Seasons Drive shall be required with future development as determined by Public Works - Development Review.
- 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; and that full off-site improvements and dedication of Dewey Drive may be required with future development.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: CLARK COUNTY DEPT. OF AVIATION
CONTACT: CLARK COUNTY DEPT. OF AVIATION, P.O. BOX 11005, LAS VEGAS, NV
89111**

Design Review Application Submittal

Clark County Department of Aviation

APN Nos. 162-28-402-008; 162-28-402-009; 162-28-401-019; 162-28-401-004;
162-28-402-007; 162-33-101-012; 162-33-101-003; 162-33-101-015

Project Justification Letter

The Clark County Department of Aviation ("CCDOA") requests a Design Review ("DR") to coordinate with Clark County on any entitlement conditions for eight parcels (Assessor Parcel Nos: 162-28-401-019, 162-28-402-008, 162-28-402-009, 162-28-401-004, 162-28-402-007, 162-33-101-012, 162-33-101-003, and 162-33-101-015) located on Harry Reid International Airport (LAS) property. These parcels are located west of the LAS airfield between S. Las Vegas Blvd. and Haven St. The CCDOA previously requested a Zone Change to rezone these parcels from Limited Resort and Apartment (H- 1) to Public Facility (P-F) and requested a Waiver of Standards to defer construction of offsites on Haven Street and Four Seasons Drive under *Application No. ZC-22-0362*. Application ZC-22-0362 was approved on August 3, 2022 and a Notice of Final Action ("NOFA") was issued on August 15, 2022.

The proposed development is needed to accommodate existing aeronautical demand safely and efficiently at Harry Reid International Airport. This Project will include the following design components:

Airside Design

- Construction of approximately 67,000-square yards of aircraft-rated portland cement concrete ("PCC") pavement.
- A Design Review for the increase in grade (in excess of 36-inches) within the apron footprint is requested on this project. The site cross sections depict the maximum fill placement to be approximately 5.76-ft on the east and north limits.
 - *CCDOA justification for Fill Placement in excess of 36-inches:* The proposed apron must tie into existing Taxiway "H" within the airfield at Harry Reid International Airport. The Federal Aviation Administration ("FAA") grading requirements for aircraft aprons specify a maximum of 1% slope to accommodate aircraft. This requirement is stipulated in FAA *Advisory Circular ("AC") 150/5300-13B – Airport Design*. Due to the tie in elevations at Taxiway "H", the maximum slope allowable per FAA Airport Design Criteria, and the fall of the existing terrain (-1.5% to -2% from southwest to northeast), the site grading is driving the requirement to place fill (5.76-ft). It is requested that a maximum of 6-ft of fill be allowed (rounded up from 5.76-ft). A retaining wall along the west side of Haven Street is also proposed and is driven by the FAA grading design criteria.
- Approximately 3,100-linear feet of 8-ft high airfield perimeter security chain link fencing and associated arresting cable. Of the 3,100-linear feet, approximately 750-ft will be over 9-ft tall along the eastern portion of the site (adjacent to Haven Street). A waiver of Title 30 Standards for the height of the security fencing and retaining wall is requested to be more than 9-feet high.
 - *CCDOA Justification for Title 30 Standards for the height of security fence and wall:* Where coincident with the retaining wall, the combined security fence and the retaining wall will be more than 9-ft high. Due to the requirements to maintain a secure perimeter at Harry Reid International Airport as well as adherence to *FAA AC 150/5300-13B Airport Design* grading criteria (described above) which necessitates the retaining wall, *this project is seeking a waiver of Title 30 standards for the height of the security fence and wall.*
- Six (6) high mast light poles (aluminum material) at 80-foot height positioned and specifically designed to illuminate the airport operations area (AOA) only to meet operational safety criteria for airport settings. The CCDOA has already submitted 7460's to the FAA to confirm high mast light pole heights are acceptable and is awaiting an FAA "*Determination of No Hazard.*"
- An airfield entry and exit gate with a private roadway on CCDOA property
- Buildings are not proposed with this project; therefore, site cross sections are provided showing the apron pavement in lieu of building elevations.

2

Design Review Application Submittal

Clark County Department of Aviation

APN Nos. 162-28-402-008; 162-28-402-009; 162-28-401-019; 162-28-401-004;
162-28-402-007; 162-33-101-012; 162-33-101-003; 162-33-101-015

- Relocation of various utilities (sewer, NV Energy, Southwest Gas).
- Electrical, Communications, and drainage infrastructure. Drainage system will include a crossing of Haven St and intercept with the existing parallel drainage ditch.

Land Side Components

- One (1) private road located on DOA property (APN No's. 162-28-401-004 and 162-28-401-019) and two associated driveways tying into public Right-of-Way. One driveway will be on Dewey Drive and the second on Four Seasons Drive. It is requested that the driveway improvements be permitted under a Right-of-Way Encroachment Permit. The private roadway and driveways are color coded green in the attached site plan (Drawing No. C0.00).

Landscaping Components

- Landscaping along Four Seasons Drive is not proposed with this project since development is not extended to abut along Four Seasons Drive at this time. Typical airport design standards now eliminate or minimize landscape buffers to reduce the hazardous wildlife attractants on or near Airports and is consistent with other areas of LAS Airport along the airfield perimeter security chain link fencing.
- Landscaping along Haven Street is not proposed with this project since development is not extended along the full length of the street at this time. Furthermore, this is an airport apron expansion project to accommodate aircraft. Typical airport design standards now eliminate or minimize landscape buffers to reduce the hazardous wildlife attractants on or near Airports and is consistent with other areas of Harry Reid International Airport along the airfield perimeter security chain link fencing.
- Landscaping along Dewey Drive is not proposed with this project since development is not extended abutting to Dewey at this time. Typical airport design standards now eliminate or minimize landscape buffers to reduce the hazardous wildlife attractants on or near Airports and is consistent with other areas of Harry Reid International Airport along the airfield perimeter security chain link fencing.

Note that a documented Categorical Exclusion (CATEX) is being prepared by CCDOA in accordance with Federal Aviation Administration (FAA) Order 1050.1F and FAA Order 5050.4B in relation to the development of this site as CCDOA plans to apply for Airport Infrastructure Grant (AIG) funds to construct eligible portions of the project. Upon FAA approval, construction is anticipated to begin in April 2023 and be completed by November 2023.

12/21/22 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

FLAMINGO RD/UNIVERSITY CENTER DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0602-CV FLAMINGO LLC:

USE PERMIT to modify pedestrian realm.

WAIVER OF DEVELOPMENT STANDARDS to allow for drive-thru talk boxes to face a residential development.

DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District.

Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-15-803-006 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

USE PERMIT

Modify pedestrian realm requirements for the Midtown Maryland Parkway District where required per Section 30.48.1840.

WAIVER OF DEVELOPMENT STANDARDS:

Allow drive-thru talk boxes to face residential where talk boxes shall be set back behind the building or face to minimize noise, per Table 30.56-2.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (portion)
- Project Type: Restaurant with drive-thru
- Building Height (feet): 23
- Square Feet: 2,900
- Parking Required/Provided: 29/39

Site Plans

The plans depict a proposed restaurant with drive-thru lanes on a portion of an existing commercial parcel. The plans show the proposed restaurant located in the eastern portion of the parcel and adjacent to an existing drainage channel and south of existing multiple family residential development. To the immediate west is an undeveloped portion of the subject parcel, and farther west is a convenience store and gasoline station. The drive-thru will be located on the north side of the restaurant and will be adjacent to the north property line. Per Table 30.56-2, where drive-thru windows are adjacent to residential development, the talk boxes shall be set back behind the building or face to minimize noise away from adjacent homes. The plans depict the talk boxes facing towards the existing residential uses to the north and requires a waiver of development standards to allow for their location. Access to the property is from Flamingo Road with parking shown along the interior and perimeter of the property.

Landscaping

The plans depict landscaping throughout the interior of the parking lot and along the perimeter of the property. Although the pedestrian realm standards are not in compliance with the Midtown Maryland Parkway District, a 15-foot landscape area is shown along Flamingo Road adjacent to an existing attached sidewalk (total 20-foot width), rather than the required detached sidewalk. A 25-foot-wide landscape area along the north property line adjacent to the proposed drive-thru lanes is also provided as well as interior landscaping with landscape islands every 6 spaces and pedestrian walkways.

Elevations

The plans depict a proposed commercial restaurant building with a drive-thru at 22 feet in height with a metal awning, metal frame, stucco finish and storefront glazed windows. The proposed paint includes white and turquoise colors and a dark grey stucco color.

Floor Plans

The plans depict a 2,900 square foot restaurant with kitchen, seating area, dining and lounge, restrooms, and utility rooms. Outside dining is provided, which is part of the required open space per the Midtown Maryland Parkway District.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed development includes the 2,900 square foot restaurant, outdoor dining space, associated parking, and landscape improvements to the undeveloped property. Approximately 1.0 acre of the parcel will be developed with this project, and about 0.76 acres will remain undeveloped at this time and left for future development. A portion of the parcel is used for access to the residential development to the north. No new access locations onto Flamingo Road will be proposed with this project as there is an existing shared access with the convenience store and gasoline station to the west of the parcel.

A waiver of development standards is requested in relation to the order boards facing north towards a residential area. The mitigation measures proposed are dense Yew Pine trees along the

entire north property line, as shown on the landscape plan, and an existing 8-foot-high CMU wall that extends across a portion of the north property line. With these measures, any potential negative impacts of the order boards facing residential areas are mitigated to the maximum extent.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1065-99	Convenience store with gasoline sales	Approved by PC	September 1999
ZC-1472-97	Reclassified from an R-1 to a C-2 zoning for a retail center	Approved by BCC	February 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-5	Multiple Family Residential
South	Public Use	P-F	UNLV
East	Public Use	C-2	Electric substation
West	Entertainment Mixed-Use	C-2	Convenience store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff can support the applicant's request to modify the required pedestrian realm as outlined under the requirement of the Midtown Maryland Parkway District. Along Flamingo Road in this section there are no detached sidewalks or space to create a pedestrian realm without major alterations to the street and site. To include this would break-up the consistency of the existing streetscape along this area. Per the plans submitted the applicant is providing for a 15 foot wide landscape area behind the existing attached sidewalk as mitigation measures. Due to constraints along Flamingo Road with existing conditions for this immediate area staff could support this request; however, since staff does not support the waiver of development standards or design review, staff cannot support this request.

Waiver of Development Standards

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

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

Staff finds the waiver request to place order talk boxes facing north will have significant impacts to the adjacent residential property to the north. Review of Google Street Maps shows a partial block wall that does not extend to the eastern property line. Additionally, where the project improvements are proposed, the property sits at a higher elevation to the north residential parcel and retaining wall is topped with an existing wrought iron fence. As such, the second and third floors of the residential development face directly out towards the proposed commercial development and drive thru. The applicant has stated in their justification letter that they will provide for additional mitigation measures, including a dense landscape area with Yew Pine trees all along the north property line. However, the applicant has not indicated on their plans whether the existing 8 foot high block wall will be extended eastward to further buffer the commercial property. For these reasons, staff cannot support the waiver of development standards request.

Design Review

Review of the plans do not show proper placement of the proposed restaurant as the design shows the drive-thru talk boxes in a location that will have significant impact to those residences to the north as mentioned above. The project does not provide for appropriate buffering that would provide for or minimize noise impacts with the proposed drive-thru and is a self-imposed hardship, therefore staff cannot support the design review.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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

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

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that Fire access lanes must be a minimum of 24 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARA DOTY

CONTACT: CAL JOHNSON, LEGEND ENGINEERING LLC, 52 WEST 100 NORTH, HEBER CITY, UT 84032

VEHICLE RENTAL
(TITLE 30)

TROPICANA AVE/MOUNTAIN VISTA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0621-ADC HOLDINGS, LLC:

USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-20-801-003; 161-20-801-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4670 E. Tropicana Avenue
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 20,866
- Parking Required/Provided: 90/118 (plus 18 spaces for rental vehicles)

Site Plan

The plan depicts an existing vehicle repair facility with the retail sale of automobile parts and accessories. The building is located on the eastern parcel zoned C-2, near the center of the site, and the vehicle repair bays are located on the east side of the building. Parking spaces are located around the perimeter of the site, with additional parking on the west side of the building (on the western parcel), which is zoned C-1. Without vehicle rental, 136 parking spaces are provided where 90 parking spaces are required; however, the applicant proposes to use up to 18 parking spaces for vehicle rental. As a result, 118 parking spaces will be provided where 90 parking spaces are required. Access to the site is provided by 2 driveways on Tropicana Avenue, and a trash enclosure is located in the northeast portion of the property. No changes to the site are proposed.

Landscaping

No changes to the existing landscaping are required or proposed. The existing landscaping consists of landscape planters along Tropicana Avenue street frontage and along the western property line.

Elevations

The existing 1 story building includes a mansard style decorative roof element with concrete barrel tiles on the front elevation, facing Tropicana Avenue. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include split-face CMU block and a parapet wall along the roofline. Five service bays with overhead roll-up doors face east.

Floor Plans

The 20,866 square foot building includes 17,351 square feet of retail and 3,515 square feet for the vehicle repair/service bays. A 168 square foot space with workstation, desks, and seats for vehicle rental is designated within a portion of the retail area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed vehicle rental business is designed to provide rental vehicles to Transportation Network Company (TNC) drivers (Uber) and not to the general public. TNC drivers will be able to rent vehicles for a 7 to 28 day contract. This service will employ approximately 3 people, and hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. It is anticipated that there will be 20 to 25 vehicle rental transactions daily at this location. The applicant does not anticipate any negative impacts since the site has an excess of parking spaces above Code standards, and only 18 parking spaces will be used for the vehicle rental business.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0182	Vehicle rental - expired	Approved by PC	April 2019
UC-0442-09	Automobile repair and truck and trailer rental in conjunction with an existing retail automobile part and accessory sales business	Approved by PC	August 2009
ZC-226-84	Reclassified the site to construct an automobile service and repair facility with retail sales of automobile parts and accessories	Approved by BCC	November 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	Public Use; Corridor Mixed-Use; & Compact Neighborhood (up to 18 du/ac)	C-2 & R-4	US Post Office facility, mini-warehouse, & multiple family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3 & R-4	Multiple family residential
West	Corridor Mixed-Use	C-2	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The proposed vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles, and the site will still have an excess of 28 parking spaces after 18 parking spaces are allocated for rental vehicles. Therefore, staff finds that the request is consistent with Master Plan Policy 5.1.3, which encourages commercial development in support of tourism and related transportation businesses.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE HERTZ CORPORATION

CONTACT: THE HERTZ CORPORATION, 8501 WILLIAMS RD., ESTERO, FL 33928

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-22-0621</u> DATE FILED: <u>11-1-2022</u> PLANNER ASSIGNED: <u>BRS</u> TAB/CAC: <u>Paru</u> TAB/CAC DATE: <u>12-13-2022</u> PC MEETING DATE: <u>1-2-2023</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER	NAME: <u>A D C Holdings LLC</u> ADDRESS: <u>P.O Box 1588</u> CITY: <u>Pacific Palisades</u> STATE: <u>CA</u> ZIP: <u>90272</u> TELEPHONE: _____ CELL: <u>(310) 963-1938</u> E-MAIL: <u>agatha@adcholdings.com</u>
	APPLICANT	NAME: <u>Brianna Sweet</u> ADDRESS: <u>8501 Williams Rd.</u> CITY: <u>Estero</u> STATE: <u>FL</u> ZIP: <u>33928</u> TELEPHONE: <u>239-301-6219</u> CELL: _____ E-MAIL: <u>HertzLicensing@Hertz.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Suzanne H. Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16120801003 (Parking Lot) & 16120801004 (Pep Boys)

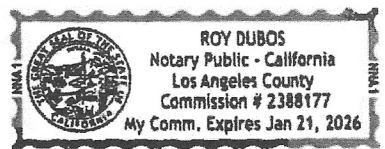
PROPERTY ADDRESS and/or CROSS STREETS: 4670 E. Tropicana Avenue, Las Vegas NV 89121

PROJECT DESCRIPTION: Automobile rental to Uber specific customers.

(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.

X [Signature] AGATHA CHA
Property Owner (Signature)* **Property Owner (Print)**

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON September 14, 2022 (DATE)
 By Agatha Cha
 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.

The Hertz Corporation Justification Letter – 4670 E. Tropicana Ave., Las Vegas NV 89121

Hertz Rental Program Overview:

Hertz partners with Pep Boys, sharing automotive services and in many cases, retail space at their properties around the country. At this particular property, we've been offered space in their building to set up rental for a very specialized group of drivers for Uber, a ride-hailing company.

Approximately 30% of applicants who want to drive for ride-hailing companies can't, as they don't have a vehicle, or their personal vehicle doesn't qualify. Hertz is offering them a customized rental program that includes both maintenance and insurance. The program will operate from the proposed location.

This program is not open to the General Public. Customers are scheduled by hour throughout the day by our TNC partner Uber, to either pick up a new vehicle or return and close an existing contract. Customer's typically check in at a TNC partner desk and then are processed for rental by one of our Transportation Service Specialists. During the rental process we confirm qualification of the driver, review the terms and conditions of the rental and conduct a vehicle condition inspection with the driver.

Operations:

- Our operating hours are 9a-5p, Mon – Fri only.
- We estimate 20-25 rental transactions per day of only sedan/small SUV-style vehicles.
- We would like to inventory 18 vehicles at this location
- Hertz will have 3 employees during this time, taking shifts.
- Occupying 168 sq. ft. within Pep Boys
- Site activities during operating hours will include:
 1. Drivers entering lot for pick-up and drop-off
 2. Rental activity inside the building
 3. Cars being vacuumed

PLANNER
COPY

Criteria:

- The automobile rental use would be ancillary to the primary auto repair garage use within the building.
- There will be no washing or fueling of vehicles on-site.
- Preventive maintenance (e.g. oil and tire changes) will be conducted by Hertz partners. Regular maintenance and repairs will be vended off-site.
- The site and surrounding area shall be maintained free of litter, refuse and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
- Hertz will not be utilizing any of the existing Pep Boys service bays.
- There will be no changes to the structure or electric.

Parking:

Pep Boys and Hertz have agreed to divide parking between them at this site. The parking area assigned to Hertz will be in the west end of the parking lot as shown in our plans.

This Uber operation will provide essential services to the city and to the local community by providing rideshare programs that will help mitigate traffic congestion.

01/03/23 PC AGENDA SHEET

PHOTOGRAPHIC STUDIO &
BANQUET FACILITY
(TITLE 30)

VALLEY VIEW BLVD/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0632-VRES, LLC:

USE PERMITS for the following: **1)** photographic studio; and **2)** banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

162-32-101-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary:

- Site Address: 3650 W. Quail Avenue
- Site Acreage: 2.2
- Project Type: Photographic studio & banquet facility
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 3,240 lease space
- Parking Required/Provided: 52/60

Site Plan

The applicant proposes to operate a photographic studio and banquet facility within a lease space of an existing office/warehouse facility. Access to the site is provided by 3 existing driveways from Quail Avenue located on the southwestern and southeastern corners of the site and in the central portion of the site. The facility consists of 3 buildings that are divided into lease spaces. Two of the buildings are located along the eastern and western boundaries of the site and 1 building, in which the uses are proposed, is located on the southwestern corner of the site.

Landscaping

No changes to the existing landscape areas are proposed or required with this application. There are existing landscape areas adjacent to Quail Avenue consisting of trees, shrubs, and groundcover.

Elevations

The building is 1 and 2 stories with a maximum height of 26 feet. The majority of the building has a flat roof behind a parapet wall. There is a mansard style roof along the front of the building with concrete tile roofing material. The exterior of the building has a stucco finish painted white.

Floor Plan

The lease space has 2 floors with an area of 3,240 square feet. The first floor will be shared space used for the photographic studio and banquets, an office area, and a storage area. The second floor will be used for storage. The facility has no cooking facilities so all food and beverages, including alcohol, will be catered from an off-site location for banquets.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that she has operated a photographic studio for over 10 years and would like to move the business to this location, which she believes is a better location. This location is located close to Allegiant Stadium and the area is in transition to a multi-use entertainment area consisting of bars, restaurants, and retail uses in conjunction with the stadium. The business plan is to also allow the use of the facility as a banquet facility to operate in conjunction with the photographic studio to allow guests to cater events in conjunction with photo shoots, or to allow the use for the facility for special events, or events in conjunction with activities at the stadium. The photographic studio and banquet facility will be consistent and compatible with existing and planned uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0350-12	Outcall entertainment referral service	Approved by ZA	May 2012
UC-1916-05	Cell tower	Approved by PC	January 2006
ADR-0341-04	Cell tower	Approved by ZA	March 2004
VS-0070-02	Vacated and abandoned easements	Approved by PC	April 2002
ADR-0045-02	Cell tower	Approved by ZA	February 2002
ZC-318-89	Reclassified to M-1 zoning for an office/warehouse complex	Approved by BCC	December 1989

Prior Land Use Requests

Application Number	Request	Action	Date
VC-762-89 ZC-319-89	Reduced side setbacks to zero feet	Approved by BCC	December 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-D & M-1	Storage yard & bank
South	Entertainment Mixed-Use	M-1	Office/warehouse facility
East	Entertainment Mixed-Use	M-1	Adult use (Crazy Horse III)
West	Entertainment Mixed-Use	M-1	Storage yard

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This site is located within the Stadium District (Plan) area. The Plan is a land use and transportation plan that creates a vision for the area around Allegiant Stadium, which was accepted by the Board of County Commissioners in June 2021. The Stadium District is a historically industrial area. The plan is intended to allow for new considerations to shift toward activities including retail, commercial, restaurants, and a general entertainment focus, while allowing existing industrial operations to continue. The site is zoned M-1 and is an existing office/warehouse facility. Photographic studios and banquet facilities are uses that can be allowed in an M-1 zone by a use permit if it can be determined that these uses will not have an adverse effect on the surrounding properties and businesses. The site has adequate parking to accommodate the proposed uses within this existing facility; therefore, they should not have an adverse effect on the surrounding properties and businesses. Additionally, the proposed use of the site as a banquet facility for events is within the intention of the Plan to shift towards a general entertainment focus while allowing existing industrial operations to continue. Therefore, staff supports these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Fire Prevention Bureau

- No comment.

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)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMIE LEE THOMSON

CONTACT: JAMIE THOMSON, JAMIES PIX, 2011 LORO CT, LAS VEGAS, NV 89117



LAND USE APPLICATION

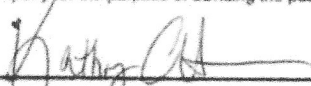
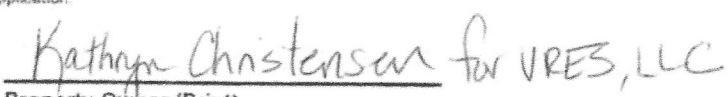
DEPARTMENT OF COMPREHENSIVE PLANNING

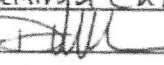
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

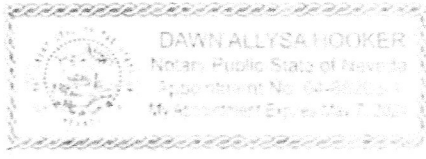
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <u>675⁰⁰</u> <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0632</u> DATE FILED: <u>11-7-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12-13-22</u> PC MEETING DATE: <u>1-3-23</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675⁰⁰</u>
	PROPERTY OWNER NAME: <u>VRES, LLC</u> ADDRESS: <u>889 S Rainbow #599</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>-</u> CELL: <u>702-595-5775</u> E-MAIL: <u>kchristensen59@gmail.com</u>
	APPLICANT NAME: <u>Jamie Thomson</u> ADDRESS: <u>2011 Loro Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-338-8850</u> CELL: <u>same</u> E-MAIL: <u>JLTHOMSON85@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jamie Thomson</u> ADDRESS: <u>2011 Loro Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-338-8850</u> CELL: <u>same</u> E-MAIL: <u>JLTHOMSON85@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-32-101-012
 PROPERTY ADDRESS and/or CROSS STREETS: 3620 West Quail Las Vegas NV 89118
 PROJECT DESCRIPTION: _____

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


 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NV
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8/27/2021 (DATE)
 By Kathryn Christensen
 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

APR-21-101156

Justification Letter

3620 West Quail
Las Vegas NV 89118
Parcel # 162-32-101-012

U 1-22-0632

ATT:Clark County Planning Commission
Application # 21-101156

I am the sole proprietor of a woman-owned small business. I have been licensed for a photo studio for over ten years. Previously, my business location was 3111 S. Valley View Blvd., #F-105, which is in an M-1 zone. The new proposed location is at 3620 West Quail, which is also currently zoned M-1 like my old location. The property is located in the Allegiant Stadium Entertainment District plan area, which was approved by the Clark County Commission on June 2, 2021, in order to promote a transition to a multi-use entertainment area containing bars, restaurants, retail and other uses in what is now zoned M-1 and used for warehouses and industrial uses. My proposed uses are completely consistent with the Board's vision for this area.

I am requesting:

1) A Special Use Permit (UC) in an M-1 zone per Title 30 for a photographic studio.

I have had a license for a photo studio for over 10 years. I have filed a notice of a change of address for my business location with Business License. Previously, my business location was 3111 S. Valley View Blvd., #F-105, which is in an M-1 zone. The new location at 3620 West Quail is also currently zoned M-1. My photo studio business is completely compatible with the area and is consistent with the County's vision set forth in the Allegiant Stadium Entertainment District plan. My photo studio will not have a negative effect on the current warehouse and industrial uses.

2) A Special Use Permit (UC) in an M-1 zone per Title 30 for a banquet facility to allow food to be served at the studio.

Part of the business plan is to use the studio space as a banquet facility to allow guests to bring food, e.g., catering full-day productions and events, birthday parties, bachelorette parties, corporate events, family reunions and other social gatherings. The studio does not have a kitchen and I will not be preparing, serving or selling food or alcohol under this Special Use Permit;

3) All other permits, licenses and Administrative Design Reviews, or other requirements to be able to operate a photo studio, office, and banquet facility.

General Information:

- ~ Number of employees: 1
- ~ Hours of employment: On call/appointment only
- ~No similar uses are owned or operated by the applicant

These proposed uses are completely consistent with the County's plan to transition the area from a M-1 warehouse and industrial use to a multi-use Entertainment District around Allegiant Stadium containing bars, restaurants, retail and other uses. Applicant intends to turn an empty warehouse space into a vibrant center where all different people and groups can obtain photo services. Applicant's photo studio encourages artistic creation for individuals in the realms of photography. Applicant is a graduate of UNLV's Art Program and targets student artists and other creatives for use of the studio.

Applicant seeks a banquet facility permit to allow various social events to occur in the studio where food may be served by third parties, e.g., birthday parties, bachelorette parties, corporate events, family reunions and other social gatherings. This application is based upon the multiple requests for this service by clients who have wanted to hold social events and be able to serve food on site. The studio does not have a kitchen and applicant will not be preparing, serving or selling food or alcohol;

Jamie Thomson
702-338-8850
JLTHOMSON85@Gmail.com

01/03/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

DESERT INN RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0618-CVA 3355, LLC:

VACATE AND ABANDON a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-18-111-152; 168-18-104-001

LAND USE PLAN:
WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to vacate the approximately 700 foot long and 20 foot wide alley, located in the Pioneer Avenue alignment between Arville Street and Myrtle Avenue. The vacated right-of-way will be used to the benefit of the adjacent multiple family development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South & East	Corridor Mixed-Use	C-2	Commercial development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-22-0617	A waiver of development standards for alternative landscaping and reduced parking 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS 22 0618
 PLANNER ASSIGNED: 888
 TAB/CAC: Paradise
 PC MEETING DATE: 1-3-2023
 BCC MEETING DATE: _____
 FEE: \$875

DATE FILED: 10-31-2022
 TAB/CAC DATE: 12-15-2022

PROPERTY OWNER

NAME: CVA 3355 LLC
 ADDRESS: 801 S. RANCHO DR. SUITE E-4
 CITY: LAS VEGAS STATE: NV ZIP: 89106
 TELEPHONE: 7026716062 CELL: 7024988471
 E-MAIL: RICKBARRON@SIGNATUREHOMES

APPLICANT

NAME: RICK BARRON
 ADDRESS: 801 S. RANCHO DR. SUITE E-4
 CITY: LAS VEGAS STATE: NV ZIP: 89106
 TELEPHONE: 7026716062 CELL: 7024988471
 E-MAIL: RICKBARRON@SIGNATUREHOMES REF CONTACT ID #: _____

CORRESPONDENT

NAME: HORROCKS ENGINEERS (LARRY BITTON)
 ADDRESS: 1401 N. GREEN VALLEY PKWY #160
 CITY: HENDERSON STATE: NV ZIP: 89074
 TELEPHONE: 70729664063 CELL: 7028831300
 E-MAIL: LARRYB@HORROCKS.COM REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-18-111-152

PROPERTY ADDRESS and/or CROSS STREETS: 3355 S. ARVILLE

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.

[Handwritten Signature]

BRIAN PLASTER

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08-10-21 (DATE)

By Brian Plaster

NOTARY PUBLIC: Cindy Bauer

Property Owner (Print)



CINDY BAUER
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 08-104484-1
 My Appt. Expires March 24, 2022

CINDY BAUER

*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.

162-18-111-152

April 14, 2022

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

**RE: Justification for Vacation of Public Right of Way
162-18-199-008 & 162-18-199-007 (portion)**

Dear Planning Manager:

On behalf of CVA 3355, LLC, the owners of the City View Apartments, we submit this updated justification letter for the vacation of public right of way immediately south of the existing City View apartment complex located at 3555 S. Arville St. (SWC Desert Inn Road and Arville Street).

Request - Vacate the existing 20-ft wide public right of way (162-18-199-007 and that portion of 162-18-199-007 south of Myrtle Avenue) along the boundary of property (162-18-104-001, 162-18-111-152 and 162-18-112-009). The vacated area will temporarily be used as a dog park for the apartment residents until a future permanent use is proposed.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely
Horrocks Engineers


Larry M. Bitton, PE
Sr. Associate / Land Development Mgr.

PLANNER
COPY

Cc: Rick Barron, Signature Management LLC

11. Ensure that the correct document numbers are used exactly as they appear in the recorded documents. Leading zeros are generally not used in older recorded documents. The recorded document number for the subdivision map in the justification letter needs to be corrected since the book number was not included.

The document numbers have been updated accordingly.

12. It appears that a portion of the alley was dedicated by the original Drake Estates subdivision, not Drake Estates 2. In fact, the justification letter states the same, but the legal does not. Make sure to research all relevant documentation and correct documents and exhibits as necessary.

The legal description for the vacation has been updated accordingly.

13. Remove the justification section of the vacation justification letter, except the last sentence of the paragraph. Add that sentence to the Request section. Any time you add recorded document numbers to the justification letter you just increase the chance of error, so there is no need to put the numbers in the letter.

The vacation justification letter has been updated accordingly.

14. Split all vacation documents into the correct categories in the portal.

The vacation documents have been uploaded in the proper categories in the portal.

15. Please note that a drainage study will be required as a condition of approval for the vacation and the use of the vacated area may be subject to easements as a result.

Noted.

Site plan:

16. All driveways must be in conformance with Chapter 30.52 of County Code and the Uniform Standard Drawings. This includes driveways that are not being gated.

The driveways being modified are shown complying with Clark County Area Uniform Standard Drawings.

17. Nothing over 24 inches in height, measured from the top of the adjacent curb, is permitted in the sight zones, except for County streetlights and County traffic control devices. Improvements on other parcels must also be taken into account when locating the driveway to ensure those improvements do not interfere with the sight zones. Sight zones are not waivable.

Noted. The Arville driveway satisfies the sight visibility in the current and upgraded condition. The Desert Inn driveway in its existing condition does not provide the current sight visibility zone. The added gate does not reduce visibility from the existing

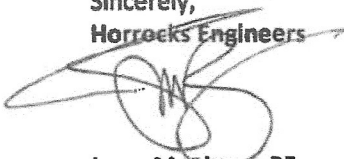
condition. The addition of the exit-only gate will have the benefit of improving safety at the driveway because drivers will slow to exit the gate. Since the driveway is not being relocated or changing visibility from existing conditions, a "waiver" does not seem to apply.

18. Streetlights on Desert Inn may need to be relocated as necessary to comply with USD 222.1.

Noted.

We are confident the above responses and updated documents satisfactorily address the County's comments. Please do not hesitate to contact me with any questions or for additional information.

Sincerely,
Horrocks Engineers



Larry M. Bitton, PE
Sr. Associate / Land Development Mgr.

Cc: Rick Barron, Signature Management LLC

PLANNER
COPY

01/03/23 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

DESERT INN RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0617-CVA 3355, LLC:

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

DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone.

Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-111-152; 168-18-104-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of parking spaces to 159 spaces where 207 spaces are required per Table 30.60-1 (a 23% reduction).
2. Allow an 8 foot decorative fence with a 5 foot landscape strip where a 10 foot landscape strip is required per Figure 30.64-10 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Arville Street
- Site Acreage: 5.8
- Project Type: Multiple family residential
- Open Space Required/Provided: 2.7 (acres)/3.0 (acres)
- Parking Required/Provided: 207/159

Site Plan

The plan depicts an existing multiple family apartment development at the southwest corner of Arville Street and Desert Inn Road with 112 units in 7 buildings. At this time the applicant is

proposing to redesign the access to the site, install decorative fencing along the north and east property lines and provide a dog park along the southern portion of the site.

Existing access is from Desert Inn Road at the northwest corner of the property and Arville Street at the southeast corner of the property. The Desert Inn Road access is proposed to be gated with a sliding gate for exit only traffic leaving the property. The primary access to the property will be redesigned in the same location as the existing driveway entrance at Arville Street at the southeast corner of the property. The new driveway will be designed for ingress and egress through a new swinging gate system that meets County standards. As a result of meeting the throat depth and gate standards, 21 parking spaces will be removed from the existing 180 parking spaces on site. A total of 159 parking spaces where 207 parking spaces are required by Title 30 will be provided after the site improvements are completed. A majority of the existing parking spaces are covered parking located on the south and west sides of the property.

Landscaping

An 8 foot high decorative fence is proposed along Desert Inn Road and Arville Street. Currently there is no fence or wall between the buildings and sidewalk along the project perimeter. The proposed fence will be installed 5 feet from the sidewalk. Title 30 allows an 8 foot high fence along the street provided it is set back for the required landscaping, which in this case is 10 feet. The plans depict a new dog park split between large dogs and small dogs on the south side of the property in an area currently designated as an alley and proposed for vacation as a companion item with this application. The 20 foot wide by 600 foot long alley will be developed with artificial turf surrounded by 2 inch rock, walls, and fencing. The site upgrades will include new landscaping for the entire property, with numerous areas of artificial turf immediately adjacent to the buildings.

Elevations

The elevations and photos depict new 8 foot perimeter fences and gates along the east and north sides of the property, existing 6 foot walls along the west and south sides of the property, and after the dog park a new block wall will be constructed along the south property line. The fence elevation depicts a vertical open wrought iron design.

Floor Plan

No new buildings are proposed with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant recently purchased the apartments and is proposing to make upgrades that require waivers and a design review. The apartments were built in 1977 and have existing access from both Desert Inn Road and Arville Street. The property does not currently have enough parking spaces to meet Title 30 standards, but a recent study and parking analysis supports the minor decrease in parking associated with the installation of gates at both entrances. VS-22-0618 is a companion item and proposes the vacation of an existing alley at the southern edge of the property. Once vacated, the alley will be developed into a dog park split between users with

large dogs and small dogs, including artificial turf areas, and new fences and walls. The proposed waiver is to allow an 8 foot decorative fence within 5 feet of Arville Street and Desert Inn Road, in a required landscape area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South & East	Corridor Mixed-Use	C-2	Commercial development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
VS-22-0618	A vacation and abandonment of an alley (right-of-way) 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

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant has provided a positive parking analysis and review based on the ITE transportation manual numbers associated with the proposed parking. All aerial and ground level historic photo's available to staff show the parking areas are not near capacity. Staff recommends approval.

Waiver of Development Standards #2

The 8 foot decorative fence, placed 5 feet from the edge of the existing sidewalks along Desert Inn Road and Arville Street, will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public use of the sidewalks. The average landscaping width (between the buildings and sidewalk) adjacent to Desert Inn Road is approximately 20 feet and 30 feet adjacent to Arville

Street, with the proposed fence open to allow views of the landscaping. Staff recommends approval.

Design Review

The applicant is proposing to vacate the alley right-of-way located adjacent to the existing south property line. The 20 foot area will be used as dog parks and open space, with fences and walls to control access and separate large dogs from small dogs. The applicant has made many improvements to the existing multiple family residential buildings and surrounding property, including landscaping, fencing, and walls. The interior driveway will have a one-way egress access to Desert Inn Road at the northwest corner of the property and two-way access to and from Arville Street at the southeast corner of the property. The property will continue to have adequate access for the public and emergency services. Twenty-one parking spaces will be removed as a result of the increased throat depth for the gated access at the southeast corner of the property. One-way gated egress is being added at the northwest corner of the property. A majority of the existing parking spaces are covered parking spaces. Policy WP-1.7 neighborhood revitalization of the Master Plan supports this type of investment and improvement to existing multiple family properties. Master Plan Policy 1.4.1 neighborhood improvements, supports efforts to enhance neighborhood quality, including landscaping updates and new park spaces. Artificial turf use in the proposed dog park space is encouraged by Master Plan Policy 2.1.7 sustainable park design. Staff recommends approval of the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Traffic study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-22-0617</u> DATE FILED: <u>10-31-2022</u> PLANNER ASSIGNED: <u>Arudis</u> TAB/CAC: <u>Arudis</u> TAB/CAC DATE: <u>12-13-2022</u> PC MEETING DATE: <u>1-3-2023</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>CVA 3355 LLC</u> ADDRESS: <u>801 S. RANCHO DR. SUITE E-4</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u> E-MAIL: <u>RICKBARRON@SIGNATUREHOMES.COM</u>
	APPLICANT NAME: <u>RICK BARRON</u> ADDRESS: <u>801 S. RANCHO DR. SUITE E-4</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6062</u> CELL: <u>702-498-8471</u> E-MAIL: <u>RICKBARRON@SIGNATUREHOMES.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>LARRY BITTON</u> ADDRESS: <u>1401 N. GREEN VALLEY PKWY, SUITE 160</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-966-4063</u> CELL: <u>702-883-1300</u> E-MAIL: <u>LARRYB@HORROCKS.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-18-111-152

PROPERTY ADDRESS and/or CROSS STREETS: 3355 S. ARVILLE

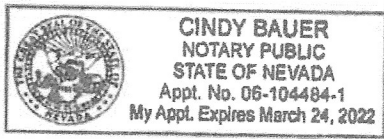
PROJECT DESCRIPTION: REDUCTION OF PARKING DUE TO NEW GATED ENTRY

(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)*

Brian Plaster
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7-20-20 (DATE)
 By Brian Plaster
 NOTARY PUBLIC: Cindy Bauer



*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.

WS-22-0617

7

April 14, 2022

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

**RE: Justification for Vacation of Public Right of Way
162-18-199-008 & 162-18-199-007 (portion)**

Dear Planning Manager:

On behalf of CVA 3355, LLC, the owners of the City View Apartments, we submit this updated justification letter for the vacation of public right of way immediately south of the existing City View apartment complex located at 3555 S. Arville St. (SWC Desert Inn Road and Arville Street).

Request - Vacate the existing 20-ft wide public right of way (162-18-199-007 and that portion of 162-18-199-007 south of Myrtle Avenue) along the boundary of property (162-18-104-001, 162-18-111-152 and 162-18-112-009). The vacated area will temporarily be used as a dog park for the apartment residents until a future permanent use is proposed.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely
Horrocks Engineers


Larry M. Bilton, PE
Sr. Associate / Land Development Mgr.

PLANNER
COPY

Cc: Rick Barron, Signature Management LLC

April 21, 2022

Brady Bernhart
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

**RE: Response to Planning & Public Works Application Comments
APR22-100060
APN 162-18-111-152 & 162-18-104-001**

Dear Mr. Bernhart,

Horrocks has addressed the comments as discussed below, deleted previous documents and uploaded new documents to the County's online system. The justification letters have been updated accordingly.

The comments are numbered below with Horrocks Engineers' response below each.

Clark County Planning Comments:

1. Add the other parcel number to the online system.

All applicable parcel numbers are added to the system.

2. Provide a phasing plan with timeline for future development.

The time line is included in the justification letter.

3. Swinging exit gate appears to interfere with the exiting traffic. Consider a vertical rising gate. If this exit is planned for use every day and not just for emergency access, make sure you say that in the justification letter.

The exit gate is for everyday use. The gate style has been revised to a sliding gate.

4. Consider adding a pedestrian access gate at the main driveway for access to the sidewalks at Arville. Extend a sidewalk to that gate.

The proposed gates depicted on the site plan are deemed by the owner to provide sufficient access to all public streets and to the leasing office, as necessary. One of the goals of this upgrade to the property is to limit the number of access points for security purposes. For that reason, no additional gates beyond those shown on the plan are proposed by the owner.

PLANNER
COPY

5. The newly located trash enclosure is located at the pinch point of the entry/exit traffic. Move it to the west a couple of spaces.

The trash enclosure has been moved west to provide additional clearance from the gated entry.

6. The waivers will be for the 8 foot open decorative fence in the landscape areas and exceeding the 6 foot height.

The request and justification letter has been updated accordingly.

7. Clarify the ground cover type in the dog park area. Provide a color version of the overall landscape plan that shows greens for real grass and fake grass (shades) and other colors for non-living ground cover. This will make it easy for board members to understand what is proposed.

A colored version of the site plan has been provided differentiating the ground covers. Turf in the dog park has been revised to artificial turf. The landscape plan has been updated accordingly.

8. Be aware that our code doesn't provide for living turf areas less than 30 feet in width. Use a fake turf in areas that are only 20 feet wide and real grass only in areas that can be a total of 30 feet wide or more counting the adjacent landscape areas shown closer to Arville.

The ground cover and extend of living turf is identified on the updated landscape plan. Turf in the dog park has been revised to artificial turf.

9. Be aware that Bradford Pear (*Pyrus Calleryana*) is not an approved tree type in the SNRPC tree list. Please replace it on the landscape plan with an approved tree.

The landscape plan has been updated to exclude Bradford Pear.

Clark County Public Works comments:

Vacation:

10. Per Title 30.16-11(b), at a minimum, applications shall be processed for entire street segments, from intersection to intersection. The alley from Arville Street to Myrtle Avenue must be vacated and included in the exhibits and legal descriptions. Revise exhibits and legal descriptions for the vacation.

The vacation legal description and associated exhibits have been revised.

PLANNER
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MOTION PICTURE PRODUCTION
(TITLE 30)

FLAMINGO RD/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW of the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio.

DESIGN REVIEW for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/jgh/syp (For possible action).

RELATED INFORMATION:

APN:

162-21-102-002

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4165 Koval Lane
- Site Acreage: 7.1
- Project Type: Motion picture production studio within a temporary membrane structure (tent)
- Number of Stories: 1
- Building Height (feet): 49 feet 1 inch
- Square Feet: 46,035 (tent)
- Parking Required/Provided: 385/545 (required parking includes 200 spaces for the Cromwell Resort Hotel per UC-0788-13)

Site Plans

The approved plans depict a membrane structure (tent) located on the southern portion of the site. The northern portion of the site is a parking lot with a total of 302 parking spaces. Access to the site is provided by a single driveway from Koval Lane. The tent was previously utilized as a venue for a reality game show that was filmed with a live audience (Monopoly Millionaires Club). UC-0788-13 required that 200 parking spaces be provided for the Cromwell Resort Hotel, and the tent for the motion picture production studio requires 185 parking spaces.

Landscaping

No changes to landscaping were required or proposed with the approved application. Since approval of the original application the applicant has installed landscaping and a wrought iron fence along the street frontages of Flamingo Road and Koval Lane per UC-0666-14.

Elevations

The approved plans show the tent consists of a white membrane material over a structural steel frame. The gable roof extends to 49 feet 1 inch high along the center ridge line. The membrane material is insulated to meet all energy code requirements.

Floor Plans

Within the 46,035 square foot tent, the approved plans show a center stage platform surrounded by arena type seating for the audience. Other areas within the tent include a VIP room, briefing room, storage areas, host room, hair and make-up rooms, and wardrobe rooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0381-15 (AR-0084-17):

Current Planning

- Until August 5, 2022 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0381-15:

Current Planning

- 2 years to commence and review as a public hearing;
- In accordance with WS-0788-13, the applicant shall work with the owners of the Cromwell Resort Hotel so that the Cromwell Resort Hotel will be allowed to always use up to 200 parking spaces.
- Applicant is advised that 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;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage was not part of the original application and is not a part of this application for review request.

Applicant's Justification

The applicant states that since approval of the original application in August 2015, the membrane structure (tent) was permitted (BD15-45652), constructed, and a Certificate of Occupancy was issued on May 12, 2017. The structure will continue to be used for motion picture production, television shows, and commercials. If the building is used for other events the applicant will either apply for temporary outdoor commercial event permits or additional special use permits. There have been no reported issues with the use of the building for the approved purposes, so the applicant is requesting removal of the time limit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0381-15 (AR-0084-17)	Application for review of a motion picture production studio as a primary use; and a use permit for a motion picture production studio within a membrane structure (tent) with on-premises consumption of alcohol	Approved by BCC	July 2017
UC-0666-14 (AR-0073-17)	Application for review of a parking lot; waivers of development standards for parking lot landscaping; and increase height of free-standing luminaires (parking lot light poles); and design review for a parking lot	Approved by BCC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0780-16	Allowed a temporary outdoor commercial event longer than 10 days, conduct live entertainment beyond daytime hours for a temporary outdoor commercial event, with a design review for a temporary outdoor commercial event with temporary structures	Approved by BCC	December 2016
UC-0381-15	Allowed a motion picture production studio with a design review for temporary membrane structure (tent)	Approved by BCC	August 2015
UC-0666-14	Original application with use permit for a parking lot with waivers of development standards for parking lot landscaping, landscaping along a street frontage, allow a non-decorative perimeter fence (chain link), reduced setbacks for a nondecorative fence, and increase height of freestanding luminaries with a design review for a parking lot	Approved by BCC	October 2014
UC-0128-12	Allowed a temporary construction storage facility - expired	Approved by PC	May 2012
UC-1169-04	Temporary recreational facility/arena in conjunction with Bally's Paris Resort Hotels - expired	Approved by PC	August 2004
WS-0047-03	Temporary off-site employee parking lot for the Venetian Resort Hotel - expired	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Westin Resort Hotel & gasoline station with convenience store
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Ellis Island Casino, Super 8 motel, convenience store and retail uses & Platinum Resort Condominiums
West	Commercial Tourist	H-1	Bally's Resort Hotel, Paris Resort Hotel & parking lots

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. The structure has been used numerous times since approval of the use permit in August 2015 with no reports of complaints to Clark County Public Response. However, since the tent structure is temporary in nature, staff can support this application with a recommended review period of 5 years to ensure the structure remains compatible and appropriate with the surrounding land uses and properties.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 5, 2027 to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: VEGAS DEVELOPMENT LANDOWNER LLC

**CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106**

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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-0381-15 (Ar-0084-17) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-22-400123</u> DATE FILED: <u>11/1/2022</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: _____ 7pm BCC MEETING DATE: <u>1/4/23</u> FEE: <u>\$950</u>
	PROPERTY OWNER NAME: <u>Vegas Development Land Owner LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Vegas Development Land Owner LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Rebecca Miltenberger</u> ADDRESS: <u>100 North City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: _____ E-MAIL: <u>RMiltenberger@BHFS.com</u> REF CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-102-002

PROPERTY ADDRESS and/or CROSS STREETS: 4165 Koval Lane (Koval Lane & East Flamingo)

PROJECT DESCRIPTION: Application review for approvals related to motion picture production studio

(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)* GARY BOGAN
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 9, 2022 (DATE)
 By Gary Bogan
 NOTARY PUBLIC: [Signature]

CAROLYN J. WILLIS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 05-09-25
 Certificate No: 97-1260-1

*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.



Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

July 21, 2022

VIA ELECTRONIC DELIVERY

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

PLANNER COPY

RE: Justification Letter – Application Review for UC-0381-15 (AR-0084-17) ; APN: 162-21-102-002

To Whom It May Concern:

We represent Vegas Development Land Owner LLC, a Delaware limited liability company ("Applicant"), owner and operator of the motion picture studio located at 4165 Koval Lane, Las Vegas, Nevada and bearing Clark County Assessor Parcel Number 162-21-102-002 (the "Property") in connection with the land use application attached hereto.

In 2015, UC-0381-15 was approved for the following use permits: (1) a motion picture production studio as a primary use; (2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and (3) permit eating and drinking area with on-premise consumption of alcohol in conjunction with a motion picture production studio. In 2017, an administrative review was conducted pursuant to AR-0084-17 (the "Administrative Review" and, together with UC-0381-15, the "Use Permits"). This application review is submitted to satisfy the condition that the Applicant commence review as a public hearing by August 5, 2022.

Since the initial approvals in 2015 the tent has undergone significant renovations, such that the tenant is now a semi-permanent assembly building (the "Building"). The walls of the Building are similar to that of a standard building, with a membrane material roof. The Building now contains bathrooms, insulation to satisfy applicable energy codes, hard connections for all utilities and a complete HVAC system. The Building is outfitted with a fire alarm system, fire hydrants, sprinklers and other fire safety elements. A certificate of occupancy was issued for the Building on May 12, 2017 and remains current. Additionally, in 2017 a use permit was issued for a banquet facility within an existing temporary structure pursuant to UC-0941-17, which did not include a condition for future review. Since the completion of the renovations mentioned above, the Building has been utilized for the filming of shows such as Hell's Kitchen and Battle Bots.

The Building provides additional entertainment options that add to the Las Vegas economic base and are consistent with the goals of the Clark County Comprehensive Plan. Based upon the foregoing, we respectfully request that the Use Permits be renewed without a condition for further review.

01/04/23 BCC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

TROPICANA AVE/US 95

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:

USE PERMIT to allow a major training facility.

DESIGN REVIEW for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-20-415-001 through 161-20-415-003

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 E. Tropicana Avenue
- Site Acreage: 3.4
- Project Type: Major training facility (Junior Achievement)
- Number of Stories: 2
- Building Height (feet): 27.5
- Square Feet: 45,060
- Parking Required/Provided: 177/294

Site Plan

The site plan depicts an existing 55,615 square foot shopping center located on the north side of Tropicana Avenue and approximately 770 feet east of US-95. The building is situated on the northwest corner of the site. The western three-quarters of the building is the location of the subject major training facility, while the eastern quarter of the building is used for a tire maintenance and repair facility. The remainder of the site is comprised of parking for the site. The parking consists mainly of dual rows of parking stalls with terminating landscape islands. A fire access lane is provided around the building and loading spots are provided to the west of the building. Access to the site is provided by 2 existing driveways located on the southeastern and

southwestern corners of the site with access to Tropicana Avenue. Cross access is provided to the properties on the east and west sides of the site.

Landscaping

Landscaping is not a part of this request, but the existing landscaping is mainly comprised of medium to small sized trees that are located within the parking lot terminal landscaping islands. There are also some existing trees located in a 6 foot planting strip located along the attached sidewalk adjacent to Tropicana Avenue. The applicant is providing 4 new Chilean Mesquite trees with 2 on each side of the main entrance of the building for aesthetic purposes.

Elevations

The elevations depict the existing building as 27.5 feet high with a front roofline that varies due to architectural projections and parapets. The front of the building consists of 2 storefront window and door systems with additional windows and emergency access doors also provided. The east side elevations depict a service bay roll-up door and trash enclosure area, while the east side elevations depict emergency access doors with a loading bay and access door. The rear elevation primarily contains access doors. The existing elevations appear to depict a beige painted stone block exterior.

The new façade being proposed will primarily affect the portion of the building that will contain the proposed major training facility with only the front façade being majorly affected. The new façade will have the exterior block be painted white along the western and southern exterior elevations with the front architectural projections being painted a dark blue. Above the main window and door system the façade will be covered with light colored perforated brushed aluminum panels. This portion of the façade will also include signage for the facility. Dark colored perforated brushed aluminum material panels will also be placed on another façade projection located to the east of the main window and door system. Two new landscape areas will be included on both sides of the main entrance.

Floor Plans

The floor plans depict a 45,060 square foot major training facility distributed amongst 2 floors of space. The first floor consists of 39,700 square feet and contains most of the facility's space. This first floor space contains an administrative area, which contains office space, a breakroom, meeting areas, and similar support spaces. The first floor also contains a significant amount of classroom, meeting areas, and support spaces grouped into 3 areas based on topic (Finance Park and Biz Town). A career center, volunteer support spaces, multi-purpose room, and a lobby are also found on this first level. The second floor contains 5,360 square feet and is accessed by a staircase found near the entrance of the building. This area contains several decks with seating that look down to the first floor, a board room, training room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the major training facility will support the initiatives of the Junior Achievement organization, who conduct various classes, trainings, and other programs at this

location. The programs conducted at the site will teach financial literacy, entrepreneurship, and career readiness to low-income students within the Clark County School District and local charter schools. They anticipate they will have on average of 300 students between the 2 programs offered (Biz Town and Financial Park) with a maximum capacity of 400 students. Students will be present on the site between 8:30 a.m. and 2:30 p.m. The site will be staffed by 30 staff members and 40 students with an additional 40 administrative staff members. There will be 6 to 7 teachers on site Tuesday through Thursday.

The applicant indicates that the proposed use is within a commercial corridor and the use will not be out of character for the shopping center or the nearby area. The applicant anticipates no major disturbances to the neighboring area. There is plenty of parking for staff and volunteers and any students that will be dropped off. The applicant further states that they will be providing buses for the transportation of the students to and from the site and they anticipate 2 to 4 buses per day will service the site. The buses will load and unload in areas designated on the western portion of the building. The applicant also states the traffic load for the previous health club at the site was higher than the anticipated load for the proposed major training facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0768	Tire sales and installation facility with reduced setback to residential development	Approved by PC	November 2018
TM-18-500034	1 lot commercial subdivision	Approved by PC	April 2018
UC-0049-04	Indoor swap meet within an existing commercial building - expired	Approved by PC	February 2004
VC-1481-99	Increased height for a marquee sign, temporary special attraction/promotional sign, and increase area of a temporary sign	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Corridor Mixed-Use	C-1 & C-2	Retail shopping centers
East	Corridor Mixed-Use	C-2	Retail Shopping center
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-4	Banking facility & apartment complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

While staff finds that any proposed major training facility has the potential to create a noise problem and nuisance to the surrounding area given the nature and number of people that would be on the site, but the use of the site previously as a health club and with the presence of an operating tire sales and installation facility, staff finds that the proposed facility would not produce noise or nuisance greater than what was and is currently at the site. Staff also finds that the use of the site as a major training facility may also be more in harmony with the surrounding residential uses compared to the previous use of the site. In addition, the large amount of parking above what is required seems to be sufficient to handle the increased staffing levels and the number of potentially waiting parents given that busing should be able to reduce much of the anticipated increase in traffic to the site. Given that the use is in harmony with the surrounding area and the applicant seems to have addressed possible traffic and circulation issues on the site, staff can support this use permit.

Design Review

Regarding the changes being made to the existing façade of the building, staff finds that the variation in the color scheme of the building will create an interesting, attractive, and varying appearance to the site. The painting of the building in this manner will also make clear distinctions between the uses on the site. In addition, the aluminum paneling being used will also help to create a variation in the textures of the façade and enhance the visual appeal of the site as well. Staff finds that the changes being made to the façade are positive for both the site and the surrounding area and should not cause a visual distance to neighbors. Staff can support this design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUNIOR ACHIEVEMENT

CONTACT: G. C. GARCIA, INC C/O MELISSA EURE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>116-22-0619</u> DATE FILED: <u>11/02/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>01/04/23</u> FEE: <u>\$1,350.⁰⁰</u>
	PROPERTY OWNER NAME: <u>RSS BNK2019-BNK21-NV 2HT, LLC</u> ADDRESS: <u>3993 HOWARD HUGHES PKWY STE 700</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Junior Achievement c/o Michelle Jackson</u> ADDRESS: <u>1921 N. Rainbow Blvd, Floor 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89108</u> TELEPHONE: <u>702-214-0503</u> CELL: _____ E-MAIL: <u>Michelle.Jackson@ja.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>G.C. GARCIA INC C/O MELISSA EURE</u> ADDRESS: <u>1055 WHITNEY RANCH DRIVE #210</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>ACOLE@GCGARCIAINC.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-20-415-001 + 161-20-415-003 + 161-20-415-002
 PROPERTY ADDRESS and/or CROSS STREETS: 4440 E TROPICANA AVE (TROPICANA & MOUNTAIN VISTA NWC)
 PROJECT DESCRIPTION: To review the request for a major training facility and minor changes to the exterior of existing building

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

 Property Owner (Signature)* Adam Singer on behalf of RSS BNK2019-BNK21-NV 2HT, LLC

 Property Owner (Print)

STATE OF Florida
 COUNTY OF Miami-Dade
 SUBSCRIBED AND SWORN BEFORE ME ON 9/15/2022 (DATE)
 By Manelkis Javier
 NOTARY PUBLIC: _____

Manelkis Javier
 Comm.: HH 235783
 Expires: March 3, 2026
 Notary Public - State of Florida

*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.



PLANNER
COPY
UC-22-0619

November 1, 2022

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter: Tropicana & Mountain Vista, near NWC
Request for Special Use Permit for a Major Training Facility – Junior Achievement
of So. Nv.
Address: 4440 E. Tropicana (Tropicana & Mountain Vista, NWC)
APN#: 161-20-415-001 & 161-20-415-003

Dear Nancy:

On behalf of the applicant, Junior Achievement of Southern Nevada, please accept this letter and attached materials as a request for a Special Use Permit for a Major Training Facility, on approximately 4.12± gross acres within an existing developed commercial center, now a vacant 24 Hour Fitness, that teaches financial literacy, entrepreneurship and job readiness to CCSD students. The proposed project is located within a completed building near the NWC of Tropicana Ave and Mountain Vista St at 4440 E. Tropicana Ave. The use will occupy approximately 36,300 SF of the existing two-story building.

The site is zoned General Commercial (C-2) and planned Commercial Mixed Use (CM). The parcels to the south and east are zoned General Commercial (C-2) & Local Business (C-1) with existing commercial centers. To the west is C-2 and R-4 with additional commercial centers along Tropicana and apartments to the northwest. Directly to the north is R-1 with existing single family residential.

The proposed Major Training Facility will be comprised of approximately 36,280 SF of classroom space with the remaining 8,780 SF made up of offices, storage, breakroom, and meeting spaces. The proposed Major Training Facility Use augments CCSD and Charter schools K-12 teaching with a skills-based learning for financial literacy, entrepreneurship, and job readiness utilizing two programs, BizTown and Finance Park. Its emphasis is on low-income area students but is available to all students. Annually they reach approximately 20,000 kids.

Last year they operated at a top capacity of 150 students in the BizTown and 150 in the Finance Park. The maximum capacity is about 400 students. The students arrive about 8:30 a.m. and depart by 2:30 p.m. Students arrive and leave by bus.

Staffing is provided by about 30 staff and 40 volunteers. The Major Training Facility partners with entities in gaming, hospitality, finance, advanced manufacturing, marketing, broadcast journalism, mining, real estate, law and local governments, they leverage the exposure to the real world to prepare the students for the challenges ahead.

The Major Training Facility does have 40 administrative staff members that are onsite during the week in addition to the teachers. Teachers are assigned one day a week to be on-site for in-person instruction. There is typically 6-7 teachers onsite Tuesday through Thursday.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

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Design Review

The Major Training Facility site has 294 parking stalls where only 177 are needed. There is ample room for the pickup and drop off of the students by bus with designated loading space adjacent to the building and along a safe walking path. Two to four buses are anticipated per day.

The south building façade will be cosmetically augmented to present an attractive and compelling business-like appearance with a contemporary look utilizing subdued colors and perforated metal panels that refresh the dated and worn appearance of the vacant gym building.

The west elevations will also be painted to match the main entry. The existing building height varies between 23-24FT in height. The new façade will on the south side will be a maximum of 27.6 FT in height providing additional roofline variation. The remainder of the building facades will not be changed.

In addition to the façade changes, there will be four new trees added; two on either side of the main entry area. The existing landscaping for the site will remain. The existing pylon sign will also remain.

Special Use Permit

Title 30.16 requires a Special Use Permit for a Major Training Facility use to be established in a C-2 or C-P Zoning District.

Special Use Permit Approval Criteria 30.16-4

A Special Use Permit is required for this project. Special Use Permits are required for a Major Training Facility in a C-2 or C-P zoning district and is not subject to any specific requirements.

For a Special Use Permit, the applicant shall establish that the use is appropriate at the proposed location by showing the following:

1. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of this Title;

The proposed Major Training Facility Use is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30; the use will be located within an existing commercial center with C-2 zoning and Corridor Mixed-Use (C-M) land use. The C-M supports the inclusion of Major Training Facility uses. The designation also supports the re-use of vacant buildings.

2. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and

The proposed use will be within an existing building in an existing commercial center and the proposed busing mitigates to the maximum extent possible any impact on traffic within the center or public streets. It is well below the prior 24 Hour Fitness facility use's traffic. The proposed use will not result in a substantial or unduly adverse effect on the adjacent properties nor impact the character of the area in regard to traffic, parking, public improvements, public rights-of way or the public health, safety, and general welfare.

3. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden


The site is built with the necessary infrastructure to serve this use so it will be adequately served by the existing public improvements, facilities and services located within and adjacent to the site.

Summary

The proposed Major Training Facility is consistent with the surrounding land use pattern and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure,
President

01/04/23 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

FLAMINGO RD/UNIVERSITY CENTER DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0637-CV FLAMINGO, LLC:

USE PERMIT to modify pedestrian realm.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow drive-thru talk boxes to face residential development; and 2) reduce landscape buffer.

DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District.

Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-15-803-006 ptn

USE PERMIT:
Modify pedestrian realm requirements for the Midtown Maryland Parkway District where required per Section 30.48.1840.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow drive-thru talk boxes to face residential where talk boxes shall be set back behind the building or faced to minimize noise per Table 30.56-2.
2. Waive required landscaping buffer adjacent to less intensive use where required per Figure 30.64-11.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (portion)
- Project Type: Restaurant with drive-thru
- Building Height (feet): 23
- Square Feet: 924

- Parking Required/Provided: 8/8

Site Plans

The plans depict a proposed restaurant with drive-thru lanes on a portion of an existing commercial parcel. The plans show the proposed restaurant located in the center portion of the parcel and south of an existing multiple family residential development. The drive-thru will be located on the north side of the restaurant and will be adjacent to the north property line. Per Table 30.56-2, where drive-thru windows are adjacent to residential development, the talk boxes shall be set back behind the building or faced to minimize noise away from adjacent homes. The plans depict the talk boxes facing towards the existing residential uses to the north and requires a waiver of development standards to allow for their location. South of the drive-thru is a smaller partial circular drive aisle on the east side of the building where customers can pick-up online orders only. Outdoor seating is provided and counts towards open space requirements. Access to the property is from Flamingo Road with parking shown along the southern portion of the property, as well as on the east side of the building.

Landscaping

The plans depict landscaping throughout the interior of the parking lot and along the perimeter of the property. Although the pedestrian realm standards are not in compliance with the Midtown Maryland Parkway District, a 15 foot landscape area is shown along Flamingo Road adjacent to an existing attached sidewalk (total 20 foot width), rather than the required detached sidewalk. In addition, landscaping is provided along the rear (north) parcel line adjacent to less intensive use; however, the required number of trees are not provided in the landscape area.

Elevations

The plans depict a proposed commercial restaurant building with a drive-thru at 23 feet in height with a metal awning, metal frame, stucco finish, and storefront glazed windows. The colors proposed include orange and green and architectural enhancements with the rest of the building being white and gray colors.

Floor Plans

The plans depict a 924 square foot restaurant with kitchen, seating area, outdoor seating, dining and lounge, restrooms, and utility rooms. Outside dining is provided per the plans and is part of the required open space per the Midtown Maryland Parkway District.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the waiver request will be mitigated with measures to limit the impacts of the order boxes facing towards residential uses. This includes adjustable volumes not to exceed normal conversation levels of 60 decibels to 70 decibels during normal business hours. In addition, the applicant states the order boxes are over 25 feet from the rear property line and farther to the edge of the residential units.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1065-99	Convenience store with gasoline sales	Approved by PC	September 1999
ZC-1472-97	Reclassified from an R-1 to a C-2 zoning for a retail center	Approved by BCC	February 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-5	Multiple family residential
South	Public Use	P-F	UNLV
East	Public Use	C-2	Electric substation
West	Entertainment Mixed-Use	C-2	Convenience store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff can support the applicant's request to modify the required pedestrian realm as outlined under the requirement of the Midtown Maryland Parkway District. Along Flamingo Road in this section there are no detached sidewalks or space to create a pedestrian realm without major alterations to the street and site. To include this would break-up the consistency of the existing streetscape along this area. Per the plans submitted the applicant is providing for a 15 foot wide landscape area behind the existing attached sidewalk as mitigation measures. Due to constraints along Flamingo Road with existing conditions for this immediate area, staff could support this request; however, since staff does not support the waivers of development standards or design review, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the waiver request to place order talk boxes facing north may have an impact to the residential development to the north. A similar request (UC-22-0602) is scheduled to be heard by the Board of County Commissioners' on December 21, 2022 for a drive-thru to the east of the subject project, but on the same property. That project is directly in front of the existing residential development, while this project is directly in front of the parking garage. Although the talk box may have less of an impact than the project to the east, the noise from the talk box may still impact the neighbors. In addition, the applicant has requested a waiver for the landscaping along the north property line, which increases the possibility of a negative impact since there is no buffer between the talk box and residential development. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

In relation to the waiver of development standards #1, any intense use that will be adjacent to existing residential use is required to provide a landscape buffer. The applicant has provided landscaping along this portion of the parcel yet does not meet the design as outlined under Figure 30.64-11. As mentioned above, the design for the drive-thru is directed more to the parking garage; however, there still may be an impact to nearby neighbors and the intent of Code has not been met by the applicant. Staff has concerns with potential impacts to the residents and the request represents a self-imposed hardship; therefore, staff cannot support this request.

Design Review

Review of the plans do not show proper placement of the proposed restaurant as the design shows the drive-thru talk boxes in a location that may have an impact to those residences to the north as mentioned above. In addition, the proposed landscape buffer as shown along the north parcel line does not provide for appropriate buffering through an intense landscaping that would provide for, or minimize noise impacts with the proposed drive-thru. Likewise, staff has concerns with the internal circulation due to the potential conflict between the proposed half circular "pick up" area with the drive-thru queuing; therefore, staff cannot support the design review.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

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

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC
APPROVALS:
PROTESTS:**

APPLICANT: ATWELL, LLC

CONTACT: CATHERINE ATCHLEY, ATWELL, LLC, 9001 AIRPORT FREEWAY, SUITE 660, NORTH RICHLAND HILLS, TX 76180

SIGNAGE
(TITLE 30)

FLAMINGO RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0638-PARBALL NEWCO LLC:

USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).

DEVIATIONS for the following: **1)** increase the number of directional signs; **2)** increase the area of directional signs; and **3)** deviations as shown per plans on file.

DESIGN REVIEW for a comprehensive sign package in conjunction with a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-21-102-009

DEVIATIONS:

1. Increase the number of directional signs to 16 where a maximum of 2 directional signs are permitted per Table 30.72-1 (a 700% increase).
2. Increase the overall area of directional signs to 706 square feet where a maximum of 32 square feet are permitted per Table 30.72-1 (a 2,106% increase).
3. Permit all other deviations per plans on file.

DESIGN REVIEWS:

1. Comprehensive sign package in conjunction with an existing resort hotel (Horseshoe) including the following:
 - a. Increase the number of animated signs to 2 where 1 sign was previously approved (a 100% increase).
 - b. Increase the number of freestanding signs to 4 where 1 sign was previously approved (a 300% increase).
 - c. Increase the overall freestanding sign area to 20,498 square feet where 19,576 square feet was previously approved (a 4.7% increase).
 - d. Increase the overall area of animated signs to 13,241 square feet where 13,031 square feet was previously approved (1 1.6% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3645 Las Vegas Boulevard South
- Site Acreage: 30
- Project Type: Comprehensive sign package

Site Plan and Request

This application is the second application for a comprehensive sign package for the Horseshoe Hotel (formerly known as Bally's). A freestanding sign for the resort hotel was approved via DR-22-0177 by the Board of County Commissioners (BCC) in May 2022. This application seeks to establish the remainder of the sign package for the resort hotel consisting of wall, directional, and 3 additional freestanding signs. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Signage

The plans depict an assortment of proposed signs including wall, directional, and freestanding signs. An existing freestanding sign, with animation, measures 180.5 feet in height, is located at the southeast corner of Las Vegas Boulevard South and Flamingo Road, and was previously approved by the BCC. Three existing freestanding signs will be refurbished with this sign package request, reflecting the rebranding of the resort hotel. The first existing freestanding sign, designed as an archway, is located at the main entrance to the casino, measures 483 square feet in area, 35 feet in height, and is set back 335 feet from Las Vegas Boulevard South. The second existing freestanding sign is located at the northeast corner of the project site adjacent to Flamingo Road. The freestanding sign measures 23 feet in height with a setback of 10 feet from Flamingo Road. This freestanding sign includes an animated display measuring 210 square feet in area. The third existing freestanding sign that will be refurbished is located at the main entrance to the resort hotel, adjacent to Las Vegas Boulevard South. The freestanding sign measures 20 feet in height with an area of 229 square feet. The directional signage is concentrated within the interior of the site, primarily within the area of the parking garage. Directional signage measures between 4 square feet to 134 square feet in area and is located throughout the site. Wall signs, featuring vertical channel lettering, are located on the exterior of the hotel tower. Additional wall signage advertising the on-premises retail shops is featured on the existing pory wall, located at the main entrance to the resort hotel adjacent to Las Vegas Boulevard South.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	0	3,390	3,390	77,444	0	0	12	12
Freestanding*	19,576	922	20,498	12,905	3.6%	1	3	4
Directional	0	706	706	32	2106%	0	16	16
Roof	0	0	0	0	0	0	0	0
Projecting	0	0	0	96 (32 per tenant)	0	0	0	0
Revolving	0	0	0	Per Design Review	0	0	0	0
Monument	0	0	0	350 (70 sq. ft. per sign)	0	0	0	0
Hanging	0	0	0	32 per tenant	0	0	0	0
Overall Total	19,576	5,018	24,594	N/A	N/A	1	31	32

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

Animated	13,031	210	13,241	150	1.61%	1	1	2
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Applicant's Justification

The applicant states this request is necessary for the proposed signage associated with the rebranding of the existing resort hotel from "Bally's Las Vegas" to "Horseshoe Las Vegas". The applicant states the proposed signs are visually compatible with the adjacent development, are consistent with the previously approved plans along Resort Corridor, and complies with the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0177	Freestanding sign in conjunction with a resort hotel (Horseshoe Hotel)	Approved by BCC	May 2022
ADR-22-900058	Remodeled with modifications to the interior and exterior of existing buildings within a shopping center (Grand Bazaar) in conjunction with a resort hotel (Bally's)	Approved by ZA	February 2022
TM-20-50009	1 lot commercial subdivision	Approved by PC	August 2020
UC-18-0263	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1035-17	Exterior and interior remodel of an existing building	Approved by BCC	January 2018
UC-0303-16	Signage in conjunction with the Grand Bazaar	Approved by BCC	June 2016
DR-0188-16	Modifications to an approved comprehensive sign package with an increased wall sign area	Approved by BCC	May 2016
UC-0854-14	Grocery store with a design review for signage	Approved by BCC	December 2014
UC-0847-13	Modifications to a comprehensive sign package	Approved by BCC	March 2014
UC-0227-12	Comprehensive sign and lighting plan with modifications to an approved shopping center (Bally's Bazaar)	Approved by BCC	July 2012
UC-0037-12	Outdoor shopping center (Grand Bazaar Shops)	Approved by PC	March 2012
DR-0077-11	Modifications to an approved sign package and reduced the separation between monument signs	Approved by BCC	May 2011
UC-0305-10	Sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-1384-03 (ET-0283-09)	Second extension of time to allow permanent banners	Approved by PC	December 2009
UC-1384-03	Allowed permanent banners	Approved by PC	October 2003
UC-0855-00	Three sided on/off-premises freestanding sign with deviations to required setbacks	Approved by PC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Drai's Beachclub & Nightclub
South	Entertainment Mixed-Use	H-1	Paris Resort Hotel
East	Entertainment Mixed-Use	H-1	Portions of Bally's Resort Hotel
West	Entertainment Mixed-Use	H-1	Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Deviations

Staff finds the increase to the overall area for directional signage should have no impact on the adjacent properties and surrounding land uses. The increase to the area for directional signage primarily occurs within the interior of the site. The increased number of directional signs provides greater assistance to visitors when navigating the various entrances and exits to and from the resort hotel; therefore, staff can support these requests.

Design Review

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed signs are consistent in style and design with the previously approved freestanding sign and are of similar design and scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. The proposed signs consist of compatible architectural design, style, and color with a unified branding theme. Staff finds the proposed sign package will not negatively impact the site; therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Coordinate with Public Works - Construction Management - Johnathan Morales.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARBALL NEWCO LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN HYATT FARBER SCHRECK,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

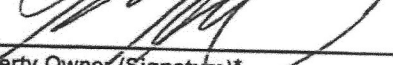
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT 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-22-0638</u> DATE FILED: <u>11/8/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: <u>-</u> @ <u>7:00 PM.</u> BCC MEETING DATE: <u>1/4/23 @ 9:00 AM.</u> FEE: <u>\$1,350.00</u>
	PROPERTY OWNER NAME: <u>Parball NewCo LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>gbogan@1@caesars.com</u>
	APPLICANT NAME: <u>Parball NewCo LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Rebecca Miltenberger</u> ADDRESS: <u>100 N. City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>RCI 176001</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-102-009

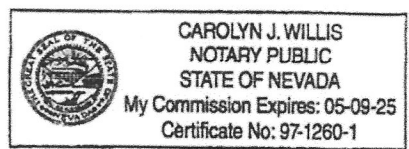
PROPERTY ADDRESS and/or CROSS STREETS: 3645 South Las Vegas Blvd.

PROJECT DESCRIPTION: Comprehensive sign package update for re-branding

(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. 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)* Gary Bogan (Authorized Signatory)
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 27, 2022 (DATE)
 By Gary Bogan
 NOTARY PUBLIC: Carolyn J. Willis



*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.

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

UC-22-0638

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

October 26, 2022

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155
Attn: Mark Donohue

PLANNER
COPY

RE: Justification Letter –Design Review for Comprehensive Sign Package for Horseshoe Las Vegas (f/ka Bally's Las Vegas); APN: 162-21-102-009

Dear Mr. Donohue:

We represent Parball NewCo, LLC, a Delaware limited liability company ("Applicant"), owner and operator of the Horseshoe Las Vegas Hotel & Casino (formerly known as the Bally's Las Vegas Hotel & Casino) located at 3645 South Las Vegas Blvd., Las Vegas, Nevada 89109 and bearing Clark County Assessor Parcel Number ("APN") 162-21-102-009 (the "Property"), in connection with the land use application attached hereto.

The Applicant is seeking approval of the following at the Property:

1. Design Review: to (a) create a new comprehensive sign package in conjunction with a resort hotel (collectively, the "Proposed Signs"); (b) increase the number of animated signs to two (2) where one (1) was previously approved; (c) increase the square footage of the freestanding sign area to 20,498 square feet where 19,576 square feet was previously approved; and (d) increase the square footage of the animated sign area to 13,241 square feet where 13,031 square feet was previously approved.
2. Deviations: to (a) increase the number of directional signs to sixteen (16) where as maximum of two (1) are permitted per Table 30.72-1 of the Code; (b) increase the overall area of directional signs to 706 square feet where a maximum of 32 square feet is permitted per table 30.72-1 of the Code.

The Applicant is rebranding the Property from "Bally's Las Vegas" to "Horseshoe Las Vegas." In connection with such rebranding, the Applicant obtained approval pursuant to DR-22-0177 for a new marquee/freestanding digital sign. The Applicant now seeks to update all remaining signs located at the Property as shown on the attached plans.

In connection with the design review and deviations above, the Applicant is requesting approval for the following: (1) three (3) new freestanding signs which increase the square footage by 922 square feet (or 4.8% over the existing freestanding sign approved by DR-22-0177), (2) an increase in directional signage to 706 square feet where 32 square feet is permitted by Code, and (3) an additional 210 square feet of animated signage (or 1.61% over the existing animated signage approved by DR-22-0177).

Clark County Comprehensive Planning
October 26, 2022
Page 2

The Proposed Signs are visually compatible with the adjacent development and consistent with previously approved signs along the Resort Corridor. As such, the Proposed Signs comply with Urban Specific Policy 20 of the Comprehensive Master Plan.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger
Enclosures
24839376

PLANNER
COPY

11

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0605-OBJECT DASH LLC:

VACATE AND ABANDON easements of interest to Clark County located between Haven Street (alignment) and Las Vegas Boulevard South, and between Four Seasons Drive and Russell Road (alignment) within Paradise (description on file). JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:
162-28-402-002; 162-28-402-003

LAND USE PLAN:
PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to vacate a 33 foot patent easement that is located along the eastern property line from north to south.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	H-1	Resort hotel
South	Entertainment Mixed-Use	H-1	Wedding chapel
East	Public Facility	P-F	Reid International Airport

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 43 feet for Las Vegas Boulevard South for APN 162-28-402-002;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OBJECT DASH LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-22-0605
 PLANNER ASSIGNED: BBB
 TAB/CAC: Acadise
 PC MEETING DATE:
 BCC MEETING DATE: 1-4-23
 FEE: \$ 875

DATE FILED: 10-25-2022
 TAB/CAC DATE: 12-13-22

PROPERTY OWNER

NAME: Object Dash LLC
 ADDRESS: 1980 Festival Plz Dr. Ste 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 310-936-5063 CELL:
 E-MAIL: mike.thompson@boringcompany.com

APPLICANT

NAME: Object Dash LLC
 ADDRESS: 1980 Festival Plz Dr. Ste 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 310-936-5063 CELL:
 E-MAIL: mike.thompson@boringcompany.com REF CONTACT ID #:

CORRESPONDENT

NAME: Baughman & Turner, Inc.
 ADDRESS: 1210 Hinson St.
 CITY: Las Vegas STATE: NV ZIP: 89102
 TELEPHONE: 702-870-8771 CELL:
 E-MAIL: joshh@baughman-turner.com REF CONTACT ID #: 137071

ASSESSOR'S PARCEL NUMBER(S): 162-28-402-002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas/Russell

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] TRUSTEE OF
 Property Owner (Signature) OBJECT DASH TRUST,
 STATE OF TEXAS MARCO ANTONIO
 COUNTY OF Cameron
 SUBSCRIBED AND SWORN BEFORE ME ON July 18, 2022 (DATE)
 By Erica Perez
 NOTARY PUBLIC: [Signature]

Object Dash, LLC
 Property Owner (Print)
 ERICA PEREZ
 Notary Public, State of Texas
 Comm. Expires 08-19-2022
 Notary ID 1292514-3

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

APR-22-10/151

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

August 25, 2022

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

PLANNER
COPY

**Re: Vacation of Government Patent Easements
APN 162-28-402-002 & 003**

To Whom It May Concern,

Please let this letter serve as a request and justification for a Vacation and Abandonment of government patent easements. The 33' Patent Easements lie along the easterly property lines, of the 2.20-acre parcels.

The government patent easements are no longer needed for roadway and utility purposes. Any utility and/or drainage easements required will be retained.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David Turner
President

DT/jh