



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 14, 2021

7:00pm

## AGENDA

### Note:

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

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

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

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

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

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

- III. Approval of Minutes for November 30, 2021. (For possible action)
- IV. Approval of the Agenda for December 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
Receive presentation regarding the DOT 1-11 Planning and Environmental Linkages(PEL) Study (For discussion only)
- VI. Planning and Zoning

- 1. **UC-21-0646-BPS HARMON, LLC:**  
**USE PERMITS** for the following: **1)** to allow retail sales and service as a primary use (outside); **2)** alcohol (on-premises consumption); **3)** alcohol sales, beer and wine packaged; **4)** craft distillery; **5)** antiques; **6)** arcade; **7)** art gallery; **8)** banquet facility; **9)** club; **10)** convenience store; **11)** electronic equipment sales; **12)** food/cart booth; **13)** grocery store; **14)** health club; **15)** hookah lounge; **16)** jewelry making; **17)** jewelry sales; **18)** kiosk/information; **19)** live entertainment; **20)** massage; **21)** movie theater; **22)** night club; **23)** office; **24)** outside dining and drinking; **25)** personal services; **26)** pharmacy; **27)** photographic studio; **28)** recording studio; **29)** recreational facility; **30)** restaurant; **31)** retail sales; **32)** shoe repair; **33)** sporting goods; **34)** theater; and **35)** watch repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow retail sales and service not within a permanent enclosed building; **2)** reduce setbacks; **3)** reduce landscaping; and **4)** reduce height setback ratio.  
**DESIGN REVIEWS** for the following: **1)** outside retail sales and service structures/kiosks; and **2)** expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action)  
**BCC 12/2/21**
- 2. **DR-21-0660-MAXIMIZER HOLDING, LLC:**  
**DESIGN REVIEWS** for the following: **1)** exterior remodel, and **2)** freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action) **PC 1/4/22**
- 3. **UC-21-0658-KID'S TURF ACADEMY II, LLC:**  
**USE PERMIT** for a congregate care facility on 2.0 acres in a C-P (Office & Professional) Zone. Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action) **PC 1/4/22**

4. **AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of the following: 1) truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-U (Public Use) (AE-60 & AE-65) Zone. Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action) **BCC 1/5/22**
5. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.  
**DEVIATIONS** for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.  
**DESIGN REVIEWS** for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**
6. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action) **BCC 1/5/22**

- VII. General Business (For possible action)
  
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
  
- IX. Next Meeting Date: December 28, 2021.
  
- X. Adjournment.

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



## Paradise Town Advisory Board

November 30, 2021

### MINUTES

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Board Members:	John Williams –Chair- <b>PRESENT</b> Susan Philipp - Vice Chair- <b>PRESENT</b> Roger Haywood- <b>PRESENT</b>	Joh Wardlaw- <b>PRESENT</b> Katlyn Cunningham – <b>PEXCUSED</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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

Jillee Rowland; Planning, Blanca Vazquez; Town Liaison

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

II. Public Comment:  
**None**

III. Approval of November 9, 2021 Minutes

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

Approval of Agenda for November 30, 2021

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

IV. Informational Items (For Discussion only)  
**None**

V. Planning & Zoning

1. **UC-21-0636-APEX LAS VEGAS, LLC:**

**USE PERMIT** for a multiple family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) nonstandard landscaping; and 3) alternative standards for perimeter fence.

**DESIGN REVIEW** for the conversion of a motel to a multiple family residential development on 5.2 acres in a H-1 (Limited Resort and Hotel) (AE-60) Zone. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/ja/jo (For possible action)

**PC 12/21/21**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

2. **DR-21-0635-3535 LV NEWCO, LL C:**

**DESIGN REVIEWS** for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; 4) increase the number of projecting signs; 5) increase the area of projecting signs; 6) increase the number of animated signs; and 7) increase the area of animated signs on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/jo (For possible action)

**BCC 12/22/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-21-0631-PATRICK LANE HOLDINGS, LLC:**

**USE PERMIT** minor training facility.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the driveway departure distances from the intersection.

**DESIGN REVIEW** for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action)

**BCC 12/22/21**

**MOVED BY-Wardlaw**

**APPROVE- Subject to IF approved staff conditions**

**ADDED CONDITIONS**

- 15 Students maximum
- 20 cars maximum
- Front gate to be opaque

**VOTE: 4-0 Unanimous**

4. **UC-21-0646-BPS HARMON, LLC:**

**USE PERMITS** for the following: 1) to allow retail sales and service as a primary use (outside); 2) alcohol (on-premises consumption); 3) alcohol sales, beer and wine packaged; 4) craft distillery; 5) antiques; 6) arcade; 7) art gallery; 8) banquet facility; 9) club; 10) convenience store; 11) electronic equipment sales; 12) food/cart booth; 13) grocery store; 14) health club; 15) hookah lounge; 16) jewelry making; 17) jewelry sales; 18) kiosk/information; 19) live entertainment; 20) massage; 21) movie theater; 22) night club; 23) office; 24) outside dining and drinking; 25) personal services; 26) pharmacy; 27) photographic studio; 28) recording studio; 29) recreational facility; 30) restaurant; 31) retail sales; 32) shoe repair; 33) sporting goods; 34) theater; and 35) watch repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; 3) reduce landscaping; and 4) reduce height setback ratio.

**DESIGN REVIEWS** for the following: 1) outside retail sales and service structures/kiosks; and 2) expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action)

**BCC 12/22/21**

**Held per applicant. Return to the December 14, 2021 Paradise TAB**

VI. General Business (for possible action)

**None**

VII. Public Comment

**None**

VIII. Next Meeting Date

**The next regular meeting will be December 14, 2021**

IX. Adjournment

**The meeting was adjourned at 7:55 p.m.**

OUTSIDE RETAIL/KIOSKS  
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0646-BPS HARMON, LLC:**

**USE PERMITS** for the following: 1) to allow retail sales and service as a primary use (outside); 2) alcohol (on-premises consumption); 3) alcohol sales, beer and wine packaged; 4) craft distillery; 5) antiques; 6) arcade; 7) art gallery; 8) banquet facility; 9) club; 10) convenience store; 11) electronic equipment sales; 12) food/cart booth; 13) grocery store; 14) health club; 15) hookah lounge; 16) jewelry making; 17) jewelry sales; 18) kiosk/information; 19) live entertainment; 20) massage; 21) movie theater; 22) night club; 23) office; 24) outside dining and drinking; 25) personal services; 26) pharmacy; 27) photographic studio; 28) recording studio; 29) recreational facility; 30) restaurant; 31) retail sales; 32) shoe repair; 33) sporting goods; 34) theater; and 35) watch repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; 3) reduce landscaping; and 4) reduce height setback ratio.

**DESIGN REVIEWS** for the following: 1) outside retail sales and service structures/kiosks; and 2) expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-214-003 through 162-21-214-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow outdoor retail sales/kiosks.
2. Reduce the setback to a street to 3 feet where 10 feet is required per 30.56.040 (a 70 % reduction) and zero feet was previously approved.
3. Eliminate street landscaping where landscaping per Figure 30.64-17 is required.
4. Reduce the height setback ratio per Figure 30.56-4.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST



## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3717 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Retail sales and service structures/kiosks
- Kiosk Height (feet): 11
- Square Feet: 2,164 (combined area of 8 kiosks)
- Parking Required/Provided: 490/159 (a reduction to 159 spaces was previously approved by WS-1029-17)

#### Site Plan

The site plan depicts 8 proposed retail sales and service structures (kiosks) set back 7 feet from a pedestrian right-of-way along Harmon Avenue. Display materials are shown on all 4 sides of the kiosks. As a result, customers will be able to que on all sides of the structures. A 10 foot wide pedestrian access easement, located on the subject property, runs along the east side of the kiosks, and a sidewalk is located along the west side of the kiosks.

The remainder of the site consists of a shopping center located on the north side of the property and parking area located on the east side of the property. Including the additional 3,035 square feet of retail space, 490 parking spaces are required where 159 parking spaces are provided and 148 parking spaces were previously approved.

#### Landscaping

The landscaping that exists in the parking area is to remain as is, the applicant is requesting a waiver to eliminate the street landscaping and instead install a County approved decorative pedestrian control fence.

#### Elevations

The kiosks are a maximum of 11 feet in height. Exterior materials include metallic panels, with white metal panel roofing materials.

#### Floor Plan

The area of the kiosks ranges from a minimum of approximately 100 square feet to a maximum of 505 square feet.

#### Signage

Each kiosk includes a variety of wall signs, which will be requested in a future application.

#### Applicant's Justification

The applicant indicates that their proposed improvements along the street frontage will create visual interest over the plaza mitigating the need for street landscaping. It is also stated that the cantilevered area of the second story will not impede pedestrian flow and is consistent with the streetscape. In addition, the requested 3 foot setback to the kiosks will not negate the character of the boulevard as it does not adversely impact the pedestrian comfort and flow along the ground level.

### Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400125 (UC-20-0169)	Review of retail sales as a primary use/kiosks	Approved by BCC	September 2021
VS-20-0271	Vacated and abandoned easements along with right-of-way for Harmon Avenue and Las Vegas Boulevard	Approved by BCC	August 2020
UC-20-0169	Allowed retail sales as a primary use outside/kiosks	Approved by BCC	June 2020
UC-19-0408	Recreational facility in conjunction with a shopping center	Approved by BCC	July 2019
VS-18-0155	Vacated and abandoned a public access easement (driveway)	Approved by PC	April 2018
WS-1029-17	Reduced parking, façade changes, and a mezzanine addition to the existing shopping center	Approved by BCC	January 2018
UC-0800-17	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Subway)	Approved by BCC	November 2017
UC-0224-17	Allowed on-premises consumption of alcohol (tavern/self-serve beer structure)	Approved by BCC	June 2017
WS-0069-17	Modified landscape planters and fencing within Harmon Avenue	Approved by BCC	March 2017
WS-0324-16	Shade structures, façade changes, and modified a comprehensive sign plan for a proposed restaurant (Taco Bell Cantina)	Approved by BCC	June 2016
ADR-0596-15	Shade structures within outside dining area (Subway)	Approved by ZA	July 2015
UC-0241-13 (ET-0068-14)	First extension of time to review outside retail sales structures until November 20, 2015 to review - expired	Approved by BCC	July 2014
UC-0241-13	Allowed additional commercial uses within a shopping center (list on file) and outside retail sales structures subject to 6 months to review outside retail sales structures	Approved by BCC	November 2013
UC-0008-12	Allowed commercial uses in H-1 zoning and permit outside retail sales - expired	Approved by BCC	March 2012
UC-0518-11	Allowed on-premises consumption of alcohol (tavern) in conjunction with a shopping center - the application included other land uses which were withdrawn without prejudice at the PC meeting	Approved By PC	December 2011
UC-0608-10	Redesigned a shopping center and pharmacy including the pedestrian bridge across Harmon Avenue	Approved by BCC	February 2011

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0025-10	Harmon Center commercial subdivision	Approved by PC	July 2010
UC-0174-10	Shopping center, pharmacy, packaged beer and wine sales, packaged liquor sales, including waivers to reduce parking, parking lot landscaping and allowed tandem parking	Approved by BCC	June 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	H-1	Planet Hollywood Resort Hotel & Miracle Mile Shopping Center
South	Commercial Tourist	H-1	Commercial building (former Harley Davidson Café) & parking garage
West	Commercial Tourist	H-1	CityCenter & The Cosmopolitan 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 Permits

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

The kiosks have previously been approved on this site, 3 separate land use applications for the outside uses have expired and there is a current land use application (UC-20-0169) active on the site. The kiosks have continued to operate on the property with land use approval and recently were approved with a review (AR-21-400125). Reviews were placed on the previous applications due to the discretionary nature of the application, which would give the public, staff, and elected and appointed officials an opportunity to review the use. However, staff is not requesting a review on this application since this is just an expansion of the existing condition.

Staff finds that the uses requested with this application should be able to be conducted in a manner that is harmonious with the site and surrounding developments. Staff would however, like to clarify that no guns or ammunition are allowed to be sold at this location.

### Waivers of Development Standards

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

Staff finds that the proposed improvements along the street frontage will create visual interest over the plaza mitigating the need for street landscaping. Also the cantilevered area of the second story will not impede pedestrian flow and is consistent with the streetscape. In addition, the requested 3 foot setback to the kiosks will not negate the character of the boulevard as it does not adversely impact the pedestrian comfort and flow along the ground level. Therefore, staff can support the requested waivers.

### Design Reviews #1 & #2

Staff can support the design review for the additional retail space on the second level as it will blend seamlessly with the existing structure. The ground level area with the additional kiosks will also allow for unimpeded pedestrian flow and a well integrated indoor/outdoor development. Therefore, staff can support the design reviews.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No sale of firearms or ammunition;
- 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**

- No building permit or business license shall be issued until VS 20-0271 records;
- Coordinate with Public Works - Kaizad Yazdani for existing small cell sites;

- Dedicate any necessary easements as required by Kaizad Yazdani for existing small cell sites.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:** BPS HARMON, LLC

**CONTACT:** CURT CARLSON, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128

DRAFT



# LAND USE APPLICATION

1 OF 2

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0646</u> DATE FILED: <u>10/27/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>11/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/22/21</u> FEE: <u>\$1,825<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>BPS Hamon LLC</u> ADDRESS: <u>3717 Las Vegas Blvd 89118</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 629-1980</u> CELL: _____ E-MAIL: <u>czap12@5hpartners.com</u>
	<b>APPLICANT</b>  NAME: <u>same</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Brown, Brown and Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 162-21-214-004 and 005

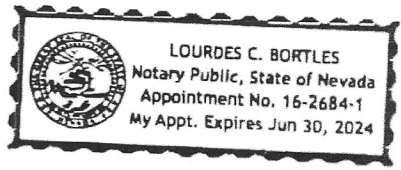
PROPERTY ADDRESS and/or CROSS STREETS: 3717 Las Vegas Blvd

PROJECT DESCRIPTION: design review for building expansion w/ waivers/SUP in conjunction w CC parcels 015-017, 022-023

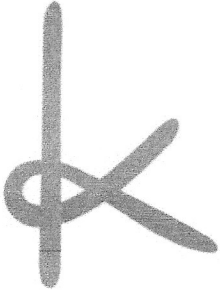
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 6/28/2021 (DATE)  
 By Brett Torino  
 NOTARY PUBLIC: Loures Cortles



\*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.



**KNIT**

7250 Peak Drive,  
Suite 216  
Las Vegas, NV 89128  
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Las Vegas  
Seattle  
Salt Lake City  
KnitStudios.com

September 17, 2021

Clark County Comprehensive Planning Department  
1<sup>st</sup> Floor, Clark County Government Center  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

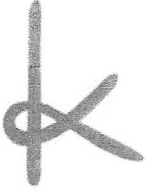
**RE: Request for Design Review, Use Permits and Waivers of Development Standards to the existing Harmon Corner Retail Center (Northeast corner of Las Vegas Blvd. and Harmon Avenue) at 3717 South Las Vegas Blvd. Las Vegas, NV 89109, APN 162-21-201-004 and 005.**

Dear Mr. Laird,

This application is to incorporate a vacated area of approximately 11,150 SF (from the county) added at the street level plaza. The improvements at the enlarged plaza area will include 8 new kiosk structures for retail and food & beverage tenants as well as a new sign band, reconfigured stairs to the bridge level and related mechanical services. Improvements will also include new traffic bollards and a decorative pedestrian control fence at the back of curb along the street frontage. The plaza area will incorporate an overhead lighting/shade installation at approximately 24' above grade. Existing retail space at the bridge level (2nd Level) will also be expanded approximately 3,035 SF with roof top decks adjacent to the north and south entries over the plaza area.

- 1. Waiver – Street Landscaping:** - The applicant requests a waiver of street landscaping. The plans indicate the replacement of the existing planter wall and trees along the street frontage with County approved traffic bollards and decorative pedestrian control fence. The proposed improvements incorporate overhead lighting and shade installation as well as an animated sign band that would provide shade and visual interest over the plaza thus mitigating the need for street trees and landscaping along the street frontage.
- 2. Setback Waiver 30.56.040 d, 3:1 height:** Plaza section 3 shown on sheet three of the submittal package indicates that the proposed second story building addition along Harmon Avenue is within 10 feet of the back of curb. The second story cantilevers over the sidewalk from a height of 23 feet to 49 feet. It therefore cannot meet the 3:1 height setback ratio. This cantilevered area is approximately 113'-0" wide addition adjacent to the SE pedestrian bridge on levels 2/3. Because this addition is located on level two, it does not impede the pedestrian flow along the pedestrian bridge, nor does it affect the pedestrian realm at the plaza level. It represents less than 50 % of the building's width and is also consistent with the streetscape and setbacks of other buildings on Harmon Avenue.

John Anderson, RD  
Curt Carlson, AIA  
Mark McGinty, RD  
Dennis Panars, AIA  
Eric Roberts, AIA  
John Sawdon, AIA

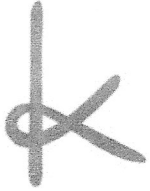


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3. **Setback Waiver 30.56.060 a. Special Setback – Las Vegas Blvd:** The northern portion of this site is aligned with Las Vegas Blvd and is subject to the special setback which requires the greater of 10 feet from the property line or 25 feet from back of curb. The property line on this parcel is placed at the back of curb. The proposed plan places retail structures within this setback as well as the shade/signage structure at three feet from the property line/curb where 25 feet are required. The retail structures (kiosks) are separated from the recorded pedestrian easement by the escalators and will not encumber pedestrian movement. After 10 years of operation, the applicant has learned that the shade structure is preferable at at this location as the vertical visibility intended by the Special Setback is encumbered by the pedestrian bridge.
4. **Setback waiver 30.40-7 and 30.56-040, to allow 7'-0" foot setback from property line/ back of curb where 10 feet are required.** The retail structures (kiosks) previously held a zero foot setback entitlement. The applicant requests this setback be maintained following the vacation and relocation of the property line to the back-of-curb. This alternate streetscape allows the pedestrian realm to be separated from vehicular traffic by the retail structures. The pedestrian walkway exceeds 20 feet at all points on the street level. This request not negate the character of the boulevard as it does nor adversely affect the pedestrian comfort and flow along ground level pedestrian realm.
5. **Waiver of Previous Conditions – Animated Sign:** The applicant requests a waiver of previous conditions WS-0609-10 to allow an animated sign band to be located below 58'-0". The proposed approximate 272'-0" long sign, as indicated on the plan and cross section plan, will extend from the SE pedestrian bridge to the NW escalators. The 8'-0" tall sign will be located 2'-0" from back of curb and be 15'-6" above the plaza level to the bottom of the sign. The structure for the sign will also provide structural support for the proposed decorative lighting and shade element above the plaza. Media displayed will be in harmony with the existing exterior animated sign. The applicant recognizes new signage remains subject to the condition requiring a lumen output compared to the traffic signal per WS-0609-10.

**Use Permits: 1. Special use / Condition Use:** The applicant requests a use permit to allow Alcohol, On-Premise Consumption, Alcohol Sales, Beer and Wine Packaged, Liquor Packaged, Antiques, Arcade, Art Gallery, Banquet Facilities, Club, Convenience Store, Craft Distillery, Electronic Equipment Sales, Food Cart/Booth, Grocery Store, Health Club, Hookah Lounge, Jewelry Making - excluding Smelting, Jewelry Sales, Kiosk/Information (Outdoor), Live Entertainment, Massage, Movie Theater, Night Club, Office, Outside Dining, Drinking and Cooking, Personal Services, Pharmacy, Photographic Studio, Recording Studios, Recreation Facility, Restaurant, Retail Sales and Service, Shoe Repair, Sporting Goods, Theater, Watch Repair.





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**Note: Parking standards - Quantity:** - The currently approved parking requirement is for 138 stalls (includes a 72% reduction from code required 490 Stalls). The addition of 8,279 SF of space for retail and kiosks requires 10 stalls (includes a 72% reduction from code required 35stalls). The total required parking stalls (including 72% reduction) is 149 Stalls and 159 stalls are provided.

NOTE: The previous parking study for UC-20-0169 (Storage Containers) was not constructed. The attached parking study was submitted with application UC-20-0169 in anticipation of this request.

Therefore, parking analysis shown on the plans indicates that this proposal is within the purview of this prior parking study – 148 Stalls required and 159 Stalls Provided.

**Note: Kiosk Setback & Outside Sales:** - Per title 30, Section 30.44.005, outside retail sales and service are required to be within a permanent enclosed building, Table 30.40-7 requires a 10'-0" minimum setback for retail sales and service structures/kiosks, and Section 30.56.040 requires a 10'-0" minimum setback from a right-of-way. Application UC-20-0169 approved the use of outside retail sales and services not part of a permanent enclosed structure and also reduced the setback to 0'-0" where 10'-0" is required.

Thank you for your consideration and please contact the undersigned at (702) 341-2230 with any additional concerns or questions.

Sincerely,

KNIT

Curt John Carlson, AIA, LEED AP

Principal

01/04/22 PC AGENDA SHEET

EXTERIOR IMPROVEMENTS  
(TITLE 30)

SPRING MOUNTAIN RD/STOBER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0660-MAXIMIZER HOLDING, LLC:**

**DESIGN REVIEWS** for the following: 1) exterior remodel, and 2) freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-18-210-004; 162-18-210-005 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4671 & 4661 Spring Mountain Road
- Site Acreage: 2.8 (portion)
- Project Type: Exterior improvements & signage
- Number of Stories: 1
- Sign Height (feet): 25
- Square Feet: 250 (entire sign face)/100 (animation display)/54 (tenant panels)/14 (business name display)

**Site Plan**

The plan depicts an existing 33,942 square foot shopping center consisting of 5 buildings situated on 2.8 acres. The application is for a portion of the shopping center (4661 & 4671 Spring Mountain Road) where the applicant is upgrading the façade of the existing buildings and proposing a new freestanding sign that will serve the shopping center. There is no increase to the area of the buildings. Access to the site is granted via existing commercial driveways along Spring Mountain Road and Stober Boulevard. The shopping center requires 170 parking spaces where 178 parking spaces are provided.

Landscaping

All street and site landscaping exists, and no additional landscaping is proposed or required.

Signage & Building Elevations

The plans depict an upgrade to the existing exterior of the buildings for 4661 & 4771 Spring Mountain Road. The eastern building, (4661 Spring Mountain Road) will be upgraded to match the architecture of 4771 Spring Mountain Road and includes the exterior façade along the east and north portions of the buildings. The new façade will incorporate updated and modified materials and maintain similar geometric parapet treatments to conceal any rooftop equipment. Architectural elements for the façade includes stone veneer, with storefront door and glazed windows, exterior flat semi-gloss paint, and aluminum co-extrusion core with an outer covering of composite wood.

The proposed freestanding sign will replace an existing freestanding sign in the same location and will incorporate animation features with LED display, pylon cabinet with frosted acrylic face, pan channel letters, silver border, with tenant panels for other business in the same complex. Overall height is 25 feet, where 50 feet is the maximum allowed per Code. The freestanding sign includes a 2 foot high faux brick fascia-McNeal brick with white FCO address numbers. The animation portion of the sign is approximately 100 square feet.

Applicant's Justification

The applicant states that the existing freestanding pole sign is proposed to be replaced with a 2 foot wide by 11 foot, 10 inches long by 24 feet, 9 inches high sign, which includes 100 square feet of animated electronic display. The sign also includes 53 square feet of tenant panels and 14 square feet for the main business name display. The proposed height is no taller than the existing freestanding sign and will help revitalize the existing property. The changes to the façade will be more pleasing and attractive to complement the upscale character of the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0733-17	Supper club	Approved by PC	October 2017
VC-1004-96	Variance to permit a second freestanding sign on the same side of the street frontage of a shopping center	Approved by PC	August 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Commercial General	C-P & C-2	Office
South	Residential High (from 8 du/ac to 18 du/ac)	R-4	Multiple family residential
East & West	Commercial General	C-2	Commercial

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

Staff finds that the proposed freestanding sign complies with Urban Land Use Policy 20 of the Comprehensive Master Plan, which encourages all signage to be compatible with building styles on-site and with surrounding development. The animated portion of the proposed freestanding sign does not exceed the maximum allowed of 100 square feet per Code and is consistent in design and scale with signage on the property, within the immediate area, and will not negatively impact the existing site or the surrounding developments; therefore, staff supports this request.

The proposed enhancements of the exterior will upgrade the existing building with a more modern look. The enhancements of the building facades include geometric parapet treatments that will be used as an integrating architectural element, which will help screen rooftop equipment. In addition, the exterior design as proposed includes window treatments with geometric patterns, including columns, storefront, and windows. The proposed exterior enhancements will incorporate design characteristics for the east side of the building to match those shown along the north exterior facing Spring Mountain Road. Staff can support the design review as shown by the applicant.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that the animation sign is limited to static messages only; 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.

**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:** MAXIMIZER HOLDING, LLC

**CONTACT:** GMRA, 6325 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV  
89118

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <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 #)	<b>STAFF</b> APP. NUMBER: <u>DR-21-0660</u> DATE FILED: <u>11/8/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12/14/21</u> PC MEETING DATE: <u>1/4/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 675.</u>
	<b>PROPERTY OWNER</b> NAME: <u>Maximizer Holding LLC</u> ADDRESS: <u>4717 West Post Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>freddy2383@yahoo.com</u>
	<b>APPLICANT</b> NAME: <del>Kmerican Holdings, LLC</del> <u>Maximizer Holding LLC</u> ADDRESS: <u>4717 West Post Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>freddy2383@yahoo.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>George Rogers</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>

ASSESSOR'S PARCEL NUMBER(S): 162-18-201-004 & 162-18-201-005      162-18-210-004 & 162-18-210-005

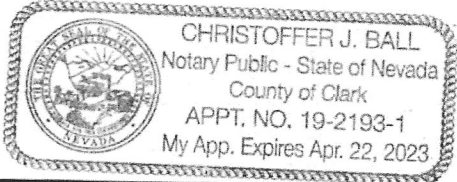
PROPERTY ADDRESS and/or CROSS STREETS: 4661 Spring Mountain Road

PROJECT DESCRIPTION: New Proposed North and East Elevation

(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.

Freddy Hwang      Freddy Hwang  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 9-28-2021 (DATE)  
 By Freddy Hwang  
 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.



**George M. Rogers, Architect**  
Architecture ■ Interiors

**6325 S. Jones Boulevard, Suite 100**  
Las Vegas, Nevada 89118  
**(702)894-5027**  
**fax (702)894-5028**  
[www.gmrarchitect.com](http://www.gmrarchitect.com)

October 20, 2021

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

DR-21-0660

re: **APN 162-18-210-004 & 162-18-210-005**  
**4661 & 4671 Spring Mountain Road, Las Vegas, NV**  
**Letter of Justification**

To Whom It May Concern,

The following request and justification are provided for your consideration and review:

## Request

This application is submitted for:

### Design Review

for a 1) façade remodel to the existing single story commercial building on two lots and 2) a new replacement to an existing free-standing sign.

## Project Description

The project includes two existing commercial buildings adjacent to each other on separate parcels.

Parcel 162-18-210-004 with a 3,618 square foot building on the east: the existing building exterior trellis will be removed and a new building façade will be constructed with enhanced, updated and modified materials.

Parcel 162-18-210-005 with a 3,548 square foot building on the west: the existing building exterior will remain and new tile material will be applied to the decorative columns with a new paint scheme to coordinate with the new tile.

The existing freestanding sign is proposed to be replaced with a 2' wide by 11'-10" long by 24'-9" high sign that includes 104 square feet of animated electronic display, 53.5 square feet of tenant panels and 14.4 square feet for the main business name display.

The properties are zoned C-2.

## Justification

This application is justified for the following reasons:

- The proposed use is located on C-2 zoned property and is an approved use in accordance with the Use Table.
- The property was originally developed with a simple and subdued exterior; however, the location and character of the project today is much more upscale and requires a more pleasing and attractive design.
- The site has been landscaped since it was first developed.
- The remodeled sign face is not any taller than the existing sign face.
- The proposed project will revitalize the property.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA



01/04/22 PC AGENDA SHEET

CONGREGATE CARE  
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0658-KID'S TURF ACADEMY II, LLC:**

**USE PERMIT** for a congregate care facility on 2.0 acres in a C-P (Office & Professional) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-23-402-010 through 177-23-402-013

**LAND USE PLAN:**  
WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1380 E. Silverado Ranch Boulevard
- Site Acreage: 2
- Project Type: Congregate care
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 17,200
- Parking Required/Provided: 13/72

**Site Plans**

The plans show a proposed congregate care facility located approximately 663 feet east of Maryland Parkway north of Silverado Ranch Boulevard. Currently the building is being used as a community residence. Access to the site is from Silverado Ranch Boulevard. A total of 72 parking spaces are provided where a minimum of 13 parking spaces are required.

**Landscaping**

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 23 foot high, congregate care facility. Building materials consist of store front doors, flat concrete roof tiles, and stucco that is designed to match the surrounding residential neighborhood.

Floor Plans

The plans show a 17,200 square foot, congregate care facility consisting of semi-private rooms, dining areas, cooking area, computer rooms, library, and storage rooms. The facility also includes a game room and office for staff members.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is to increase the number of beds for a congregate care facility from 10 beds to 40 beds. Beautiful Life congregate care facility offers services to seniors in need of quality, low income housing, and supportive services. The facility also aids residents needing access to social services and benefits.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AC-20-900514	Congregate care facility	Approved by ZA	March 2021
DR-0752-02	Daycare center with a waiver requiring an intense landscape buffer	Approved by BCC	July 2002
VS-0731-02	Vacated and abandoned easements of interest to Clark County located between Silverado Ranch Boulevard and Gary Avenue	Approved by PC	July 2002
ZC-0361-01	Reclassified from R-E to C-P zoning for an office complex & daycare	Approved by BCC	June 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Commercial General	C-2	Retail
West	Commercial Neighborhood	RUD & C-1	Single family residential & commercial

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

Staff finds that the proposed congregate care use is compatible with the surrounding uses in the area. The proposed use does not appear to pose any negative impacts to the surrounding area; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**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:** BEAUTIFUL LIFE

**CONTACT:** BEAUTIFUL LIFE, 1380 SILVERADO RANCH BLVD., LAS VEGAS, NV 89183



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0658</u> DATE FILED: <u>11/4/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>12/14/21</u> PC MEETING DATE: <u>1/4/22</u> 7:00pm BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Kids Turf Academy II LLC</u> ADDRESS: <u>1380 E. Silverado Ranch Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-453-8877</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Connie L. Harris</u> ADDRESS: <u>1264 Moon Vision Street</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: <u>702-491-1265</u> E-MAIL: <u>cheh1772@aol.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Connie L. Harris</u> ADDRESS: <u>1264 Moon Vision Street</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: <u>702-491-1265</u> E-MAIL: <u>cheh1772@aol.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-23-402-010, 177-23-402-011, 177-23-402-012, 177-23-402-013

PROPERTY ADDRESS and/or CROSS STREETS: 1380 E. Silverado Ranch Blvd, Las Vegas, NV 89183

PROJECT DESCRIPTION: Requesting to provide congregate care living at the property.

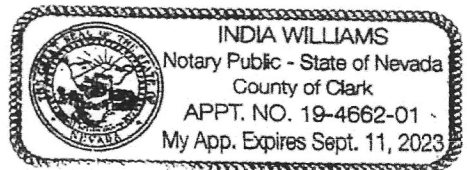
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Alice Harris      Alice Faye Harris  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08-02-2021 (DATE)  
 By Alice Faye Harris

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.

UC-21-0658

# PLANNER COPY

September 15, 2021

To: Clark County Planning


I, Connie Harris, President of Beautiful Life, a non-profit organization, am requesting a Land Use permit to provide congregate care at 1380 E. Silverado Ranch Blvd, as described in Title 30.44-1, code 1200. This would replace Beautiful Life's Community Residence, which is currently licensed for ten beds. The request for a Use Permit is in order to increase the number of beds.

A use permit for Congregate Living would allow Beautiful Life to expand its services to seniors in need of quality, low-income housing and supportive services. Elderly adults will benefit by getting a safe place to sleep and eat, and assistance with accessing social services and benefits. Also, unrelated individuals with disabilities in need of mutual support, furnished by other residents of the community as well as support services, if any, provided by Beautiful Life.

Beautiful Life is accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). This accreditation was earned due to a high level of quality services provided by Beautiful Life to individuals in need of day or residential habilitation.

Our facility is 18,000 square feet and contains suitable living areas, as well as a commercial kitchen and has accommodations for those with disabilities.

Thank you,

  
Connie Harris

President, Beautiful Life

702-491-1265

TRUCK STAGING AREA  
(TITLE 30)

UNIVERSITY CENTER DR/HACIENDA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):**

**USE PERMIT SECOND APPLICATION FOR REVIEW** of the following: 1) truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-U (Public Use) (AE-60 & AE-65) Zone.

Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-27-202-014

**USE PERMITS:**

1. A truck staging area.
2. Waive landscaping where landscaping per Figure 30.64-12 is required where abutting residential uses (east across University Center Drive).

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9
- Project Type: Truck staging area
- Truck Parking: 344 spaces

**Site Plans**

The original plans depicted a staging area for commercial vehicles and cargo. The site is an existing parking lot that was used for temporary parking and storage for the construction of Terminal 3 for McCarran International Airport. The site is surrounded by an existing security fence with mesh screening. Access to the site is provided by existing driveways located on the northwest corner to Paradise Road and on the northeast corner to University Center Drive. There are no buildings on the property currently.

Landscaping

The plans depict existing landscape areas along Paradise Road and University Center Drive. These landscape areas consist of palm trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for (UC-0813-14) AR-0140-16:

Current Planning

- Until November 19, 2021 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the site has been used as a truck staging area for several years when peak convention season is occurring in Clark County. The site will be used as a staging area for commercial vehicles and cargo. The use permit allows convention service companies to facilitate and expedite the lots that can be used to provide easier access to convention properties along the strip.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-0140-16	First application review of a truck staging area	Approved by BCC	November 2016
UC-0813-14	Truck staging area and waive landscaping abutting residential area	Approved by BCC	November 2014
UC-0700-13	Truck staging area - expired	Approved by BCC	December 2013
ZC-1526-95	Reclassified southern portion of the site to P-F zoning for a vehicle rental facility	Approved by BCC	October 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	H-1	Undeveloped
South & West	Public Use	P-F	Undeveloped
East	Commercial Neighborhood	R-1	Undeveloped & single family residential

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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 site is an existing paved parking lot surrounded by an existing security fence with mesh screening. The property has a history of being used for temporary construction storage and truck staging. In 2008, a use permit was approved to allow the site to be used as a temporary construction storage yard for materials used in construction of the Terminal 3 project at McCarran International Airport. In December 2013, a use permit for a truck staging area was approved on this site by the Board of County Commissioners, but the application expired. In November 2014, the BCC approved another use permit for a truck staging area on the property. A truck staging area is a use of similar intensity to a temporary construction staging area. This site and the majority of the adjacent and abutting parcels are owned by Clark County (Aviation), including the residences along the east side of University Center Drive. The site has been used as a truck staging area for convention events since 2014 with no issues reported to Clark County Public Response. In addition, the applicant is not proposing any changes to the site or any exterior changes and no buildings are proposed to be on-site. Staff can support continued use of the property as a truck staging area.

#### **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 November 19, 2026 to review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time



specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Compliance with previous conditions;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Tropicana & Swenson Drainage improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Tropicana & Swenson Drainage improvement project;
- Coordinate with Public Works - Design Division for the Tropicana & Swenson Drainage improvement project;
- Dedicate any right-of-way and easements necessary for the Tropicana & Swenson Drainage improvement project.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: FREEMAN EXPOSITIONS, INC**

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



**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

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

October 18, 2021

VIA HAND DELIVERY

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

ET-21-400174

Re: *Extension of UC-0813-14*  
*APN: 162-27-202-014*

To Whom It May Concern:

Please be advised, this office represents Freeman Expositions, Inc. ("Freeman"). On behalf of Freeman, we are requesting an extension of UC-0813-14 which allowed for a truck staging area and to waive landscaping to an abutting residential use (across University Center Drive) on 9.0 acres. The property is generally located between Paradise Road and University Center Drive in a P-F zoning district (the "Site").

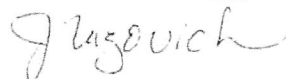
Freeman has used the Site for several years as a truck staging area when peak convention season is occurring in Las Vegas. The Site would be used as a staging area for commercial vehicles and cargo. The Site is an existing parking lot that was previously used for temporary parking and storage for the construction of Terminal 3 for McCarran Airport, and rental car operations. The Site is surrounded by an existing security fence with mesh screening. Access to the Site is provided by existing driveways located off Paradise Road and University Center Drive. Conventions are a critical component to the overall economy of Las Vegas. As such, it is important to work with the convention service companies such as Freeman to facilitate and expedite the lots that they can use to have easier access to the convention properties around the Strip. Typically, Freeman will use the site for approximately 90 days. Since the use of the Site is on a temporary basis, Freeman is not proposing any exterior improvements. Additionally, there will be no buildings on the Site due to the temporary nature of the staging area.

Finally, Freeman acknowledges that Clark County Public Works has a project entitled "Tropicana & University Center Drainage Improvement" currently under design which will eventually lead to a detention basin being constructed on the Site and will make the Site unavailable for truck staging around June 2022.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

cc: SundayLee Cabrera  
Mike Lamoreaux

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

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October 18, 2021

VIA HAND DELIVERY

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

Re: *Extension of UC-0813-14*  
*APN: 162-27-202-014*

To Whom It May Concern:

Please be advised, this office represents Freeman Expositions, Inc. ("Freeman"). On behalf of Freeman, we are requesting an extension of UC-0813-14 which allowed for a truck staging area and to waive landscaping to an abutting residential use (across University Center Drive) on 9.0 acres. The property is generally located between Paradise Road and University Center Drive in a P-F zoning district (the "Site").

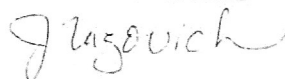
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Finally, Freeman acknowledges that Clark County Public Works has a project entitled "Tropicana & University Center Drainage Improvement" currently under design which will eventually lead to a detention basin being constructed on the Site and will make the Site unavailable for truck staging around June 2022.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

cc: SundayLee Cabrera  
Mike Lamoreaux

01/05/22 BCC AGENDA SHEET

RESORT HOTEL  
(TITLE 30)

LAS VEGAS BLVD S/FASHION SHOW DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

**USE PERMITS SECOND EXTENSION OF TIME** for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-403-004; 162-16-101-009; 162-16-101-011

**USE PERMITS:**

1. A High Impact Project being a resort hotel.
2. Permit a resort hotel with 1,100 rooms with 2 high-rise towers.
3. Permit public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house areas, and parking structures.
4. Increase the height of high-rise towers up to a maximum of 350 feet where 100 feet is the standard (a 250% increase).
5. Permit all associated accessory and incidental commercial uses, buildings, and structures.
6. Permit all deviations from development standards.

**DEVIATIONS:**

1. Reduce on-site parking requirements from 3,291 spaces to 2,303 spaces at full build-out (a 30% reduction).
2. Allow primary access to outside dining and drinking areas, restaurants, and retail buildings and uses from the exterior of a resort hotel.
3. Permit encroachment into the airspace.
4. Permit modified landscaping areas along Las Vegas Boulevard South and Sammy Davis Jr. Drive where landscaping per Figure 30.64-17 is required.
5. Permit all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the special setback from the back of curb along Las Vegas Boulevard South to a minimum of 15 feet where 25 feet is required (a 40% reduction).
  - b. Reduce the special setback from a future property line along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required (a 100% reduction).
  - c. Reduce the setback from a future right-of-way along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required (a 100% reduction).
  - d. Reduce the front setback to a future property line to zero feet where a minimum of 10 feet is required in an H-1 zone (a 100% reduction).
2.
  - a. Allow non-standard improvements (landscaping and fences) within the right-of-way of Las Vegas Boulevard South where not permitted.
  - b. Allow non-standard improvements (entry canopy, landscaping, and fences) within the future right-of-way of Las Vegas Boulevard South where not permitted.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 34.6
- Number of Rooms: 1,100
- Project Type: Resort hotel with associated uses and structures
- Building Height (feet): 350 maximum
- Building Stories: 26 (resort tower)/17 (VIP tower)
- Square Feet: 3,397,721 total
- Parking Required/Provided: 2,303/2,303

Site Plans

The original request was for a new resort hotel on the former site of the Frontier Resort Hotel which was demolished in 2007. The site has frontage along Las Vegas Boulevard South, Sammy Davis Jr. Drive, Resorts World Drive/Wilbur Clark Desert Inn Road, and Fashion Show Drive. The approved plans depict access to this site from Sammy Davis Jr. Drive, Fashion Show Drive, and Resorts World Drive. The access from Resorts World Drive is to a VIP drop-off area

located on the northeast corner of the building. The access from Sammy Davis Jr. Drive will provide access for deliveries and to parking facilities at the rear of the property. The access from Fashion Show Drive will be the main entrance to the resort hotel. The plans also depict a taxi pick-up and drop-off area centrally located along the Las Vegas Boulevard South frontage. The plans show that the taxi pick-up and drop-off area is located along the west side of the sidewalk/pedestrian access easement along Las Vegas Boulevard South with 3 driveways that cross through the sidewalk/pedestrian access easement. There is an existing modular office building located on the southeast corner of the site which will be demolished to accommodate the proposed resort hotel.

The resort hotel building is centrally located on the eastern portion of the site and consists of 2 high-rise towers and the mid-rise and low-rise portions of the building. The resort building with associated structures and facilities are set back a minimum of 40 feet from Fashion Show Drive, 200 feet from Sammy Davis Jr. Drive, 25 feet from Wilbur Clark Desert Inn Road, and 15 feet from Las Vegas Boulevard South. The plans depict a canopy at the taxi pick-up and drop-off area which is 15 feet from Las Vegas Boulevard South. All other portions of the resort hotel will be set back approximately 57 feet from Las Vegas Boulevard South. The high-rise towers and low-rise area are built around a central swimming pool and a man-made lake. Adjacent to the man-made lake is an additional swimming pool for VIP guests. The plans depict an event area (lawn) located on the northeast corner of the site. The event lawn will be used to hold special events and activities such as receptions, dinners, and other forms of entertainment such as concerts or speaking events. The plan also depicts an easement for a future pedestrian bridge located on the northeast corner of the site. This easement is intended for a future pedestrian bridge that will cross Resorts World Drive to the north and/or Las Vegas Boulevard South to the east.

The applicant also requested and was approved to allow initial work on the site prior to approval of a development agreement and/or compliance with other conditions which may be imposed. Specifically the applicant requested to be allowed to do utility exploration and relocation, general site clean-up and removal of existing landscaping, site fencing, and site pot holing, excavation, leveling, and rough grading.

#### Landscaping

All the approved landscape areas consist of trees, shrubs, and/or groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. The landscape plan depicts a 15 foot wide sidewalk/pedestrian access easement with a 3 foot wide shy distance along most of the Las Vegas Boulevard South frontage. The plans indicate that groundcover plant material will be located adjacent to the shy spaces adjacent to the sidewalk/pedestrian access easement. Additional pockets of landscaping will be provided within plaza areas that are west of the sidewalk/pedestrian access easement along Las Vegas Boulevard South between the walkway and the various buildings and structures. Retail buildings with shops accessed from the plaza area at the front of the resort hotel are located along the sidewalk/pedestrian access easement. These retail shops and some landscaping will separate the plaza area from the sidewalk/pedestrian access easement. The areas along Sammy Davis Jr. Drive and Fashion Show Drive will have 5 foot wide attached sidewalks along these street frontages with landscape areas of varying widths adjacent to the sidewalks. Additional landscape areas are located

adjacent to the buildings, the on-site driveways, and within the surface parking area. The application includes requests to allow fence, walls, landscaping, and other non-standard structures within portions of the rights-of-way.

### Elevations

The approved plan depicts a resort hotel consisting of 2 high-rise towers, mid-rise and low-rise facilities, and a parking garage. The high-rise towers, mid-rise, and low-rise portions of the building have flat roofs behind parapet walls. The high-rise towers are designated as a VIP tower and the resort tower on the plans. The VIP tower has a height of 230 feet and the resort tower is 350 feet in height. The mid-rise and low-rise portions of the building ranges from approximately 25 feet in height to approximately 80 feet.

### Floor Plans

The total building area for the project is 3,397,721 square feet. The plans depict the resort hotel will have a total of 1,100 rooms, 340,586 square feet of public space which includes a 27,776 casino area, and 471,466 square feet of non-public area. The plans also depict 84,808 square feet of conventions facilities. The public area within the resort hotel will include a casino, ballroom, showroom, bars, restaurants, and retail areas. The exterior of the resort hotel will be a combination of decorative metal, glass, stone and painted concrete. The 1,100 rooms will consist of 900 guest rooms in the resort tower, 188 guest rooms in the VIP tower, 6 bungalows, and 6 maisonettes (suites).

### Water Features

The plans depict a swimming pool area to the west of the resort tower and a man-made lake to the south of the VIP tower. The man-made lake has a surface area of 124,285 square feet. There is an additional pool area to the north of the man-made lake for the guests staying in the VIP tower. The plans also depict 4 water features of approximately 12 square feet each located within the private plaza area along the east side of the site, which is adjacent to the sidewalk/pedestrian access easement.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400092 (UC-0492-15):

#### Current Planning

- Until April 20, 2021 to commence;
- Expunge waiver of development standards #1 to reduce parking since it is no longer necessary.
- 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

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Compliance with previous conditions.



Listed below are the approved conditions for UC-0492-15:

#### Current Planning

- Enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation, underground utilities, foundation, and first lift;
- Bond or other security is acceptable to Clark County for excavation prior to Development Agreement or decommissioning plan;
- Submit a performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation, as necessary, should construction of the project be discontinued;
- Provide a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the resort hotel;
- Submit an application within 6 months to expand the Gaming Enterprise District to include the portions of the site not within the Gaming Enterprise District;
- Redesign or relocate the taxi queuing lane, taxi drop-off and pick-up area along Las Vegas Boulevard South to reduce conflicts between the sidewalk/pedestrian access easement and vehicular access;
- For the area under the canopy adjacent to the taxi pick-up and drop-off area, maintain a minimum 15 foot wide sidewalk/pedestrian access easement with a minimum 5 foot wide shy distance limiting the encroachment of any structures to the pedestrian access sidewalk/easement;
- Maintain a minimum 15 foot wide sidewalk/pedestrian access easement with an appropriate shy distance along the entire Las Vegas Boulevard South street frontage limiting the encroachment of any structures to the pedestrian access sidewalk/easement;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the sidewalk/pedestrian access easement along Las Vegas Boulevard South to be reviewed and approved by staff;
- Final design of the landscape areas adjacent to Las Vegas Boulevard South, Fashion Show Drive, and Industrial Road (Sammy Davis Jr. Drive) to be reviewed and approved by staff;
- Provide pedestrian scale non-commercial signs along Las Vegas Boulevard South adjacent to the sidewalk/pedestrian access easement with all signs and sign locations to be approved by staff;
- Private breaks (gates) in fencing along Las Vegas Boulevard South for emergency services use with design to be coordinated with the Fire Department;
- Provide locations within parking areas and at the entrances of the facility to be used as staging areas for emergency service vehicles with locations to be coordinated with the Fire Department;

- No entrances on the east side of the retail buildings which are located on the east side of the private pedestrian plaza adjacent to Las Vegas Boulevard South;
- No walk-up service windows within 100 feet of the future right-of-way line of Las Vegas Boulevard South;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project shall comply with requirements of Title 30.64.060 (Water Features); approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file or as may be amended by future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permits, licenses, or approvals; 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;
- Full off-site improvements;
- Dedication of additional right-of-way to meet the 200-foot requirement for Las Vegas Boulevard South;
- Provide barriers/fence within the center median of Las Vegas Boulevard South;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Execute a license and maintenance agreement for any non-standard improvements within right-of-way except for any proposed construction fence;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a “200 foot planned right-of-way” per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute an agreement with Clark County Public Works for the modification or removal of the taxi drop-off area adjacent to Las Vegas Boulevard South if Clark County determines that the taxi drop-off area causes an emergency, threat, or hazard to the public’s health, safety or welfare, or it is in the best interest of the public, applicant acknowledges that the modification or removal of the taxi drop-off area will be at the applicant's sole cost and expense.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Building/Fire Prevention

- Location of Fire Command Center to be approved by the Clark County Fire Department;
- Access to the Fire Command Center from a fire lane must be provided;
- Provide parking for Fire Department rescue units and staff vehicles with location to be approved by the Fire Department.
- Applicant is advised that the Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; the minimum width of 24 feet for fire lanes has not been provided; fire lanes over 150 feet in length must provide a turnaround; no turnarounds are shown for the fire lane accessing the receiving area; fire lanes are not provided within required distances to buildings; the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact Assistant Fire Chief Fulton Cochran at (702) 455-7062 to schedule this meeting.

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

- Applicant is advised to meet with CCWRD at their earliest convenience; CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; at the time of construction CCWRD will also require submittal of civil improvement plans and estimated vendor wastewater flow rates from the water feature(s) before sanitary sewer point-of-connection can be either allowed or approved; submitted data shall include type of water feature (pool, fountain, splash pad, etc.) and volume and frequency of discharge of water (filter backwash amount, equipment vault sump pump rate and frequency, discharge force main size, fountain basin overflow discharge amount, total anticipated monthly discharge volume); a narrative of normal operation/maintenance activities during a typical month is required; submittal of required data does not guarantee capacity in CCWRD collection system; and that full

engineering review and evaluation including an estimate of complete water feature dewater flow rate is required.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the pandemic in early 2020, development plans for this property, as well as other property owned by Wynn and its affiliates, were delayed. Wynn would like to substantially complete its other projects prior to commencing the development of the property. Therefore, Wynn requests a 5 year extension of the approvals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400113 (UC-0045-16)	Extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel	Approved by BCC	June 2018
ET-18-400092 (UC-0492-15)	Extension of time for use permits with waivers and design reviews for a High Impact Project/resort hotel (Alon)	Approved by BCC	June 2018
AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expanded the Enterprise Gaming District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
UC-0492-15	High Impact Project/resort hotel (Alon)	Approved by BCC	October 2015
UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	Resort Hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Resorts World Resort Hotel Site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist & Institutional	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Commercial Tourist & Commercial General	H-1 & M-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-21-400176 (UC-0045-16)	An extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel 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**

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

The proposed development continues to be a consistent and compatible use with existing and planned land uses in the area. Due to the complexity of High Impact Projects and resort hotels it is not uncommon for these types of projects to require additional time to commence the development process. The applicant had requested a first extension of time for the original application, ET-18-400092 (UC-0492-15), which approved the resort hotel. Since the project continues to be consistent and compatible with existing and planned land uses in the area, it is still appropriate to expand the GED for the entire site of the approved resort hotel. Therefore, staff can support this request.

**Public Works - Development Review**

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

**Department of Aviation**

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

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until April 20, 2026 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- 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 and is still valid.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WESTWYNN, LC

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

01/05/22 BCC AGENDA SHEET

RESORT HOTEL GED EXPANSION  
(TITLE 30)

FASHION SHOW DR/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise.  
TS/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-403-004; 162-16-101-009; 162-16-101-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 34.6 (overall)/2.5 (portion)
- Number of Rooms: 1,100
- Project Type: Resort hotel with associated uses and structures
- Building Height: 357 feet maximum
- Building Stories: 26 (resort tower)/17 (VIP tower)
- Square Feet: 3,397,721 total
- Parking Required/Provided: 2,303/2,303

Site Plans

This request is for a second extension of time request to expand/enlarge the boundary of the Gaming Enterprise District (GED) to cover the entire site of the approved Alon Resort Hotel. In October 2015, the Board of County Commissioners approved UC-0492-15 for the Alon Resort Hotel on a total of 34.6 acres. The western approximate 485 feet of this site was located outside of the existing Las Vegas Boulevard Gaming Corridor. The area located outside of the Las Vegas Boulevard Gaming Corridor included a portion of the parking garage which is part of the required parking for the site. The original application was filed so that all accessory uses for the



resort hotel, including the parking, would be located within the GED. The approved resort hotel has not commenced; therefore, this second extension of time was filed.

The approved resort hotel is located between Las Vegas Boulevard South and Sammy Davis Jr. Drive, and between Resorts World Drive/Wilbur Clark Desert Inn Road, and Fashion Show Drive. The approved expansion area of the GED is the western portion of the site located within approximately 485 feet of Sammy Davis Jr. Drive.

The approved plans for the resort hotel depict access to this site from Sammy Davis Jr. Drive, Fashion Show Drive, and Resorts World Drive. The access from Resorts World Drive is to a VIP drop-off area located on the northeast corner of the building. The access from Sammy Davis Jr. Drive will provide access for deliveries and to parking facilities at the rear of the property. The access from Fashion Show Drive is the main entrance to the resort hotel. The plans also depict a taxi pick-up and drop-off area centrally located along the Las Vegas Boulevard South frontage. The taxi pick-up and drop-off area is located under a canopy that extends to Las Vegas Boulevard South. This taxi pick-up and drop-off area varies in width from approximately 24 feet to 36 feet, which allows for a queuing lane for taxis, a bypass lane, and a lane for passenger pick-up and drop-off. The plans show that this taxi pick-up and drop-off area is located along the east side of the sidewalk/pedestrian access easement along Las Vegas Boulevard South. The plan depicts a median strip with a fence separating the lanes of the proposed taxi pick-up and drop-off area from the travel lanes of Las Vegas Boulevard South. There is an existing modular office building located on the southeast corner of the site which will be demolished pursuant to permit BD-18-11971 to accommodate the proposed resort hotel.

The resort hotel building is centrally located on the eastern portion of the site and consists of 2 high-rise towers and the mid-rise and low-rise portions of the building. The resort building with associated structures and facilities are set back a minimum of 40 feet from Fashion Show Drive, 200 feet from Sammy Davis Jr. Drive, 25 feet from Wilbur Clark Desert Inn Road, and 15 feet from Las Vegas Boulevard South. The plans depict a canopy at the taxi pick-up and drop-off area which is zero feet from Las Vegas Boulevard South. All other portions of the resort hotel will be set back approximately 50 feet from Las Vegas Boulevard South. The high-rise towers and low-rise area are designed around a central swimming pool and a manmade lake. Adjacent to the manmade lake is an additional swimming pool for VIP guests. The plans depict an event area (lawn) located on the northeast corner of the site. The event lawn will be used to hold special events and activities such as receptions, dinners, and other forms of entertainment such as concerts or speaking events. The plan also depicts an easement for a future pedestrian bridge located on the northeast corner of the site. This easement is intended for a future pedestrian bridge that will cross Resorts World Drive to the north and/or Las Vegas Boulevard South to the east.

#### Landscaping

The approved plans depict landscape areas consisting of trees, shrubs, and/or groundcover from the Southern Nevada Regional Planning Coalition's approved plant list. The landscape plan depicts a 15 foot wide sidewalk/pedestrian access easement with a 3 foot wide shy distance along most of the Las Vegas Boulevard South frontage. The plans indicate that groundcover plant material will be located adjacent to the shy spaces adjacent to the sidewalk/pedestrian access

easement. Additional pockets of landscaping will be provided within plaza areas that are west of the sidewalk/pedestrian access easement along Las Vegas Boulevard South between the walkway and the various buildings and structures. Retail buildings with shops accessed from the plaza area at the front of the resort hotel are located along the sidewalk/pedestrian access easement. These retail shops and some landscaping will separate the plaza area from the sidewalk/pedestrian access easement. The plans indicate that the sidewalk/pedestrian access easement will have a pattern within the walkway which will be different from the plaza area in order to distinguish the private and public easement areas from each other. The areas along Sammy Davis Jr. Drive and Fashion Show Drive will have 5 foot wide attached sidewalks along these street frontages with landscape areas of varying widths adjacent to the sidewalks. Additional landscape areas are located adjacent to the buildings, the on-site driveways, and within the surface parking area. The application includes requests to allow fence, walls, landscaping, and other non-standard structures within portions of the rights-of-way.

#### Elevations

The plan depicts a resort hotel consisting of 2 high-rise towers, mid-rise, and low-rise facilities, and a parking garage. The high-rise towers, mid-rise, and low-rise portions of the building have flat roofs behind parapet walls. The high-rise towers are designated as a VIP tower and the resort tower on the plans. The VIP tower has a height of 264 feet and the resort tower is 357 feet. The mid-rise and low-rise portions of the building ranges from approximately 25 feet in height to approximately 80 feet.

#### Floor Plans

The approved plans show a total building area for the project is 3,397,721 square feet. The plans depict the resort hotel will have a total of 1,100 rooms, 340,586 square feet of public space which includes a 27,776 casino area, and 471,466 square feet of non-public area. The plans also depict 84,808 square feet of conventions facilities. The public area within the resort hotel will include a casino, ballroom, showroom, bars, restaurants, and retail areas. The exterior of the resort hotel will be a combination of decorative metal, glass, stone, and painted concrete. The 1,100 rooms will consist of 900 guest rooms in the resort tower, 188 guest rooms in the VIP tower, 6 bungalows, and 6 maisonettes (suites).

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400113 (UC-0045-16):

##### Current Planning

- Until April 20, 2021 to commence;
- Expunge Current Planning condition for staff to prepare an ordinance to expand/enlarge the Gaming Enterprise District.
- 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0045-16:

#### Current Planning

- Staff to prepare an ordinance to expand/enlarge the Gaming Enterprise District.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication of additional right-of-way to meet the 200 foot requirement for Las Vegas Boulevard South;
- Provide barriers/fence within the center median of Las Vegas Boulevard South;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Execute a License and Maintenance agreement for any non-standard improvements within right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a “200 foot planned right-of-way” per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute an agreement with Clark County Public Works for the modification or removal of the taxi drop-off area adjacent to Las Vegas Boulevard South if Clark County determines that the taxi drop-off area causes an emergency, threat, or hazard to public health, safety or welfare, or it is in the best interest of the public, and the applicant acknowledges that the modification or removal of the taxi drop-off area will be at the applicant's sole cost and expense.

#### Building/Fire Prevention

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

#### Applicant's Justification

The applicant states the pandemic in early 2020, development plans for this property, as well as other property owned by Wynn and its affiliates, were delayed. Wynn would like to substantially complete its other projects prior to commencing the development of the property. Therefore, Wynn requests a 5 year extension of the approvals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400113 (UC-0045-16)	Extension of time for a use permit to expand the Gaming Enterprise District and modify plans for an approved resort hotel	Approved by BCC	June 2018
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AG-0744-16	Performance Agreement and Decommissioning Plan	Accepted by BCC	October 2016
UC-0045-16	Expanded the Enterprise Gaming District in conjunction with an approved resort hotel (Alon)	Approved by BCC	April 2016
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UC-0491-15	Offices within an existing modular building	Approved by BCC	September 2015
UC-0013-12	Temporary offices within an existing modular building - expired	Approved by BCC	March 2012
UC-0471-11	Allowed an art gallery with retail sales and an outdoor display area - expired	Approved by PC	November 2011
UC-1378-07	Resort hotel (The Plaza) - expired	Approved by BCC	March 2008
DR-0944-06	Modular building for a temporary sales center in conjunction with Trump Tower	Approved by PC	August 2006
UC-1476-04	Temporary sales center in conjunction with Trump Tower - expired	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Resorts World Resort Hotel Site (formally Echelon Resort Hotel) & NV Energy electrical substation
South	Commercial Tourist	H-1	Fashion Show Mall
East	Commercial Tourist & Institutional	H-1	Wynn & Encore Resort Hotels, place of worship, & retail center
West	Commercial Tourist & Commercial General	H-1 & M-1	Parking lot, Trump Tower, office building and parking garage, & Adult Cabaret (Déjà Vu Showgirls)

**Related Applications**

Application Number	Request
ET-21-400175 (UC-0492-15)	An extension of time for use permits with waivers and design reviews for a High Impact Project/resort hotel 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**

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

The proposed development continues to be a consistent and compatible use with existing and planned land uses in the area. Due to the complexity of High Impact Projects and resort hotels it is not uncommon for these types of projects to require additional time to commence the development process. The applicant had requested a first extension of time for the original application, ET-18-400092 (UC-0492-15), which approved the resort hotel; and is a companion item to this request. Since the project continues to be consistent and compatible with existing and planned land uses in the area, it is still appropriate to expand the GED for the entire site of the approved resort hotel. Therefore, staff can support this request.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Until April 20, 2026 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** WESTWYNN, LLC

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN  
AVENUE, SUITE 382, LAS VEGAS, NV 89123

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