

V. General Business (For possible action)

1. Appoint Chair and Vice-Chair
2. Review Bylaws

VI. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
2. Presentation by Metro's VICE unit regarding issues along Boulder Highway

VII. Planning & Zoning

1. **AR-19-400001 (WS-0948-17)-EAGLE INVESTMENTS 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) allow freestanding signs (statues with mechanical motion and sound) on the roofs of buildings; 2) increased area for animated signs (statues with mechanical motion and sound); 3) increased number of freestanding signs; 4) increased area for freestanding signs (statues with mechanical motion and sound); and 5) allow freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed.
DESIGN REVIEW for a comprehensive sign package consisting of freestanding signs (statues with mechanical motion and sound) in conjunction with an approved vehicle (automobile) wash facility and an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District. Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. MN/tk/ma. (For possible action) **PC 2/19/19**
2. **ET-18-400273 (WS-0935-17)-NEEDAX, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) permit flat roofs without parapet walls for existing additions to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Myrtle Avenue, 320 feet west of Eldon Street within Paradise. JJ/tk/ma (For possible action) **PC 2/19/19**
3. **UC-18-0903-RUSTLE UP PECOS, LLC:**
HOLDOVER USE PERMITS for the following: 1) increase the height of an existing communication tower; and 2) reduce the setback of an existing communication tower.
DESIGN REVIEW for a communication tower on 0.7 acres in a C-2 (General Commercial) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the north side of Russell Road, 180 feet east of Pecos Road within Paradise. JG/jor/ja (For possible action) **PC 2/19/19**
4. **UC-18-1019-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (snow cones) in conjunction with an existing shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway, 1,150 feet north of Twain Avenue within Paradise. TS/al/ma (For possible action) **PC 2/19/19**

5. **UC-18-1020-MISCEVIC D MARK N TRUST, ET AL & BENCHMARK ENTERPRISES, LLC:**
USE PERMIT for live entertainment in conjunction with an existing supper club on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Paradise Road, 300 feet south of Twain Avenue within Paradise. TS/jt/ma (For possible action) **PC 2/19/19**

6. **UC-18-1023-2640 E TROPICANA, LLC:**
USE PERMIT for a tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/md/ma (For possible action) **PC 2/19/19**

7. **UC-18-1024-LV GATEWAY 1, LLC:**
USE PERMITS for the following: 1) allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and 2) waive all applicable design standards for a proposed accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height of block wall; 2) alternative block wall design; 3) reduced parking; 4) reduce setback for a trash enclosure adjacent to an existing residential development; 5) reduce setback for a trash enclosure; and 6) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: 1) convert and renovate an existing multiple family development (apartments) into a motel; 2) permit kitchens within rooms; and 3) proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone. Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/md/ja (For possible action) **PC 2/19/19**

8. **UC-19-0008-VALLEY VIEW INDUSTRIAL INVESTORS LP:**
USE PERMIT for a minor training facility (card dealing school) in conjunction with an existing office/warehouse complex on a portion of a 4.4 acre site in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Valley View Boulevard and Viking Road within Paradise. JJ/jt/ma (For possible action) **PC 2/19/19**

9. **WS-18-1021-HARMON SQUARE SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase logo sign area in conjunction with an approved marijuana establishment (retail store).
DESIGN REVIEW for signs in conjunction with an approved marijuana establishment (retail store) in an existing shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. JG/dg/ma (For possible action) **BCC 2/20/19**

10. **WS-18-1022-CAESARS LINQ, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign where not permitted.
DESIGN REVIEWS for the following: 1) modifications to an existing resort hotel (LINQ, LINQ Promenade); 2) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); 3) increase wall sign area; and 4) increase animated sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/al/ma (For possible action) **BCC 2/20/19**

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: February 12, 2019

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
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YOLANDA KING, County Manager

SIGNAGE
(TITLE 30)

TROPICANA AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400001 (WS-0948-17)-EAGLE INVESTMENTS 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: **1)** allow freestanding signs (statues with mechanical motion and sound) on the roofs of buildings; **2)** increased area for animated signs (statues with mechanical motion and sound); **3)** increased number of freestanding signs; **4)** increased area for freestanding signs (statues with mechanical motion and sound); and **5)** allow freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed.

DESIGN REVIEW for a comprehensive sign package consisting of freestanding signs (statues with mechanical motion and sound) in conjunction with an approved vehicle (automobile) wash facility and an existing convenience store, fast food restaurant, and gasoline pumps on 1.7 acres in a C-1 (Local Business) Zone in the MUD-2 Overlay District.

Generally located on the south side of Tropicana Avenue and the east side of Decatur Boulevard within Paradise. MN/tk/ma (For possible action)

RELATED INFORMATION:

APN:
162-30-101-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow proposed freestanding sign (statues with mechanical motion and sound) on the roofs of buildings where required to be located within curbed landscaped or rockscaped areas per Table 30.72-1.
2. Increase the area of 2 animated signs (statues with mechanical motion and sound) to 108 square feet where 100 square feet is allowed per Table 30.72-1 (an 8% increase).
3. Increase the number of freestanding signs to 5 where 2 are allowed per Table 30.72-1 (a 150% increase).
4. Increase the total area of freestanding signs (statues with mechanical motion and sound) to 522 square feet where 345 square feet is allowed per Table 30.72-1 (a 51.3% increase).
5. Allow the proposed freestanding signs (statues with mechanical motion and sound) to emit sound where not allowed per Section 30.72.040.12.B.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4885 and 4895 W. Tropicana Avenue
- Site Acreage: 1.7
- Project Type: 4 proposed animated freestanding signs (dinosaur statues with mechanical motion and sound)
- Sign Height: 31 feet 6 inches (existing sign)/up to 6 feet 7 inches (proposed signs)
- Square Feet: 225 (existing)/297.3 (proposed)/522.3 (total)

Site Plans

4 animated freestanding signs (statues with mechanical motion and sound) were approved on the roofs of an existing vehicle wash facility. The approved plans depict an approved 1,820 square foot self-service automated vehicle wash facility along the easterly property boundary. The vehicle wash is on the same site as an existing convenience store with gasoline pumps and a fast food restaurant with a drive-thru located to the west of the vehicle wash facility. The entrance and queuing area for the vehicle wash are on the south side of the building and the exit is on the north side of the building. Access to the site is granted via 2 curb cuts along both Tropicana Avenue and Decatur Boulevard. An existing freestanding sign is located on the northern portion of the site approximately 115 feet east of Decatur Boulevard.

Landscaping

No changes are proposed or required to the existing on-site landscaping.

Signage

The approved signage consists of 4 sign statues (animated/mechanical motion freestanding signs as defined by Code) constructed to look like various dinosaurs. All 4 signs are designed with mechanical motion and sound to create an entertaining experience for customers visiting the vehicle wash. The approved 4 statues are located as follows: 1) Dinosaur 1 – Dilophosaurus, located on the roof of the south portion of the vehicle wash, is 6 feet, 7 inches high and 108 square feet in area; 2) Dinosaur 2 - Velociraptor, located on the roof of the north portion of the convenience store, is 4 feet high and 39.3 square feet in area; 3) Dinosaur 3 – T-Rex, located on the roof of the north portion of the vehicle wash, is 4 feet, 3 inches high and 42 square feet in area; and 4) Dinosaur 4 – Baryonyx, located on the roof of the south portion of the convenience store, is 6 feet, 7 inches high and 108 square feet in area.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0948-17:

Current Planning

- 1 year to review as a public hearing after completion;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Applicant's Justification

The applicant states that this application for review is to certify that the approved signs have not caused any negative impacts to the surrounding areas. The applicant further states the statues have assisted in bringing additional business to the property owner, allowing him to run a more successful business. Since the signs are not affecting other businesses in a negative manner, the owner requests approval of this review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0948-17	Multiple freestanding signs with a design review for a comprehensive sign package consisting of freestanding signs	Approved by PC	January 2018
WS-0570-17	Similar request for freestanding signage	Withdrawn	October 2017
VS-0813-16	Vacated driveway easements along Tropicana Avenue and Decatur Boulevard	Approved by PC	January 2017
UC-0723-16	Allowed a vehicle (automobile wash facility) in a C-1 zone with design reviews for a vehicle wash facility and modifications to site design	Approved by PC	December 2016
UC-1476-00	900 square foot car wash building in conjunction with an existing convenience store with drive-thru service – expired	Approved by PC	November 2000
DR-1870-95	Convenience store with gasoline pumps and fast food restaurant with drive-thru	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Convenience store
South	Commercial Tourist	M-D	Office/warehouse building
East	Commercial Tourist	H-1	Undeveloped
West	Commercial General	C-2	Commercial development

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. Since the original approval, the signs appear to have had no negative impacts on the surrounding businesses or vehicular traffic; therefore, staff can support this request to remove the time limit.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

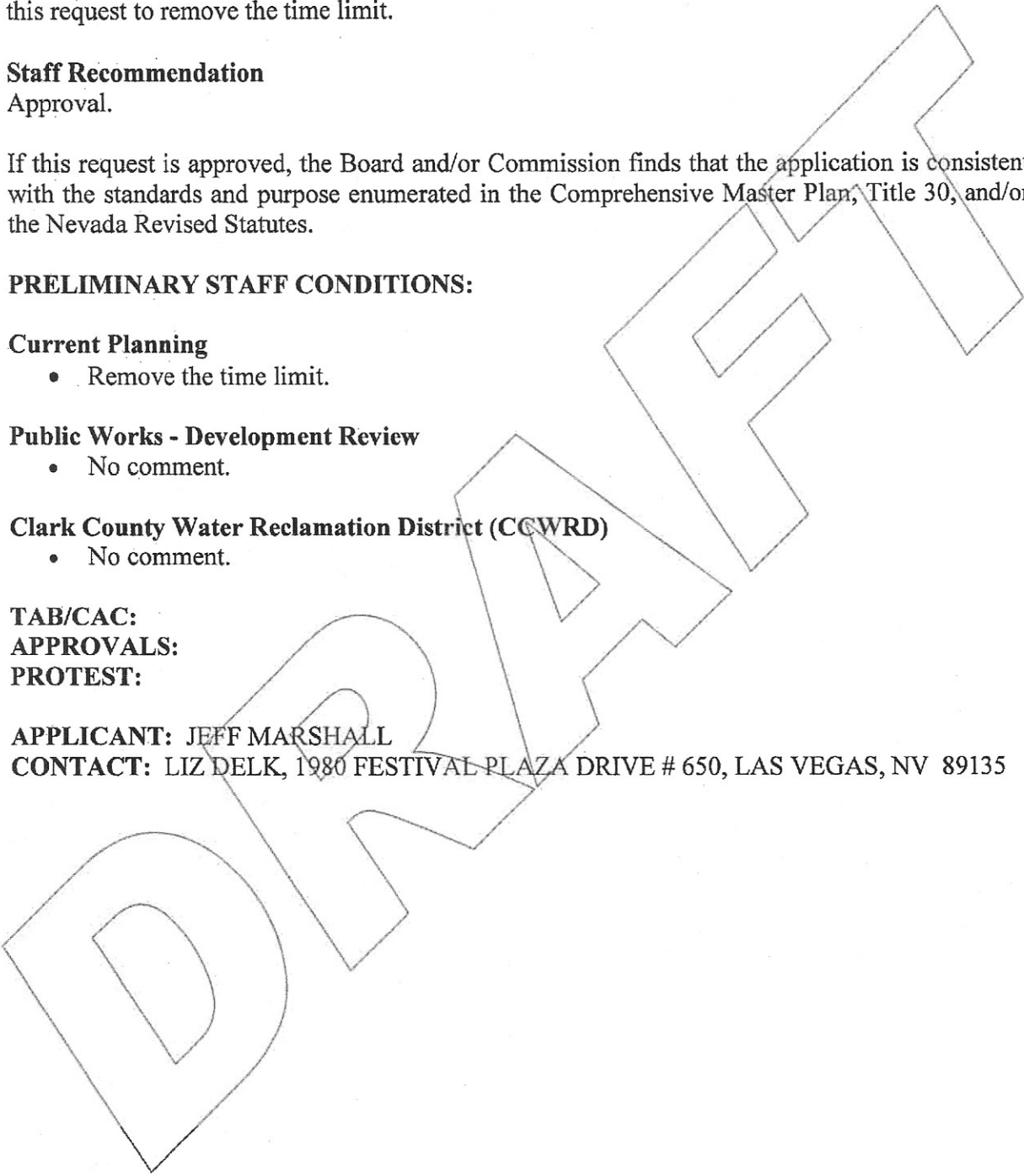
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JEFF MARSHALL

CONTACT: LIZ DELK, 1980 FESTIVAL PLAZA DRIVE # 650, LAS VEGAS, NV 89135



02/19/19 PC AGENDA SHEET

BUILDING ADDITION
(TITLE 30)

MYRTLE AVE/ELDON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400273 (WS-0935-17)-NEEDAX, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) permit flat roofs without parapet walls for existing additions to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Myrtle Avenue, 320 feet west of Eldon Street within Paradise. JJ/tk/ma (For possible action)

RELATED INFORMATION:

APN:
162-18-111-092

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side (east) setback for an existing addition to a single family residence to 1.5 feet where a minimum of 5 feet is required per Table 30.40-2 (a 70% reduction).
2. Permit existing additions to a single family residence with flat roofs without parapet walls where flat roofs are required to have a parapet wall per Table 30.56-2A.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3425 Myrtle Avenue
- Site Acreage: 0.2
- Project Type: Existing additions to a single family residence
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 1,797

Site Plans

The request is to reduce setbacks and allow additions to a single family residence that have flat roofs with no parapet walls. Records indicate the residence was originally constructed in 1973. Access to the site is from Myrtle Avenue by a single driveway located on the southeastern portion of the property and the residence is located in the central portion of the property. The

plans depict 2 existing additions to the residence. The first addition is a small room set back approximately 1.5 feet from the side (east) property line and approximately 54 feet from the front (south) property line. The second addition is to the southeast corner of the residence which consists of an enclosed carport which was converted to habitable space. An existing pool occupies the majority of the rear yard area.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The residence is 1 story with a maximum height of 12 feet. The original portions of the residence have a pitched roof with asphalt shingles and the additions have flat roofs. The exterior of the residence, including the additions, have a stucco finish painted in earth tone colors.

Floor Plans

The plans indicate that the residence had an area of 1,382 square feet and the additions have a total area of 415 square feet bringing the area of the residence to 1,797 square feet. The addition on the east side of the residence that requires a setback reduction is a laundry room with an area of approximately 40 square feet. The other addition includes a bedroom and living room area. County records indicate the residence has 3 bedrooms and the plans depict 5 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0935-17:

Current Planning

- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.

Applicant's Justification

The applicant states that this extension request is needed because of the structural calculations that were required by the Clark County Building Department, which caused a delay in obtaining the permits.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0935-17	Reduced side setbacks and to allow for a flat roof without a parapet wall	Approved by PC	December 2017

Surrounding Land Use

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

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. Since the original approval, staff finds the applicant has submitted the structural calculations needed to obtain the proper building permits. Staff can support this extension of time request for an additional year.

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 December 17, 2019 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HUYANG XIE

CONTACT: JAIME DE LA VEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145

DRAFT

COMMUNICATION TOWER
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0903-RUSTLE UP PECOS, LLC:

HOLDOVER USE PERMITS for the following: 1) increase the height of an existing communication tower; and 2) reduce the setback of an existing communication tower.
DESIGN REVIEW for a communication tower on 0.7 acres in a C-2 (General Commercial) Zone in the Russell Road Transition Corridor Design Overlay District.

Generally located on the north side of Russell Road, 180 feet east of Pecos Road within Paradise.
JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:
161-30-401-038

USE PERMITS:

1. Increase the height of an existing communication tower to 95 feet where 80 feet is the standard per Table 30.44-1 (a 19% increase).
2. Reduce the setback of an existing communication tower to an existing residential development to 185 feet where 190 feet is required per Table 30.44-1 (a 3% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3440 E. Russell Road
- Site Acreage: 0.7
- Project Type: Communication tower height increase
- Tower Height (feet): 80 (existing) /95 (with new antenna extension)

Site Plan

The site plan depicts an existing communication tower with an overall height of 80 feet, and the applicant is proposing to increase the height to 95 feet. The communication tower compound includes an area of 650 square feet which encompasses ground level equipment. Surrounding the communication tower is a convenience store to the west, an existing office building to the

east, and 2 additional office buildings to the north. The existing tower is located 177 feet north of Russell Road, 180 feet east of Pecos Road.

Landscaping

There is existing landscaping around the subject property. Changes to the landscaping is not a part of this request.

Elevations

The elevation plans depict an existing 80 foot communication tower with a 15 foot tower extension to support a new antenna. All new tower equipment will be painted to match the existing tower. The new antenna will be a T-frame mount with 3 antenna arrays. The communication tower compound is screened by a 6 foot high chain-link fence with a tan colored mesh screen.

Floor Plans

There is existing ground level equipment on the north and south side of the communication tower. The applicant is proposing to install an additional ground level equipment cabinet on the south side of the communication tower.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, increasing the height of the communication tower to 95 feet will accommodate the 3 new antenna arrays. The modification to the existing tower will allow for new collocation for Sprint PCS. All new ground level equipment will match the existing equipment in terms of color.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0372-11	Reduced separation from an existing communication tower to a residential development and increased the tower height from 80 feet to 85 feet, and a design review for the existing communication tower - expired	Approved by PC	October 2011
UC-0893-08	Increased height of an existing communication tower from 80 feet to 85 feet - expired	Approved by PC	October 2008
ADR-1424-05	Increased the height of an existing communication tower from 60 feet to 80 feet	Approved Administratively	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1489-97	Carwash in conjunction with a proposed office/retail complex and design review for office buildings – carwash withdrawn	Approved by BCC	December 1997
ZC-0192-96	Reclassified 3.6 acres from R-E Zoning to C-2 Zoning for a shopping center	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Office building
South	Commercial General & Residential Urban Center (18 to 32 du/ac)	C-1 & R-3	Restaurant & condominiums
West	Commercial General	C-2	Convenience store & gasoline station

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 existing tower has served an imperative purpose of wireless communication and the antenna extension will continue to offer the public needed telecommunication services in the surrounding region. Staff does not anticipate any negative impacts of increasing the height of the existing communication tower from 80 feet to 95 feet. Since the applicant is proposing to extend the tower height, the minimum setback to the nearest residential development must be 190 feet per current code standards (Table 30.44-1). Staff finds that the tower is set back 185 feet from the nearest residential development (to the north) and the request to decrease the setback by 5 feet is not an excessive request. Staff is in support of these use permits.

Design Review

The applicant is proposing to paint the new communication tower antenna extension to match any existing equipment. Staff finds that painting the tower and supplemental equipment to match the surrounding area encourages the reduction of visual impact of the tower's proposed height, new antennas, and upgraded ground equipment. Lastly, the existing ground level

equipment is screened by a fence with mesh to reduce the visual impact to the street and surrounding structures. Staff recommends approval.

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 a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Prior to the issuance of a building permit, applicant shall provide evidence that the existing improvements do not obstruct the private drainage easement.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: January 8, 2019 – HELD – To 02/19/19 – per the applicant.

APPLICANT: SPRINT PCS

CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER DRIVE, SUITE 1700, IRVINE, CA 92618

FOOD CART
(TITLE 30)

MARYLAND PKWY/TWAIN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-1019-BOULEVARD VENTURES, LLC & 2495 RIVIERA LP:

USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (snow cones) in conjunction with an existing shopping center (Boulevard Mall) on a portion of 43.1 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts.

Generally located on the east side of Maryland Parkway, 1,150 feet north of Twain Avenue within Paradise. TS/al/ma (For possible action)

RELATED INFORMATION:

APN:
162-14-213-002 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3600 S. Maryland Parkway
- Site Acreage: 43.1 (portion)
- Project Type: Food cart/trailer
- Building Height (feet): 8
- Square Feet: 71
- Parking Required/Provided: 4,952/5,304 (overall shopping center)

Site Plans

The request is to allow a food cart/trailer for snow cones within the parking lot of an existing shopping center (Boulevard Mall). Access to the shopping center is provided by multiple driveways from Maryland Parkway, Katie Avenue, Desert Inn Road and Oneida Way. The plans depict the food cart/trailer located on the north side of an existing driveway on Maryland Parkway that aligns with Dumont Boulevard to the west. The food cart/trailer will occupy 4 parking spaces and is separated from the driveway by an approximately 10 foot wide landscape area.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The food cart/trailer is approximately 8 feet in height and approximately 16 feet in length from the trailer hitch to the rear of the trailer. There are openings on the front side of the trailer. A customer service window is located on the right side of the trailer and an entry door on the left side. The rear of the trailer consists of double doors for loading and unloading supplies and equipment. The food cart/trailer is constructed of metal and is painted red, black, yellow and silver.

Floor Plans

The food cart/trailer has an area of approximately 71 square feet and consists of a freezer, refrigerator, sinks, and a preparation table.

Signage

Signage is not a part of this request;

Applicant's Justification

The applicant indicates that the proposed location within the existing Boulevard Mall shopping center parking lot is a good site for the food cart/trailer. The business complements the existing shopping center and will provide refreshments to the customers of the shopping center. Hours of operation for the food cart/trailer will be the same as the hours for the shopping center with the business in operation from spring to fall as weather permits.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0637	Hookah lounge and outside dining area in conjunction with an existing restaurant	Approved by PC	October 2018
ADR-18-900481	Exterior building (façade) modifications in conjunction with an existing mall	Approved Administratively	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved Administratively	June 2017
ZC-1078-00	Zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000
VC-535-90	Revised plans on a previously approved shopping center expansion including increase building heights to an existing shopping center	Approved by PC	September 1990
AC-095-89	Architectural supervision for an expansion (department stores, retail stores, and parking structures)	Approved on appeal by BCC	June 1989
VC-133-64	Reduced parking	Approved by BCC	July 1964

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-56-63	Retail shopping center and accessory uses	Approved by BCC	April 1963

Since the 1960's there have been numerous land use applications for various temporary and permanent uses, as well as expansions to the shopping center, within all or portions of the overall site for the Boulevard Mall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Retail & commercial uses within other portions of the Boulevard Mall
West	Commercial General	H-1 and C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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.

Similar food carts/trailers have been approved at other commercial locations throughout the County. The Planning Commission and Board of County Commissioners have found these types of food carts/trailers to be appropriate and compatible uses in conjunction with shopping centers and other commercial developments. The shopping center has ample parking to accommodate the loss of 4 spaces for the proposed food cart/trailer. The food cart/trailer is separated from the existing driveway by a landscape area which will protect the customers from traffic. Therefore, staff finds that the proposed food cart/trailer is an appropriate use at this location and will not result in a substantial adverse effect on adjacent properties. However, to ensure there are no unforeseen issues with this use, staff recommends a time limit for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to review.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; that 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

- 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.

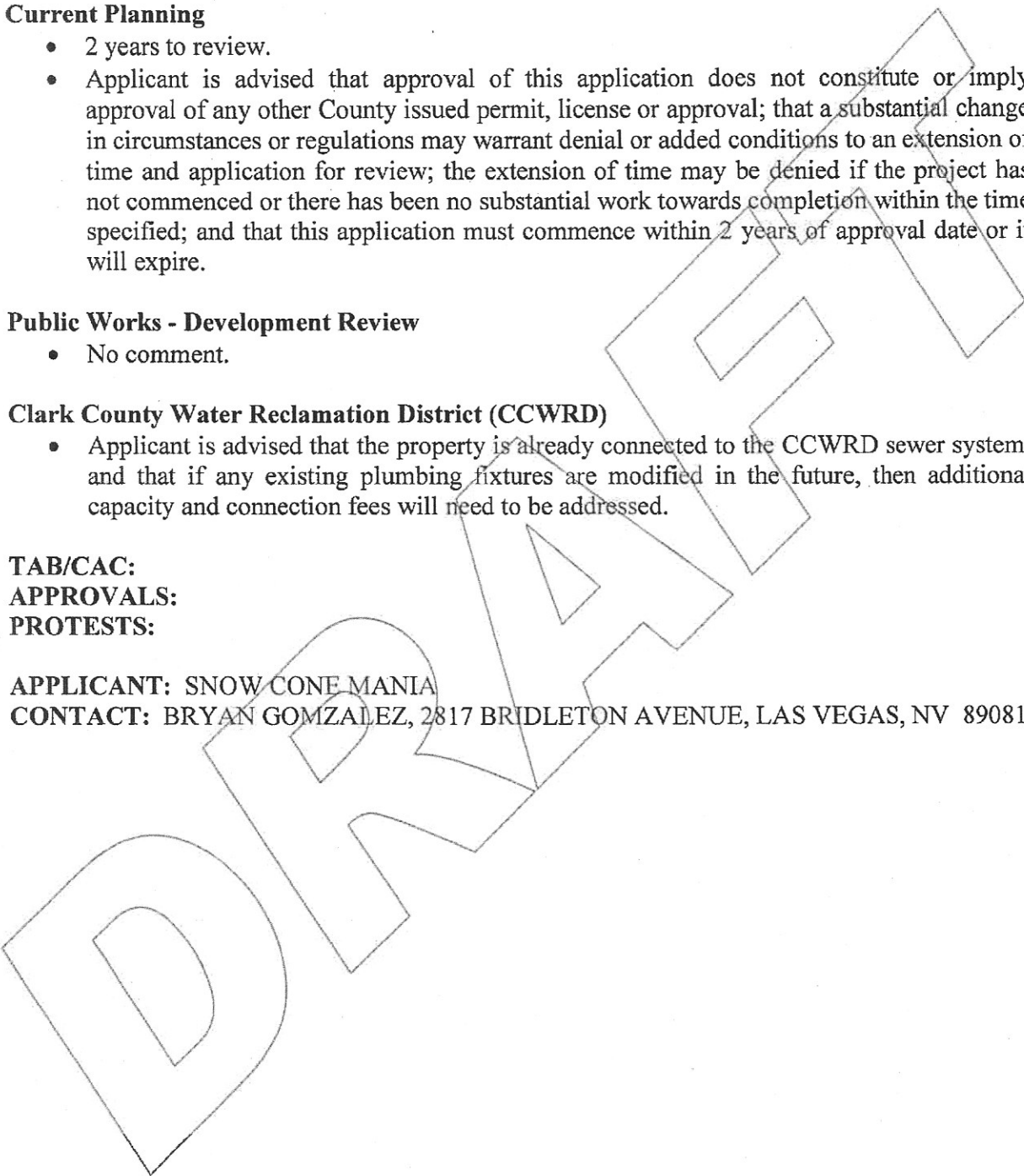
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SNOW CONE MANIA

CONTACT: BRYAN GOMZALEZ, 2817 BRIDLETON AVENUE, LAS VEGAS, NV 89081



LIVE ENTERTAINMENT
(TITLE 30)

PARADISE RD/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-1020-MISCEVIC D MARK N TRUST, ET AL & BENCHMARK ENTERPRISES, LLC:

USE PERMIT for live entertainment in conjunction with an existing supper club on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Paradise Road, 300 feet south of Twain Avenue within Paradise. TS/jt/ma (For possible action)

RELATED INFORMATION:

APN:

162-15-302-009

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3824 Paradise Road
- Site Acreage: 1.3
- Project Type: Live entertainment
- Parking Required/Provided: 114/80 (reduced with UC-0353-11)

Site Plan

The site plan depicts an existing supper club located on the western portion of the site. Two entrances from Paradise Road provide access to the site. A single row of parking spaces and a drive aisle are located between Paradise Road and the supper club, and the remainder of the parking spaces are located behind the supper club to the east. Live entertainment will occur on an existing 2,000 square foot outside dining area/patio that is located on the west side of the supper club.

Applicant's Justification

Live entertainment is proposed on the outside dining area/patio on Friday evenings from 10:00 p.m. to 2:00 a.m. Saturday mornings. According to the applicant, the speakers will face north, away from the hotel located to the south. In addition, the live entertainment will not impact the lodging long/short term located to the east since the residential development is buffered from the

outside dining area by the supper club. Lastly, the business hours for the offices located to the north and across Paradise Road to the west will be closed while the live entertainment occurs.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0066-13	Patio to the existing supper club	Approved Administratively	February 2013
WS-0609-12	Increased fence height in conjunction with the existing supper club	Approved by PC	December 2012
UC-0353-11	Reduced separation between a supper club and a residential use and a reduction in parking	Approved by PC	September 2011
UC-0226-10	Reduced separation between a supper club and a residential use, and live entertainment in conjunction with a supper club	Withdrawn without prejudice	July 2010
UC-1108-05	Convention/banquet facility and on-premise consumption of alcohol – expired	Approved by PC	August 2005
DR-1058-04	Remodel building for a new restaurant	Approved by PC	July 2004
DR-0661-00	Expansion and remodel of an existing restaurant – expired	Approved by PC	June 2000
UC-0047-00	Allowed outside dining in conjunction with a restaurant	Approved by PC	February 2000
UC-327-92	Restaurant and bar and remodel the exterior of the building	Approved by PC	October 1992
UC-345-87	Live entertainment in conjunction with a restaurant – expired	Approved by PC	December 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-1	Office buildings
South	Commercial Tourist	H-1	Hotel (Fairfield Inn)
East	Commercial Tourist	H-1	Lodging, long/short term (Siegel Suites)
West	Commercial Tourist	H-1	Approved multi-family development within a residential/retail/office center (Howard Hughes Center)

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.

The subject site is located near the resort corridor along the Las Vegas Strip, which accommodates tourists and a variety of entertainment options. In addition, the site is designated for Commercial Tourist uses in the Winchester/Paradise Land Use Plan, which is intended for high intensity service commercial uses, and the site is located in Community District 1, which is the most intense area of development. As a result, uses such as live entertainment may be appropriate if the use does not negatively impact the surrounding uses. Both the office uses to the west and north will not be impacted since the hours of operation will not coincide with the live entertainment. The lodging long/short term use to the east is buffered by the supper club building, and the speakers will face away from the adjacent hotel development to the south. Therefore, the proposed use is located in an area designated for more intense uses and it will not impact the adjacent existing uses.

However, a multifamily residential development was approved in 2016 and revised plans were approved in 2018 on the parcel directly to the west across Paradise Road. Building permits are currently in process with the Building Department. As a result, staff recommends a review period of 2 years to reassess any potential negative impacts to the future residential development to the west.

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

- 2 years to review as a public hearing;
- Live entertainment limited to Fridays until 2:00 a.m. Saturday mornings.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BENCHMARK ENTERPRISES, LLC
CONTACT: FIREFLY PARTNERS, LLC, 3824 PARADISE RD, LAS VEGAS, NV 89169

DRAFT

02/19/19 PC AGENDA SHEET

TIRE SALES AND INSTALLATION
(TITLE 30)

TOPAZ ST/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-1023-2640 E TROPICANA, LLC:

USE PERMIT for a tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise.
TS/md/ma (For possible action)

RELATED INFORMATION:

APN:
162-24-402-011

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Tire sales and installation
- Number of Stories: 1 plus basement
- Square Feet: 4,923
- Parking Required/Provided: 10/41

Site Plans

The plans depict an existing building being used for a tire sales and installation facility. The building is located 10.5 feet from the south (front) property line and 67 feet from the west property line. There are 2 enclosed work bays associated with the facility, which are located on the southeast side of the building. Access to the site is granted via existing commercial driveways located along Tropicana Avenue and Topaz Street. The project site requires 10 parking spaces where 41 spaces are provided. The tire sales and installation facility is 211 feet from the residential uses to the north, and therefore, meets the minimum 200 feet separation required from residential uses.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application. A minimum 10 foot wide landscape area exists along Tropicana Avenue, and a minimum 13 foot wide landscape area exists along Topaz Street.

Elevations

The plans depict an existing 1 story building constructed of brick veneer finish with a pitched shingle roof. The 2 work bays, featuring overhead roll-up doors, consist of a stucco finish. The overall facility, including the roof, is painted white with a red accent trim.

Floor Plans

The plans depict an existing building consisting of 4,923 square feet that will be utilized for a tire sales and installation facility. The first floor of the building measures 2,970 square feet and consists of a showroom, waiting area, storage area, office, and restroom facilities. The basement measures 1,333 square feet and consists of a storage area. The work bays consist of 620 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states all tire installation activities will be performed within the interior of the building and that no installation activities will be conducted outside. Disposal of old tires will be phased within the assigned staging shop area, where old tires will be picked up and transferred to an authorized disposal facility on a regular basis. Hours of operation are proposed from 8:00 a.m. to 7:00 p.m. 7 days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1037-17	Food cart	Approved by PC	January 2018
UC-0047-16 (AR-0109-17)	First application to review a tire sales and installation facility, and waivers of development standards to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues with a design review for a tire sales and installation facility – expired	Approved by PC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0692-16	Reduced setback from a non-section line street and reduced separation from an existing residential development, waivers reduced setback from a residential development to a proposed trash enclosure, modified parking lot landscape island and modified development standards with design reviews for a convenience store, gasoline pumps, demolition of existing buildings and increased finished grade – expired	Approved by PC	November 2016
UC-0047-16	Tire sales and installation facility, waivers of development standards allowed a use not within a permanent enclosed building and allowed exterior colors to display vivid hues with a design review for a tire sales and installation facility – expired	Approved by PC	March 2016
UC-0405-14	Medical marijuana establishment (dispensary)	Withdrawn without prejudice	December 2014
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – until December 16, 2012 to commence – expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Self-serve car wash
South	Commercial General	C-2	Commercial center
East	Commercial General	C-2	Convenience store with gas pumps
West	Commercial General	C-2	Commercial center

Clark County Public Response Office (CCPRO)

CE18-16058 is an active Public Response Office violation for a tire sales and installation facility operating without an active special use permit.

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.

Commercial Policy 66 of the Comprehensive Master Plan states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Access to the tire sales and installation facility will be granted via an existing commercial driveway along Tropicana Avenue, an arterial street. Commercial Policy 67 states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers and setbacks should be considered and integrated into commercial developments. Staff finds the tire sales and installation facility exceeds the required separation distance from the multiple family residential development to the north. Additionally, staff finds the existing vehicle wash facility, located immediately to the north of the project site, provides a buffer between the multiple family residential development and the tire sales and installation facility. All tire sales and installation will be conducted within the interior of the facility, with no proposed outside uses or activities. Therefore, staff recommends approval of 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

- 1 year to complete, including obtaining any necessary building permits, with any extension of time to be a public hearing.
- Hours of operation limited from 8:00 a.m. to 7:00 p.m.;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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: BULMARO ENRIQUEZ
CONTACT: VLADAMIR HERNANDEZ, HB ENTERPRISES, 2917 W. WASHINGTON
AVENUE #3, LAS VEGAS, NV 89117

DRAFT

MOTEL
(TITLE 30)

NAPLES DR/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-1024-LV GATEWAY 1, LLC:

USE PERMITS for the following: **1)** allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and **2)** waive all applicable design standards for a proposed accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height of block wall; **2)** alternative block wall design; **3)** reduced parking; **4)** reduce setback for a trash enclosure adjacent to an existing residential development; **5)** reduce setback for a trash enclosure; and **6)** increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.

DESIGN REVIEWS for the following: **1)** convert and renovate an existing multiple family development (apartments) into a motel; **2)** permit kitchens within rooms; and **3)** proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment)(AE-65) Zone.

Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/md/ja (For possible-action)

RELATED INFORMATION:

APN:
162-22-301-005

USE PERMITS:

1. Allow a proposed accessory structure (office building) to not be architecturally compatible with the principal buildings (motel) where required per Table 30.44-1.
2. Waive design standards on all elevations for a proposed accessory structure where required per Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed block wall to 8 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 33% increase).
2. Permit an alternative block wall design (split face CMU block and smooth finish) where a decorative block wall is required per Section 30.64.020.
3. Reduce parking to 14 parking spaces where 15 parking spaces are required per Chapter 30.60 and Table 30.60-1 (a 6.7% reduction).
4. Reduce the setback for a trash enclosure to 1 foot where a setback of 50 feet is required from any residential development (multiple family) per Section 30.56.120 (a 98% reduction).

5. Reduce the interior side setback for a trash enclosure to 1 foot where a setback of 10 feet is required per Table 30.40-7 (a 90% reduction).
6. Increase the length of a dead end-street (cul-de-sac) with a County approved turnaround to 1,030 linear feet where 500 feet is the maximum allowed per Chapter 30.52 and Uniform Standard Drawing 212 (a 106% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 406 E. Naples Drive
- Site Acreage: 0.5
- Project Type: Motel with proposed accessory office building
- Number of Stories: 2 (motel)/1 (office building)
- Building Height (feet): 17 (Building B)/13 (Building A and C)/9 (office building)
- Square Feet: 1,150 (Buildings A and C)/4,900 (Building B)/320 (office building)
- Parking Required/Provided: 15/14

Site Plan and Project Scope

The plans depict an existing multi-family development (apartments) consisting of 3 buildings located on 0.5 acres. The applicant is proposing to convert and renovate the existing apartment complex into a motel featuring 14 units. Renovations and repairs will be made to both the interior and exterior of the buildings. The exterior repair of the buildings consist of replacing the existing asphalt shingled roof with new asphalt shingles, repainting the façade of each building, and replacing the existing windows and doors to the buildings. In addition to the repairs to the existing buildings, a shipping container will be refurbished and converted into an office that serves the motel.

The motel consists of 3 buildings, A, B and C. Buildings A and C measure 1,150 square feet each while Building B has an overall area of 4,900 square feet. A 320 square foot shipping container will be refurbished and converted into an office that will serve the motel. A 10 foot wide pedestrian walkway connects the office building to the proposed 5 foot wide sidewalk along Naples Drive. The office building is set back 24 feet from the south (front) property line adjacent to Naples Drive. An 800 square foot pool is proposed and will be centrally located within the project site. An outdoor fireplace and patio area are proposed at the northwest corner of the site, which serves as an additional guest amenity. A trash enclosure is proposed at the southeast corner of the site, and is set back 14 feet from the south (front) property line. The motel and proposed office requires 15 parking spaces where 14 spaces are provided. The 14 parking spaces are located immediately south of the office building, and Buildings A and C. A landscape area with a minimum width of 5 feet separates the buildings from the parking spaces. Access to the project site is granted from Naples Drive.

Landscaping

The plans depict a landscape area with a minimum width of 5 feet located between Buildings A, C, and the proposed office building. The trees within the landscape area will consist of 15 gallon and 24 inch box trees. Two palm trees will be planted along the west side of the pool. A 15 gallon tree will be planted along the north side of the trash enclosure. Four trees surround the perimeter of the proposed fireplace and a trellis is located at the northwest corner of the property. Several additional trees are randomly distributed throughout the site. An 8 foot high wall consisting of smooth and split face CMU block is located along the west side of the subject property.

Elevations

Buildings A and C are single story, measure 13 feet in height, and consist of a pitched roof with asphalt shingles. The exterior of the buildings consist of stucco. Building B consists of 2 stories and measures 27 feet in height. Building B features a pitched roof with asphalt shingles and a wood paneled exterior. Buildings A through C will be painted with neutral, earth tone colors. The office building measures 9 feet in height and consists of vertical metal siding. Windows are featured on the north side of the office building and an entry door is located on the east side of the building. The south side of the container, oriented towards Naples Drive, features a freestanding planter with a decorative wire fence with plantings growing on and through it which will provide natural coverage.

Floor Plans

The proposed motel consists of 3 buildings featuring a total of 14 units. Buildings A and C include 2 units each and measure 1,150 square feet. Building B measures 4,900 square feet and includes 5 units on the first floor and 5 units on the second floor. Each unit contains a kitchen, bedroom, bathroom, and living room. The office building consists of 320 square feet and features a lobby area, office, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing the conversion of an existing 14 unit apartment complex to a 14 unit boutique motel, utilizing the existing structures on the project site. The existing buildings will be renovated on the interior and the exterior will be cleaned, repaired, and repainted as required.

The applicant indicates the increase to the wall height will provide separation and security between the subject property and the existing drainage area to the west. The proposed wall will be a combination of smooth and split face block on both faces creating a decorative effect. The storage container will be painted to match the colors utilized on the existing buildings. Additionally, the front of the container facing the street will have a freestanding planter with a decorative wire fence with plantings growing on and through it which will provide natural coverage. The requested reduction of 1 parking space will have minimal impact on the surrounding area. Guests of the motel will utilize different ride sharing services; therefore, reducing the number of occupied parking spaces at the motel. The trash enclosure will be

enclosed by a 6 foot high block wall with a double gate to lessen the visual impact. The enclosure will include a planting area on 3 sides of the structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Multiple family development
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Multiple family development
West*	Commercial Tourist	H-1	Alexis Park Hotel

*Immediately west of the subject property is an existing drainage channel.

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.

Use Permits #1 & #2

Although the proposed office building is not architecturally compatible with the principal buildings, staff finds appropriate measures have been proposed to mitigate any impact the metal building may have on the surrounding properties. The south side of the container, oriented towards Naples Drive, features a freestanding planter with a decorative wire fence with plantings growing on and through it which will provide natural coverage. The metal building will also be painted to match the existing on-site buildings. Staff finds the requests will have no impact on the surrounding land uses and properties; therefore, recommends approval.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff can support the request to increase the block wall height to 8 feet along the west property line. Similar requests to increase block wall height have been previously approved throughout unincorporated Clark County. Staff finds that increasing the block wall height will discourage trespassers to the site and provide an appropriate buffer between the motel and existing drainage

channel to the west. The increase to the height of the block wall will have no impact on the surrounding properties and land uses; therefore, staff can support this request.

Split face CMU, per the Development Code, is considered a decorative block. Based on the proposed elevations of the wall, the combination of a split and smooth face finish for the block wall will achieve the same purposes as a decorative block wall. Staff finds the aesthetics of the proposed wall are acceptable and will enhance the development; therefore, recommends approval.

Waivers of Development Standards #3

The facility will function as both a destination for tourists and out-of-town visitors who will utilize alternative modes of transportation such as ride-share programs, taxis, and public transit. Staff finds the requested parking reduction will have no impact on the surrounding properties and land uses; therefore, recommends approval.

Waivers of Development Standards #4 & #5

Staff typically does not support setback reductions of this extent; however, due to the site constraints of the existing property, the relocation of the trash enclosure is impractical. The trash enclosure, as currently depicted on the site plan, meets the front yard setback of 10 feet. If the trash enclosure was to be relocated on site, in place of a parking space, the enclosure would not meet the required front yard and right-of-way setback of 10 feet. The optimal location for the trash enclosure is at the southeast corner of the site, as opposed to being located directly in front of the motel with encroachments into several setbacks. Therefore, staff recommends approval of these requests.

Design Reviews #1-#3

Commercial Tourist Policy 83 from the Comprehensive Master Plan encourages buildings to be located around pedestrian plazas and courts. A centrally located court, featuring a proposed swimming pool, is surrounded by 3 existing motel buildings and the proposed office building. An outdoor fireplace and patio area is proposed at the northwest corner of the site, which serves as an additional guest amenity. Staff finds the proposed use and development is consistent and compatible with the land uses in the surrounding area. The project site is 1 mile from the Resort Corridor and Las Vegas Boulevard South. The proposed use provides an alternative lodging option for visitors and tourists. Staff finds the exterior repair and repainting of the existing buildings, which includes replacing the existing doors, windows, and the asphalt shingled roof with new shingles will significantly improve the subject property. The kitchens within the rooms serve as an additional amenity offered to guests and will not have an adverse or negative impact on the surrounding area and properties. Staff has no objections to these requests; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #6

Staff has no objection to the over length dead-end street provided that the Fire Department approves the request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Motel and office building to be painted with neutral, earth tone colors;
- South side of office building to include a decorative wire fence with plantings;
- Office building shall be painted to match the existing on-site buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements;
- Off-site curb and gutter shall be either R-type or roll curb to allow the frontage of the site to be used as a driveway to access the parking spaces;
- Provide evidence of approval from the Department of Aviation for the cul-de-sac on APNs 162-22-304-001 & 002;
- Right-of-way dedication to include the portion of the cul-de-sac on Department of Aviation land, APNs 162-22-304-001 & 002, provide that Department of Aviation agrees to said dedication;
- Clark County Fire Prevention approval of all over-length cul-de-sacs.

Department of Aviation

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

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: FRANK PETRASICH

CONTACT: RIK SALEMME, 596 KELS福德 DRIVE, LAS VEGAS, NV 89123

DRAFT

MINOR TRAINING FACILITY
(TITLE 30)

VALLEY VIEW BLVD/VIKING RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0008-VALLEY VIEW INDUSTRIAL INVESTORS LP:

USE PERMIT for a minor training facility (card dealing school) in conjunction with an existing office/warehouse complex on a portion of a 4.4 acre site in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District.

Generally located on the northwest corner of Valley View Boulevard and Viking Road within Paradise. JJ/jt/ma (For possible action)

RELATED INFORMATION:

APN:
162-18-711-005 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: 3871 S. Valley View Boulevard, Suite 11
- Site Aereage: 4.4 (portion)
- Project Type: Minor training facility (card dealing school)
- Square Feet: 528
- Parking Required/Provided: 506/524 (entire office/warehouse complex)

Site Plan

The site plan depicts an existing office/warehouse complex consisting of an "L" shaped building fronting Viking Road to the south and Valley View Boulevard to the east. A second office/warehouse building is located behind the subject building to the north. Four additional office/warehouse buildings are located on separate parcels farther north; however, these buildings are part of the overall office/warehouse complex. Parking spaces are located adjacent to Viking Road and Valley View Boulevard and around the office/warehouse buildings. Access to the site is provided by 2 driveways on Viking Road and 2 driveways on Valley View Boulevard.

Landscaping

No changes to the existing landscaping are required or proposed with this application.

Elevations

The elevations of the existing single story office/warehouse building consist of a flat parapet wall along the roofline, storefront window systems, and metal awnings over each tenant suite.

Floor Plans

The 528 square foot suite consists of 3 poker tables, a blackjack table, desk, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the business has been in operation since 2008 (at other locations), and the subject location is appropriate for the use. Graduates of the dealing school advance to successful careers dealing cards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0146-17	Reduced setback for a trash enclosure	Approved by PC	April 2017
UC-0829-16	Sporting goods (firearms)	Approved by PC	January 2017
UC-0720-16	Supper club	Approved by PC	December 2016
UC-0647-16	Liquor store	Approved by PC	November 2016
UC-0436-16	Office, personal services, postal services, retail, and restaurant uses in conjunction with an existing office/warehouse complex	Approved by PC	September 2016
ADR-1011-15	Remodeled the facades of existing buildings within an office/warehouse complex	Approved Administratively	October 2015
UC-0041-10	Check cashing services	Approved by PC	March 2010
ADR-1414-09	Motion picture production studio	Approved Administratively	January 2010
ZC-0465-09	Reclassified the property to H-1 zoning for a resort condominium project – expired	Approved by BCC	September 2009
ADR-1694-08	Motion picture production studio	Approved Administratively	January 2009
UC-0906-05 (ET-0179-08)	First extension of time for a bathhouse	Approved by PC	August 2008
UC-0906-05	Bathhouse	Approved by PC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1	Office/warehouse uses
South	Commercial Tourist	C-1 & H-1	Gold Coast Resort Hotel & parking garage
East	Commercial Tourist	M-1	Office/warehouse uses
West	Commercial Tourist	R-4	Multi-family residential development

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.

A portion of the office/warehouse complex was approved for commercial uses per UC-0436-16, which included office, personal services, postal services, retail, and restaurants. The proposed minor training facility is located in the office/warehouse building adjacent to Viking Road, which contains most of the commercial uses. As a result, the proposed minor training facility is appropriate and compatible with the existing uses in the building. In addition, adequate parking is available for the commercial uses within the overall office/warehouse complex. Furthermore, Land Use Goal 2 in the Comprehensive Master Plan encourages a mixture of uses, such as commercial, office, and other activities within close proximity to each other. The minor training facility will add to the mix of commercial uses in the office/warehouse complex, and staff does not anticipate any negative impacts from the use. Therefore, staff can support the 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 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: VALLEY VIEW INDUSTRIAL INVESTORS, LP

CONTACT: JAMES KEAN, 345 CENTURY DRIVE, LAS VEGAS, NV 89110

DRAFT

INCREASE SIGN AREA
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-1021-HARMON SQUARE SPE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase logo sign area in conjunction with an approved marijuana establishment (retail store).

DESIGN REVIEW for signs in conjunction with an approved marijuana establishment (retail store) in an existing shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone.

Generally located on the southwest corner of Harmon Avenue and Paradise Road within Paradise. JG/dg/ma. (For possible action)

RELATED INFORMATION:

APN:
162-22-301-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the area of a wall sign on the north elevation to 420 square feet where 302 square feet was previously approved and where 30 square feet is the maximum for a marijuana establishment (a 1,300% increase).
2. Increase the area of a logo sign on the northeast corner of the building to 118 square feet where 7.5 square feet is the maximum (a 1,473% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 4501 S. Paradise Road
- Site Acreage: 3.3
- Project Type: Sign for marijuana establishment
- Square Feet: 420 (total wall sign); 118 (logo)

Site Plans

The plans show an existing shopping center consisting of 4 buildings. Three of the buildings are in-line design and form an "L" shape along the west and south sides of the parcel. The fourth building is a pad site located on the northeast portion of the site, near the intersection of Paradise

Road and Harmon Avenue. A marijuana establishment (retail store) was approved earlier this year in one of the in-line buildings located to the south. The proposed wall sign is located on the north elevation of the building facing Harmon Avenue. This request is to allow the increase in area of wall signage and increase the area of the logo sign.

Signage

The sign type within this submittal package consists of a logo sign addition to an existing wall sign. The existing wall sign which was approved in September 2018 via WS-18-0531, depicts a 302 square foot sign (MedMen) and is comprised of internally illuminated reverse channel letters. The proposed logo sign (a Geo Leaf) is immediately adjacent to the existing wall sign and is 118 square feet. This sign will be designed to be internally illuminated.

Applicant's Justification

The applicant indicates that these signs are necessary for tenant identification and to provide proper visibility for the site. Furthermore, the applicant indicates the signage will not negatively impact the surrounding area and will complement the existing signage within the commercial center. For example, the current signage that exists within the center consists of a 30 foot high liquor bottle, a 25 foot high coffee cup, and other sculptures and signs for various tenants.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0531	Increase wall signage in conjunction with a marijuana establishment (retail marijuana store) within an existing shopping center	Approved by BCC	September 2018
UC-18-0336	A marijuana establishment (retail marijuana store) within an existing shopping center	Approved by BCC	June 2018
ZC-18-0335	Reclassified the existing shopping center from an H-1 zone to C-2 zone and use permit to allow a marijuana establishment (dispensary)	Approved by BCC	June 2018
ADR-1059-17	Modification to signage in conjunction with an existing shopping center	Approved Administratively	October 2017
ADR-0290-17	Modification to signage in conjunction with an existing shopping center	Approved Administratively	February 2017
WS-0814-15	Reduced landscaping, increased number of signs, reduce the separation between signs, waive the location of directional signs; and allow roof signs	Approved by BCC	January 2016
UC-0988-14	Various shopping center uses with a waiver of development standards for alternative street landscaping, and a design review for renovations to an existing shopping center	Approved by PC	February 2015
UC-0712-12	Banquet facility, restaurant, and service bar in conjunction with an existing recreational facility (mini-golf)	Approved by PC	January 2013

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0568-11	Increased wall sign area	Approved by PC	January 2012
UC-0433-11	Expansion to an existing recreational facility (mini-golf) and arcade	Approved by PC	November 2011
UC-0293-11	Recreational facility (mini-golf) and arcade -- expunged	Approved by PC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Hard Rock Café & Hard Rock Resort Hotel
South	Commercial Tourist	C-2	Holiday Royale Hotel & mini-warehouse complex
East	Commercial Tourist	C-2	Hofbrauhaus Restaurant & Hyatt Place Hotel
West	Commercial Tourist	H-1	Rumor Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

The purpose of the sign regulations for marijuana establishments is to provide reasonable yet appropriate conditions for identifying businesses and services. The regulations for signage also help to maintain and enhance the aesthetic environment of the area. Staff finds this request to be excessive based on the requested square footage of signs. If the signs are reduced, signage would still be adequate to inform the general public of the location and use.

Design Review

Approval of the design review is contingent upon approval of the waivers of development standard which staff does not support. Staff finds that the design of the sign does not meet the standards for approval required for a design review because it fails to meet the sign regulations for retail marijuana. Therefore, with these inconsistencies, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MADMEN OF NEVADA, LLC

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGNS, 5277 CAMERON ST., #130,
LAS VEGAS, NV 89118

SIGNAGE & FACADE REMODEL
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-1022-CAESARS LINQ, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign where not permitted.
DESIGN REVIEWS for the following: 1) modifications to an existing resort hotel (LINQ, LINQ Promenade); 2) modifications to an approved comprehensive sign plan (LINQ, LINQ Promenade); 3) increase wall sign area; and 4) increase animated sign area on a portion of 14.0 acres in conjunction with a resort hotel (LINQ, LINQ Promenade) in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Flamingo Road within Paradise. TS/al/ma (For possible action)

RELATED INFORMATION:

APN:

162-16-312-002; 162-16-411-005; 162-16-412-002

DESIGN REVIEWS:

1. Modifications to the exterior of a lease space within the LINQ Resort Hotel and the LINQ Promenade.
2. Modifications to an approved comprehensive sign plan for additional wall signs, animated signs, and sign lighting per Chapter 30.72.
3. Increase overall wall sign area to 239,161 square feet where 237,064 square feet was previously approved, and a maximum of 23,780 square feet is permitted per Table 30.72-1 (a 0.8% increase from prior approval, and a 973.6% increase from permitted).
4. Increase overall animated sign area to 42,766 square feet where 40,763 was previously approved, and a maximum of 600 square feet is permitted per Table 30.72-1 (a 4.9% increase from prior approval, and a 7,027.6% increase from permitted).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 14

- Project Type: Building modifications with amended sign plan

Request & Site Plans

The property is the site of the LINQ Resort Hotel and the LINQ Promenade, a shopping, dining and entertainment venue. There are 2 parts to this request. The first request is to amend an approved comprehensive sign package for the LINQ Promenade shopping center and the LINQ Hotel. The proposed signage includes wall signs, roof signs and additional animated sign area. The second request is to remodel an existing lease space located on the northwest corner of the LINQ Promenade for a new tenant (Kind Haven), a recreational/entertainment venue. The additional signage is for Kind Haven. The lease space for Kind Haven is located within the LINQ Promenade and will not be visible from Las Vegas Boulevard South. The proposed changes to the building and the signage will not encroach into the existing pedestrian access path and fire lane within the LINQ Promenade.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The modifications for the façade of the lease space depict an Asian architectural theme. The exterior of the lease space consists of decorative metal panels, and illuminated panels. An Asian style archway is being constructed over the entrance to the facility.

Floor Plans

The plans indicate that there will be changes to the interior of the building for Kind Haven; however, these changes are not a part of this request and do not require additional land use.

Signage

The plans depict 12 additional roof signs with a total of 384 square feet and 7 additional wall signs with a total area of 2,097 square feet. The roof signs are flags that are 32 square feet each, located on top of the parapet wall on the eastern portion of the lease space. The plans indicate that 2,003 square feet of the proposed wall signs will consist of animated sign area, which includes a video message unit. One of the animated signs depicts a train which emits simulated steam and menial sound of a steam engine.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	Percent increase	# of existing signs	# of Proposed/pending signs	Total # of signs
Wall*	237,064	2,097	239,161	23,780	0.9	195	7	202
Freestanding*	6,340	0	6,340	12,600	n/a	15	0	15
Directional	25	0	25	32	n/a	1	0	1
Roof	7,129	384	7,513	0	5.4	5	12	17
Hanging	18	0	18	32 per tenant	n/a	2	0	2
Projecting	585	0	585	32 per tenant	n/a	7	0	7
Overall Total	251,161	2,481	253,642	36,476	n/a	225	19	244

*Some wall signs and freestanding signs also contain animated sign area and the table below is a summary of animated signage.

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	Percent increase	# of existing signs	# of Proposed/pending signs	Total # of signs
Animated	40,763	2,003	42,766	600	4.9	18	5	22

Applicant's Justification

The applicant indicates that the proposed façade modifications to the lease space will provide an exciting architectural theme for Kind Haven, a new recreational and entertainment venue within the LINQ Promenade and the Resort Corridor. The applicant indicates that the proposed signs are harmonious, compatible, and consistent with the existing signs at the LINQ Promenade, adjacent resort hotel properties along Las Vegas Boulevard South, and ancillary entertainment and retail venues.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0951	Modifications to the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign plan	Approved by BCC	January 2019
DR-18-0934	Modifications to an approved comprehensive sign plan for the LINQ Resort Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved Administratively	December 2018
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
UC-0584-14	Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice	Withdrawn at PC	January 2015
DR-0105-14	Modifications to an approved comprehensive sign package	Approved by BCC	April 2014
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Casino Royale & the Venetian/Palazzo Resort Hotels, parking lots, & Sands Expo Center
South	Commercial Tourist	H-1	Flamingo Resort Hotel & Hilton Grand Vacations
East	Commercial Tourist	H-1	The Meridian at Hughes Center multi-family, residential development, hotel, & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Reviews #2 through #4

Code allows alternative sign standards within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The signage is in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Other roof signs have been approved for this resort hotel and for other properties within the Resort Corridor. Staff finds that the proposed signage is compatible with the existing developments along Las Vegas Boulevard South, and complies with Urban Specific Policy 20 of the Comprehensive Master Plan, which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the waiver and design reviews.

Design Review #1

Staff finds that the proposed request is compatible with the overall development. The proposed design elements enhance the overall pedestrian experience. The request complies with Urban Specific Policy 18, which encourages pedestrian scale site furnishings along public walkways and open spaces to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways. Staff finds this request also complies with Urban Specific Policy 10 which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns.

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 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINQ, LLC

**CONTACT: TONY COSENTINO, 6841 S. EASTERN AVE, SUITE 103, LAS VEGAS, NV
89119**

DRAFT