



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

January 31, 2023

6:00pm

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 Victoria Bonner at 02-335-9205.
 - 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/WinchesterTAB>

Board/Council Members: John Delibos, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Victoria Bonner, 702-335-9205, and victoria.tabsecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and beatriz.martinez@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, Invocation, Pledge of Allegiance, and Roll Call

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 January 10, 2023. (For possible action)
- IV. Approval of the Agenda for January 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action) 02/08/23 BCC
 - 2. **ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW FIRST EXTENSION OF TIME for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action) 02/08/23 BCC
 - 3. **UC-22-0692-GERALD INVESTMENTS, LLC:**
USE PERMIT to eliminate 1 side yard setback;
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family detached residential development on 0.3 acres within an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Queens Courtyard Drive, 260 feet south of Vegas Valley Drive within Winchester. TS/hw/syp (For possible action) 02/21/23 PC
- VII. General Business
- 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: February 14, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

<https://notice.nv.gov>



Winchester Town Advisory Board

December 13, 2022

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – Present
Judith Siegel – Excused
John Delibos – Present
Dorothy Gold – Present
April Mench - Present

Secretary: Victoria Bonner, 702-335-9205 victoria.tabsecretary@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Victoria Bonner: Secretary; Javier Rojas: Town Liaison; Jasmine Harris: Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of December 13, 2022 Minutes
Moved by: Mikes
Approve
Vote: 3-0 Unanimous
- IV. Approval of Agenda for January 10, 2023
Moved by: Delibos
Remove item #3 and elect Chair and Vice Chair
Vote: 4-0 Unanimous
- V. Informational Items
- VI. Planning & Zoning:
 1. **WS-22-0585-SANDOVAL, MARTIN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within

Winchester. TS/hw/syp (For possible action)

Approve with staff conditions

Reduce overhang to framing of principle structure and add drainage

Moved By Delibos

Vote 3-0

2. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

Hold to next meeting, applicant no show

Moved By Mikes

Vote 4-0

3. **ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:**
USE PERMIT SEVENTH EXTENSION OF TIME to commence increased building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the 1:3 height setback ratio from an arterial street; and **2)** reduced parking.
DESIGN REVIEW for 2 extended stay hotel towers with kitchens in rooms, including accessory commercial, retail, restaurant, meeting room, and recreation areas on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action)

Item removed

VII. General Business

1. Elect a new Chair/Vice Chair for the Winchester TAB

John Delibos – Chairperson

Dorothy Gold – Vice Chairperson

2. Review and approve the 2023 meeting calendar

Approve with condition to check into cancelling February 14th meeting

Moved By Delibos

Vote 4-0

VIII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be January 31, 2023

IX. Adjournment

The meeting was adjourned at 6:58 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., JANUARY 31, 2023**

02/08/23 BCC

1. **ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

2. **ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):**
DESIGN REVIEW FIRST EXTENSION OF TIME for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action)

02/21/23 PC

3. **UC-22-0692-GERALD INVESTMENTS, LLC:**
USE PERMIT to eliminate 1 side yard setback;
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family detached residential development on 0.3 acres within an R-3 (Multiple Family Residential) Zone. Generally located on the east and west sides of Queens Courtyard Drive, 260 feet south of Vegas Valley Drive within Winchester. TS/hw/syp (For possible action)

DAYCARE
(TITLE 30)

EASTERN AVE/GOLDEN ARROW DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:

HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** trash enclosure; **3)** reduce drive aisle width; and **4)** allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-811-077; 162-11-811-078

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate landscaping to a less intense use where landscaping is required per Figure 30.64-11 (a 100% reduction).
 - b. Eliminate street landscaping along Eastern Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
 - c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (100% reduction).
2. Eliminate trash enclosure where a trash enclosure is required per Section 30.56.120 (100% reduction).
3. Reduce drive aisle width to 18 feet where 24 feet is the minimum per Table 30.60-4 (a 25% reduction).
4.
 - a. Maintain existing pan driveways where commercial driveways are required per Uniform Standard Drawing 222.1.
 - b. Eliminate throat depth where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3153 & 3163 S. Eastern Avenue
- Site Acreage: 0.4

- Project Type: Daycare
- Number of Stories: 1
- Square Feet: 3,978
- Parking Required/Provided: 10/11

History & Request

The approved application included 2 adjacent buildings that are residential conversions. The northern parcel was zoned R-1 and included an approved use permit for an existing daycare facility. The southern parcel was zoned C-P and was previously converted to an office use. The previous approved application was used to reclassify the northern parcel to C-P, re-approve the daycare use in the C-P zone on the northern parcel, expand the daycare use to the southern parcel, and redesign the driveways to connect both parcels. Several of the waivers of development standards, which were previously approved on the northern parcel in the R-1 zone, were necessary again with the previously approved application since the northern parcel was reclassified to a C-P zone. Several variances for landscaping, parking, and a trash enclosure were previously approved for the southern parcel and remain in effect.

Site Plan

The approved site plan depicted a daycare facility that occupied 2 adjacent residential conversions. The northern parcel includes an existing daycare facility in the center of the site. Playgrounds and patios are located on the north and west sides of the building, and 7 parking spaces are located in front of the building. A circular driveway provides access to the northern parcel; however, the driveway is to be extended to the south to connect with the southern parcel.

The southern parcel includes an existing office building (residential conversion) that is to be used for the daycare facility. Playgrounds and canopies are depicted on the southwest side of the building, and 4 parking spaces are located in front of the building. Similar to the northern parcel, the existing driveway is to be extended to connect to the northern parcel. A trash area, which was not consistent with Title 30 standards, was located on the north side of the southern building, between the 2 parcels.

Landscaping

No landscaping was proposed with the original application, and no landscaping existed on either parcel besides some minor shrubbery adjacent to the front of the southern building. Waivers of development standards were previously approved for the northern parcel with the daycare facility in the R-1 zone, and variances were previously approved for landscaping in conjunction with the southern parcel when it was converted to an office use. Although the driveways were to be modified, the applicant did not propose to add any parking lot landscaping or street landscaping.

Elevations

Photographs depicted 2 existing single story residential conversions with pitched roofs and painted stucco exteriors. A waiver of development standards was previously approved to allow roof mounted mechanical equipment to remain unscreened on the northern parcel; however, the applicant has since installed screening around the mechanical equipment, so a waiver of development standards was no longer necessary. The mechanical equipment on the southern parcel is shown mounted on the side of the property and screened from view.

Floor Plans

The northern building was shown as 1,724 square feet, and a garage is to be enclosed to add an additional 260 square feet. Rooms within this building include areas for children, an office, kitchen, lunchroom, and restrooms.

The southern building was shown as 1,994 square feet and includes rooms for children, a kitchen, laundry/storage room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0766:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that business can commence (with appropriate permits) while coordinating entrance improvements with Public Works; 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 the use permit, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- 6 months to submit off-site improvement plans;
- 1 year review of off-sites;
- Traffic study and compliance;
- Any remaining driveways shall be reconstructed as commercial pan driveways per Uniform Standard Drawing 224.
- Applicant is advised that off-site permits are required for any work within the right-of-way or County easements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0584-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting this extension of time as they were given approval shortly before the COVID-19 pandemic occurred. As a result of the associated shutdowns, the ability to complete the project and the associated conditions became financially difficult as the business was not open. They are now requesting this extension of time to be able to continue running their business and start the expansion.

Prior Land Use Requests

The following applications are for the northern parcel (162-11-811-077):

Application Number	Request	Action	Date
ZC-19-0766	Reclassified the site from R-1 to C-P zoning for a daycare facility with waivers for reduced landscaping, trash enclosure, reduce drive aisle width, and non-standard driveway improvements	Approved by BCC	February 2020
AR-18-400006 (UC-0258-13)	Third application for review of a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	March 2018
UC-0258-13 (AR-0097-17)	Second application for review of daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	September 2017
UC-0258-13 (ET-0024-15)	First extension of time to review waivers of conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. (monument sign only and waiver of conditions #1 was deleted)	Approved by BCC	May 2015
UC-0258-13 (WC-0071-14)	Waived conditions of a use permit requiring hours of operation limited to 6:00 a.m. to 6:00 p.m. and monument sign only	Approved by BCC	August 2014
UC-0258-13 (ET-0070-14)	First extension of time to review a use permit for a daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards and allow non-standard driveway improvements	Approved by BCC	August 2014
UC-0258-13	Daycare facility with waivers for increased wall height, reduced landscaping, trash enclosure, design standards, and allow non-standard driveway improvements	Approved by BCC	August 2014

Prior Land Use Requests

The following applications are for the southern parcel (162-11-811-078):

Application Number	Request	Action	Date
ZC-19-0766	Daycare facility with waivers for landscaping, trash enclosure, reduced drive aisle width, and non-standard improvements	Approved by BCC	February 2020
UC-325-91 & VC-748-91	Secretarial services business with applications to reduce parking, waived street landscaping, and waived trash enclosure	Approved by PC	November 1991
ZC-168-80	Reclassified the site from R-1 to C-P zoning to convert the residence to an office	Approved by BCC	October 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-P	Office uses
East	Corridor Mixed-Use	R-4	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (Historic Neighborhood)	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 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. Given that this will be the applicant's first extension of time on this application, staff can support this extension with the condition that the applicant make significant progress in the completion of the project going forward. However, due to Public Works not being able to support this extension of time, staff is also unable to support the request.

Public Works - Development Review

Staff cannot support this extension of time; the applicant has not complied with the previous conditions of approval related to the review and installation of off-site improvements. Although off-site improvement plans were submitted in May 2020, the engineer of record did not respond to the last list of corrections from September 2020.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until February 5, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land

use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- 6 months to complete off-site improvements;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: December 7, 2022 – HELD – To 01/18/23 – per the applicant.

COUNTY COMMISSION ACTION: January 18, 2023 – HELD – To 02/08/22 – per Commissioner Segerblom for the applicant to attend the 01/24/23 Winchester Town Board meeting.

APPLICANT: TOP EXPRESS INVESTMENTS LLC

CONTACT: JAZMIN GAMONAL, LUCKY KIDS DAYCARE, 3153 S. EASTERN AVE, LAS VEGAS, NV 89169

PEOPLE MOVER
(TITLE 30)

DESERT INN RD/PARADISE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):

DESIGN REVIEW FIRST EXTENSION OF TIME for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-412-001; 162-10-401-005; 162-16-117-048; 162-16-512-001; 162-16-613-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Paradise Road & 3121 Las Vegas Boulevard South
- Site Acreage: 249.7 (portion)
- Project Type: Above ground entrances to an underground people mover system connecting the Las Vegas Convention Center (LVCC) and Wynn Resort Hotel
- Parking Required/Provided (LVCC): 5,000/5,617
- Parking Required/Provided (Wynn): 6,652/8,451

Site Plans

Previously approved plans show that this project will provide a single point-to-point underground tunnel for autonomous vehicles to transport passengers between the Las Vegas Convention Center (LVCC) and Wynn Resort Hotel. The LVCC entrance to the tunnel is proposed within an existing parking lot located at the northeast corner of Paradise Road and Desert Inn Road. Setbacks for the LVCC tunnel entrance are approximately 130 feet north of Desert Inn Road and 250 feet east of Paradise Road. The 0.6 mile tunnel will arch southwest and run underground along the south side of the Desert Inn Road alignment, ultimately surfacing within an existing passenger loading/unloading area on the north side of Wynn Resort Hotel with direct access into Encore Resort Hotel. Setbacks for the Wynn tunnel entrance are

approximately 130 feet south of Desert Inn Road and 500 feet east of Las Vegas Boulevard South. An emergency egress shaft is located midpoint along the tunnel on the south side of the Desert Inn Road alignment.

On the LVCC site, the proposed tunnel entrance will reduce the number of parking spaces by 25. As a result, 5,617 parking spaces will be available where 5,000 spaces are required for 2.5 million square feet of convention facilities. On the Wynn Resort Hotel site, the proposed tunnel entrance and passenger loading areas will not impact the number of available parking spaces.

Landscaping

No changes to the landscaping are required or proposed.

Elevations

Previously approved plans show 2 options for the tunnel entrances: A ramp designed with a flat roof, which is 4 feet above the surface, and an igloo designed with a curved roof, which is 11 feet above the surface. Both ramp options are 80 feet long. At the Wynn Resort Hotel, the tunnel will connect to an existing loading/unloading area with a porte-cochere.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-20-0262:

Current Planning

- Applicant is advised that additional land use applications may be required for final tunnel entrance/exit design; 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

- Provide Public Works the information for the Encore (Wynn) - Las Vegas Convention Center Connector People Mover including tunnel system profile, tunnel(s) cross section, public right-of-way utility location investigation, and general cross sections and plans of the system stations and the applicant will be required to address regulatory procedures for subsequent permits for building the entire system;
- Applicant to execute Revocable License Agreements to address all right-of-way issues that include, but may not be limited to, non-standard improvements and the construction, operation and maintenance of the people mover and tunnel system, dewatering, underground utilities, and sensor monitoring of storm drain facilities subject to separate approval by the Board of County Commissioners (BCC);
- Revocable License Agreement for non-standard improvements to include a Decommissioning Plan for work within the right-of-way;
- Land use application, required permits, and work are subject to BCC approval of the above stated Revocable License Agreements, no permits within the public right-of-way

will be issued until all right-of-way issues are addressed, including the execution and BCC approval of the above-stated agreements;

- Applicant shall coordinate with utilities and franchisees for work within the right-of-way;
- Applicant shall obtain written consent from the Las Vegas Valley Water District and Clark County Water Reclamation District and any other utility identified as a direct conflict with the mover, to be determined by Clark County Public Works.
- Applicant is advised to coordinate with the District Attorney's Office and Clark County Public Works for negotiation of the above stated agreements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; and that you may find instructions for submitting a Point of Connection (POC) request on the CCWRD's website, if a POC is required.

Applicant's Justification

The applicant states that they need additional time obtaining various permits & approvals from other departments. Previously justifying this project, the applicant stated that this project will provide quick, environmentally friendly, and efficient movement of people between the LVCC campus and Wynn Resort Hotel without disrupting activities occurring above ground. Benefits will include increasing the ease in which trade show attendees move between the LVCC and Wynn Resort Hotel and decreasing surface traffic.

Prior Land Use Requests

LVCC (162-10-401-005)

Application Number	Request	Action	Date
ADR-20-900564	LVCC station relocation and tunnel realignment (As a result APN 162-09-806-011 was incorporated into the application) - expired	Approved by ZA	December 2020
DR-20-0262	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall and Wynn resort hotel	Approved by BCC	August 2020
ADR-19-900879	Modified the entrances for an approved campus wide people mover	Approved by ZA	January 2020
DR-19-0429	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall	Approved by BCC	July 2019
ADR-19-900090	Modified an existing pedestrian bridge over Paradise Road	Approved by ZA	March 2019
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

Wynn Resort Hotel (162-09-412-001; 162-16-117-048; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
UC-20-0546	Use permits for a monorail and a waiver to not provide a franchise agreement concurrent with a special use permit	Approved by BCC	November 2021
ADR-20-900564	LVCC station relocation and tunnel realignment (As a result APN 162-09-806-011 was incorporated into the application) - expired	Approved by ZA	December 2020
DR-20-0262	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall and Wynn resort hotel	Approved by BCC	August 2020
ADR-18-900801	Building addition and exterior modifications to a resort hotel (Wynn)	Approved by ZA	December 2018
VS-18-0527	Vacated and abandoned a portion of Sands Avenue	Approved by PC	September 2018
WC-18-400073 (UC-0669-17)	Waived conditions of a use permit to enter into a development agreement	Approved by BCC	May 2018
DR-18-0031	Modified a comprehensive sign plan	Approved by BCC	March 2018
AR-17-400175 (DR-0745-15)	Second application for review of a manmade decorative water feature	Approved by BCC	February 2018
AR-17-400176 (UC-0817-16)	First application for review of an outdoor fountain show	Approved by BCC	February 2018
UC-0669-17	Convention facility expansion and manmade lake (lagoon)	Approved by BCC	October 2017
UC-0817-16	Allowed an outdoor fountain show and reduced parking subject to 1 year for review of the outdoor fountain show	Approved by BCC	January 2017
DR-0745-15 (AR-0164-16)	First application for review of a manmade decorative water feature subject until January 4, 2018 for review to correspond with UC-0817-16	Approved by BCC	January 2017
UC-0524-16	Modified an approved comprehensive sign package	Approved by BCC	September 2016
UC-0881-15	Proposed shopping center addition to a resort hotel (Wynn) with reduced setbacks for various proposed improvements	Approved by BCC	February 2016
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-14	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009

Wynn Resort Hotel (162-09-412-001; 162-16-117-048; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidated all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001

Many land use requests were approved on the subject parcels; however, these are the most relevant applications.

Surrounding Land Use

LVCC (162-10-401-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	H-1 & P-F	Westgate Resort Hotel & portions of the convention center
South	Public Use	P-F	Portions of the convention center
East	Public Use	P-F, C-2, & R-1	Portions of the convention center & Las Vegas Country Club
West	Entertainment Mixed-Use & Public Use	H-1 & P-F	Commercial development & portions of the convention center

Wynn Resort Hotel (162-09-412-001; 162-16-117-048; 162-16-512-001; & 162-16-613-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	H-1	Shopping center, place of worship (Guardian Angel Cathedral) & multiple family residential
South	Entertainment Mixed-Use & Public Use	H-1	Palazzo and Venetian Resort Hotels, & electrical substation
East	Entertainment Mixed-Use & Public Use	H-1	Multiple family residential, commercial development & convention center
West	Entertainment Mixed-Use	H-1	Undeveloped & the Fashion Show Mall

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.

This project is proposed to provide an alternate means of transportation that is non-disruptive and will reportedly help ease the flow of traffic above ground. Additionally, this project has the potential to aide in the transportation of individuals to and from the Convention Center (LVCC), which could be especially useful during its numerous events. With this in mind, staff can support this request for an extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 05, 2024 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TBC-THE BORING COMPANY

CONTACT: TYLER FAIRBANKS, VEGAS LOOP, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169

DRAFT

02/21/23 PC AGENDA SHEET

SINGLE FAMILY DETACHED
RESIDENTIAL
(TITLE 30)

QUEENS COURTYARD DR/VEGAS VALLEY DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0692-GERALD INVESTMENTS, LLC:

USE PERMIT to eliminate 1 side yard setback;
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family detached residential development on 0.3 acres within an R-3 (Multiple Family Residential) Zone.

Generally located on the east and west sides of Queens Courtyard Drive, 260 feet south of Vegas Valley Drive within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:
162-10-603-002 through 162-10-603-004

USE PERMIT:
Eliminate the south side yard setback as permitted by Table 30.40-2.

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear yard setback to 10 feet where 15 feet is required per Table 30.40-2 (a 33% reduction).
- b. Reduce the rear setback for balconies higher than 6 feet over grade to 8 feet where 12 feet is required per Table 30.40-2 (a 33% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 2824, 2826, & 2828 Queens Courtyard Drive
- Site Acreage: 0.3
- Project Type: Single family detached residential
- Number of Stories: 2
- Building Height (feet): 26.5 (minimum)/30 (maximum)
- Square Feet: 3,970 (minimum)/5,216 (maximum)

Site Plan

The proposed site is within the Las Vegas Country Club, surrounded by a circular street, Queens Courtyard Drive. The plan depicts a 3 lot minor subdivision previously approved by MSM-21-600032. Each lot shown on the plan has 1 single family detached residence centrally located on each lot with a zero lot line configuration. Each structure is set back 5 feet from the northern side property line with the southern side setback for each structure eliminated. The front of each structure faces the western side of Queens Courtyard Drive and is set back 20 feet from the street with a balcony setback of 16 feet. In the rear of the lots, each structure contains a small walled backyard area with a pool with the residence's set back from the eastern side of Queens Courtyard Drive 10 feet for the northern 2 lots (Lots 1 and 2) and 15 feet for the southernmost lot (Lot 3). The rear balconies are 10 feet above grade and are set back 8 feet for Lot 1, 9 feet for Lot 2, and 14 feet for Lot 3. Each lot has dual access due to the looping nature of Queens Courtyard Drive. The front driveways located on the western side of each of the lots are 20 feet deep with a width varying between 12 feet and 16 feet. Secondary access for ATV and golf carts is provided by 12 foot wide driveways for Lots 1 and 2.

Landscaping

The plans show generalized xeriscaping within the front, side, and rear yards of all 3 lots. Approved SNRPC list trees are proposed in the front and rear yards of each lot along Queens Courtyard Drive. The trees within the front yard will be used to reduce the front setback per Table 30.40-2. Decorative and painted driveways are also proposed within the front and rear yards of the lots. A pool is proposed within the rear yard of each lot which will be enclosed by 6 foot high decorative walls.

Elevations

The plans for the proposed single family detached residences show 3 models similar in size, structure, materials, and design. The heights of the 3 structures range in height from 26.5 feet up to 30 feet with all 3 structures being 2 stories. The exterior materials of the 3 residences are primarily stucco, decorative metal, wood, and glass arranged in a contemporary design. The front and rear elevations of the structures feature glass and black metal entrance and garage doors, wood accent paneling, and balconies indicated by decorative metal railing. The side elevations contain alternating intruding and protruding roofline and exterior, which are accented by various sizes of windows. Windows are not proposed where the building will be on the property line. Overall, the structures will be primarily grey with black and white accents.

Floor Plans

The plans show the residences being constructed as ranging between 5,216 square feet and 3,970 square feet split between 2 stories. The proposed residences all contain between 3 to 4 bedrooms and 4.5 bathrooms. The plans for all 3 proposed residences are similar with the primary living spaces, like the kitchen, dining area, great room, living room, located on the first floor with the bedroom and sleeping spaces primarily located on the second floor. The residences proposed on Lots 1 and 2 do have at least 1 of their bedrooms located on the first floor, as well. All 3 proposed residences have a 2 car front facing garage, while Lots 1 and 2 also contain a rear facing 1 car garage for ATV's and golf carts.

Applicant’s Justification

The applicant states that the layout of the existing 3 lots is similar to what was originally proposed for the area with several other homes in the area having similar zero lot configurations. They also state that the width of the subject lots and those in the area require the need for the zero lot configuration in order to take advantage of the available space on the lots due to their size. Regarding the setback reductions, the applicant states that these reductions will not negatively impact the surrounding neighborhood physically or visually and are primarily the result of the angle of the rear property line.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family detached residential (zero lot line) & Las Vegas Country Club

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Given the physical limitations of the lots described, staff can understand the applicant’s need for some flexibility regarding setbacks in order for the lots to be used for single family detached purposes. In addition, the surrounding neighborhood contains similar lots with similar zero lot configurations on 1 side. Furthermore, staff finds that the design of the proposed residences is done in a way that would reduce potential intrusions into the neighboring properties as a result of the zero lot configurations. Finally, the Master Plan encourages a variety of housing types, creating a common neighborhood identity, and in-fill development within Policies 1.1.1, 1.3.1, and 1.4.4, respectively. The proposed residences help to expand the use of zero lot configured homes in the County while maintaining the zero lot configuration of the neighborhood. The residences are proposed within land that has otherwise sat relatively vacant. As a result, staff finds the residences help to advance the policies of the Master Plan and for these reasons and more, staff can support the use permit.

Waiver of Development Standards

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

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

While staff appreciates that the lots being developed contain physical limitations, such as the small area and angled property lines, these residences are ultimately being constructed on undeveloped land with the knowledge of the limitations that are found on these properties. Should the use permit be approved, there will already be a setback reduction on the property. As a result, staff finds that there are ways to design the proposed residences in a way that the required rear setback for both the balcony and main structure could be respected, which means that the need for the setback reductions is a self-imposed burden. For these reasons, staff cannot support these requests.

Department of Aviation

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

Staff Recommendation

Approval of the use permit; denial of waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Trees shall be planted and decorative driveways shall be installed per plans;
- 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 comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GERALD INVESTMENTS, LLC

CONTACT: GARY CARLSON, 6440 BRISTOL WAY, LAS VEGAS, NV 89107



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-20-0262 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400137</u> DATE FILED: <u>12/21/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/31/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>02/22/2023</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Las Vegas Convention and Visitors Authority (LVCVA)</u> ADDRESS: <u>3150 Paradise Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-10-401-005

PROPERTY ADDRESS and/or CROSS STREETS: E Desert Inn Rd. x Paradise Rd.

PROJECT DESCRIPTION: Creation of a point-to-point People Mover between Wynn | Encore Las Vegas and the Las Vegas Convention Center

(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.

Steven D Hill
Property Owner (Signature)*

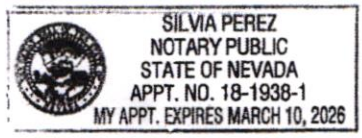
STEVEN D HILL
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 12, 2022 (DATE)

By SP - Silvia Perez Steven D. Hill

NOTARY PUBLIC: Silvia Perez



*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.

November 28, 2022

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

**PLANNER
COPY**

RE: Justification Letter
Encore Design Review Extension of Time
APN: 162-10-401-005, 162-09-412-001, 162-16-117-048, 162-16-512-001, 162-16-613-005

This Extension of Time (ET) request is submitted by The Boring Company (TBC) for the Design Review application DR-20-0262, the land use agreement for the Encore – LVCC Connector (herein referred to as the "Project"). The Project would construct one tunnel entrance ramp at the Encore, a single, approximately 0.6-mile tunnel, and a tunnel entrance ramp on LVCVA property connecting the LVCC to the Encore. The tunnel alignment and passenger loading area on the LVCC side described in the design review was revised per ADR-20-900564.

Per the approved design review and administrative design review, TBC has begun the process of obtaining permits for the construction of the Project. Currently, TBC has submitted the below for the Project:

Permit #	Project Name	Permit Type
BD22-07361	Encore LVCC ATS	ATS
BD21-05220	Encore LVCC Fence	Fence
BD20-44306	Encore LVCC Tunnel Buildout	Building
BD20-32809	Encore LVCC Tunnel Structural	Building
BD21-01684	Encore-LVCC Station 2	Grading

TBC requests the extension of time to continue with the process of obtaining these permits.

We appreciate your review of this Extension of Time application. Please feel free to contact us to discuss any relevant comments.

Sincerely,



Tyler Fairbanks
The Boring Company
(301) 928-9221
tyler@boringcompany.com



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0585</u> DATE FILED: <u>10/31/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE <u>12-27-22</u> PC MEETING DATE: <u>1-17-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u>
	PROPERTY OWNER NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: _____
	APPLICANT NAME: <u>Martin Sandoval</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Martin Sandoval / Luis Garay</u> ADDRESS: <u>3148 Nottingham Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>(702) 866-2829</u> E-MAIL: <u>LGaray1955@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-412-013

PROPERTY ADDRESS and/or CROSS STREETS: 3148 Nottingham Dr., Las Vegas, NV 89121

PROJECT DESCRIPTION: construction of a temporary Car Port (Shade) waving the setback code and architect compatibility

(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.

Martin Sandoval Martin Sandoval
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2022 (DATE)
 By Martin Sandoval
 NOTARY PUBLIC: Cindy Meraz



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

PLANNER
COPY

UC-27-0585

June 22, 2022

Nancy Amundsen
Director Comprehensive Planning
500 S Grand Central Pkwy

Ref: Special Waiver Request for existing construction at Parcel 161-07-412-013, 3148 Nottingham Dr. Las Vegas, NV 89121

Dear Director,

This letter is to request a special waiver for an existing attached carport construction that I am asking to continue at my current residence at 3148 Nottingham Dr. Las Vegas, Nevada 89121. The project's purpose is to avoid sun heat for a disabled senior citizen's car (DMV: A1348353) using the maximum space on the north side of my current residency. Unfortunately, the project area (320 sq ft.) is irregular in shape, as shown on the attached site plan; this construction could not be built enforcing the setback code. The north side setback was reduced to 3 – inches from the overhanging edge to the inside side of the property wall. The requested carport special waiver should include the reduction of the setback code and the development standards for architectural compatibility.

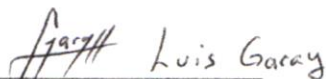
The carport was built about 3 months ago using non-combustible, corrugated steel panels (weight 0.75 PSF) installed on wood structure.

Considering the need of this existing carport to attain desired living conditions with a disabled person in my residence, respectfully, I request approval of the carport construction as is. However, I am open to any other option that allows the carport to remain in place.

The application, construction plans, site plans, and other documents are attached for your review and approval.

Using the information below, please let me know if you need anything else from me to approve this special project.

Sincerely,

 Luis Garay

PER Martin Sandoval
Property Owner Parcel No. 161-07-412-013
3148 Nottingham Dr.
Las Vegas NV 89121
Ph: (702) 886-2829
Email: LGaray1955@gmail.com



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0381-07 _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400133</u> DATE FILED: <u>11/30/2022</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/10/2023</u> PC MEETING DATE: <u>—</u> @6pm BCC MEETING DATE: <u>Feb. 8, 2023 @ 9am</u> FEE: <u>\$900.00</u>
	PROPERTY OWNER NAME: <u>GVISH LV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1400</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: <u>312-915-5501</u> CELL: _____ E-MAIL: <u>lblebici@gemrc.com</u>
	APPLICANT NAME: <u>GVISH LV Owner, LLC</u> ADDRESS: <u>900 N. Michigan Avenue, Suite 1400</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60611</u> TELEPHONE: <u>312-915-5501</u> CELL: _____ E-MAIL: <u>lblebici@gemrc.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162 09 703 020

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: Extension of time for UC-0381-07

(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.

Eva Wassermann

 Property Owner (Signature)*

GVISH LV Owner LLC

 Property Owner (Print) Eva Wassermann

STATE OF Illinois
 COUNTY OF COOK

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2022 (DATE)
 By Eva Wassermann

NOTARY PUBLIC: Whitney Wandland



*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.

KAEMPFER

CROWELL

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7054

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702 792 7000
Fax 702 796 7181

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel 775 852 3900
Fax 775 327 2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775 884 8300
Fax 775 882 0257

ET-22-400133

June 30, 2022

Via Electronic Upload

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

**Re: Extension of time related to UC-0381-07—GVISH LV OWNER, LLC.
(APN 162-09-703-020)**

To Whom It May Concern:

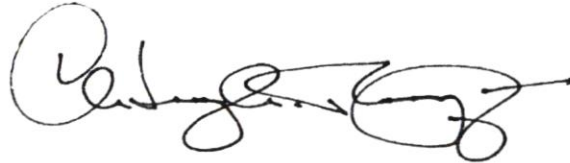
This office represents the owner of the above described property ("Property"). The Property is located just off the southwest corner of Paradise Road and Elvis Presley Boulevard. In June of 2007, plans were submitted for the development of two hotel towers on the Property with a podium separating the two towers above the 8th floor. The first tower on the north side of the Property was completed in or around 2009. The second tower has not yet been constructed. This request is for a further extension of time to allow for the construction of this second, already approved but yet to be constructed, tower. A sixth extension of time was granted by the County Commission in July of 2019. That extension expires by its terms on July 3, 2022. The client had every intention of commencing construction following that latest approval. However, around this same time, expansion of the new convention facilities was also being undertaken. The noise and congestion generated by that construction had a real and significant impact on the financial operations of the Property. Long time national clients refused to have their employees stay at the Property. Then, on top of that, throughout most of 2020 and virtually all of 2021, the COVID pandemic kept many customers away. As a result, the owner of the property experienced a significant drop in occupancy during this essentially 2 year period. In addition, because of these circumstances, the viability of the first tower, let alone the construction and operation of the second tower, was seriously called into question. Now with the construction of the convention facilities completed and COVID positivity rates declining, the client is convinced that the second tower is again viable and can be successfully constructed and operated. It is respectfully requested that one further and final extension of time be given until December of 2024 to commence. If construction has not commenced by that date, the owner of the Property will not seek any further extensions of time to commence construction.

Thank you very much for your consideration of this important request and if any further information or documentation is required, please contact either the undersigned at the contact

information set forth in this letter or please contact Ms. Lindsay Kaempfer at 702-792-7043 or by e-mail at lkaempfer@kcnvlaw.com. Thanks again,

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Christopher L. Kaempfer". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke extending to the right.

Christopher L. Kaempfer

CLK/lak



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-19-0766 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400115</u> DATE FILED: <u>10/10/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/7/22</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Top Express Investments LLC</u> ADDRESS: <u>3163 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-202-6900</u> CELL: <u>818-231-3654</u> E-MAIL: <u>jaz1783@yahoo.com</u>
	APPLICANT NAME: <u>Rocio Taramona</u> ADDRESS: <u>3163 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-202-6900</u> CELL: <u>818-231-3654</u> E-MAIL: <u>jaz1783@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-811-078 & 077
 PROPERTY ADDRESS and/or CROSS STREETS: 3163 S Eastern Ave. Las Vegas NV 89169
 PROJECT DESCRIPTION: Daycare driveway

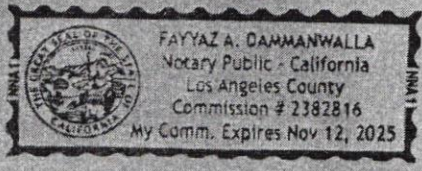
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Rocio Taramona
 Property Owner (Signature)* Rocio Taramona
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON September 8th, 2022 (DATE)

By Rocio Taramona
 NOTARY PUBLIC: Fayyaza Dammanwalla



*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.

Lucky Kids Daycare
3153 S. Eastern Ave.
Las Vegas, NV 89169

PLANNER
COPY
ET-22-400115

March 25, 2022

Re: Parcel 162-11-811-077 & 078
PW20-15074

To Whom It May Concern:

On February 5, 2020 the Clark County Board of County Commissioners gave me 2 years to complete a project in joining my two driveways for my daycares. They knew I had one facility running and was trying to open the building next door and understood the project would be financially difficult for me, so they gave me time to open and operate in order to gather funds. Right away I retained an engineer and submitted plans costing me \$10,000+. Unfortunately, Covid hit shortly after and instead of opening my second facility I had to remain closed and additionally close the main one which was the only stream of income. To date I have only opened one facility and expect to open the property next door (parcel 077) next month.

This morning I was informed my file should be closed and was not due to the amount of work your office has. Although my "Notice of Final Action" says two years, zoning said this morning they had no problem in me continuing that ultimately it was up to Public Works department.

I'm kindly asking that you consider the unfortunate situations that have happened because of Covid and not close my file. I would like to proceed in paying the bond and getting final approval.

Your time and consideration is greatly appreciated. If needed I can provide taxes and documentation as proof of closure and more than 60% income loss in the last two years.

Sincerely,


Rocio Taramona



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

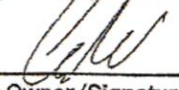
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0692</u> DATE FILED: <u>12/15/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>01/31/23</u> PC MEETING DATE: <u>02/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Gerald Ciolacu</u> ADDRESS: <u>3740 Caesars Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-328-6632</u> CELL: <u>702-328-6632</u> E-MAIL: <u>gimgerald@yahoo.com</u>
	APPLICANT NAME: <u>Gerald Ciolacu</u> ADDRESS: <u>3740 Caesars Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-328-6632</u> CELL: <u>702-328-6632</u> E-MAIL: <u>gimgerald@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Gary L. Carlson</u> ADDRESS: <u>6440 Bristol Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>702-429-8484</u> CELL: <u>702-429-8484</u> E-MAIL: <u>gca.finearch@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-10-603-002 ; 162-10-603-003 ; 162-10-603-004

PROPERTY ADDRESS and/or CROSS STREETS: Queens Courtyard Drive, Las Vegas Country Club

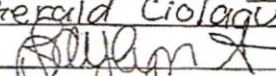
PROJECT DESCRIPTION: Three residential custom home lots with dual streets access with proposed zero lot line configurations.

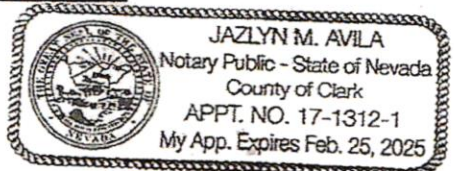
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature)* Gerald Ciolacu
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 18, 2021 (DATE)
 By Gerald Ciolacu

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.

GARY CARLSON & ASSOCIATES
FINE ARCHITECTURE

PLANNER
COPY
UL-22-0692

Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Queens Courtyard Drive, LVCC-- Three Lot Parcel APN 162-10-603-001
Sub: Justification Letter - Use Permit , Zero Lot Line Configuration

To Whom It May Concern:

We are writing this justification letter for the purposes of obtaining a use permit, for the purpose of reinstating the zero lot line allowance as stated in 30.40-2 of Title 30 development code.

A. Justification for Zero Lot Line

The proposed three lot configuration is similar to the original parcel layouts of the development. Over the years several different property owners have altered the original layout(s), combined parcels and in the process eliminated the zero lot line option.

All other individual lots in the development surrounding Queens Courtyard Drive are of the zero lot line configuration typically demanded by the 35 foot width of most of the lots. The proposed lots are of the same width and should require the same approach in achieving residential two story square footages appropriate to the neighborhood.

B. Individual Lot Street Access

The proposed lots span across the "island" portion of the neighborhood and thereby have access to Queens Courtyard Drive at both ends of each lot. This is not typical but due to the street configuration, this allows driveway and parking garage configurations from both ends of the lots. If this may be required as a requirement for the use permit, we are requesting this be allowed.

The above requests have no negative affect on the nature of the existing neighborhood and should actually enhance the street scape with architectural views of proposed residences from both portions of the private street. Thank you for your consideration.

Sincerely,

GARY CARLSON & ASSOCIATES



Gary L. Carlson, Principal Architect