



V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.  
(for discussion)

VI. Planning & Zoning

1. **UC-18-0332-TINANA MARLON REVOCABLE TRUST:**

**HOLDOVER USE PERMIT** to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEW** for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/ja (For possible action)

**BCC 5/22/19**

2. **UC-18-0803-GIPSY, LLC:**

**USE PERMIT** to reduce the separation from an outside dining area (patio) to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** an outside dining area (patio); **2)** façade changes; and **3)** alternative parking lot landscaping in conjunction with an existing tavern and nightclub on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/jvm/ja (For possible action)

**BCC 5/22/19**

3. **UC-19-0276-GIU, LLC:**

**USE PERMIT** to allow a personal services (barbershop) establishment within an existing office warehouse on a portion of 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northeast corner of Arville Street and Tompkins Avenue within Paradise. MN/jor/ja (For possible action)

**PC 6/4/19**

4. **UC-19-0280-MONA JOY LLC:**

**USE PERMIT** to allow personal services (hair salon) in conjunction with an office/warehouse complex on 0.2 acres in a M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Post Road, 510 feet east of Annie Oakley Drive within Paradise. JG/jvm/ja (For possible action)

**PC 6/4/19**

5. **UC-19-0287-CALNEV INVESTMENTS, LLC:**

**USE PERMIT** to allow a kennel (dog daycare, boarding, and grooming) within an existing retail building on a portion of 1.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Patrick Lane, 250 feet west of Pecos Road within Paradise. JG/jor/ja (For possible action)

**PC 6/4/19**

6. **UC-19-0293-ESCONDIDO PARTNERS II, LLC:**

**USE PERMIT** for a proposed communication facility with a cell tower.

**DESIGN REVIEW** for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action)

**PC 6/4/19**



7. **UC-19-0302-PATRICK PLAZA LLC:**  
**USE PERMIT** to allow for a dental laboratory which is not located within the same commercial complex as a medical or dental office in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 200 feet west of Annie Oakley Drive within Paradise. JG/sd/ja (For possible action) **PC 6/4/19**
8. **UC-19-0312-CHURCH BAPTIST PARADISE BIBLE:**  
**USE PERMIT** to waive design standards for proposed accessory modular buildings.  
**DESIGN REVIEW** for modular buildings (classrooms and portable toilets) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/ja (For possible action) **PC 6/4/19**
9. **VS-19-0299-STANLEY OFFICE PARK, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Rogers Street located between Post Road and Teco Avenue (alignment) within Paradise (description on file). MN/tk/ja (For possible action) **PC 6/4/19**
10. **VS-19-0304-TREASURE ISLAND, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Spring Mountain Road and Flamingo Road, and between Las Vegas Boulevard South and Sammy Davis Jr Drive within Paradise (description on file). TS/tk/ja (For possible action) **PC 6/4/19**
11. **AR-19-400046 (UC-18-0004)-MANNA INVESTMENT GROUP, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/tk/ja (For possible action) **BCC 6/5/19**
12. **AR-19-400053 (UC-15-0203)-CAESARS LINQ, LLC:**  
**USE PERMITS THIRD APPLICATION FOR REVIEW** of the following: 1) reduced setbacks; 2) temporarily reduce parking; 3) increase hours of operation for live entertainment; and 4) deviations per plans on file for temporary outdoor commercial events in conjunction with a commercial/retail/dining and entertainment center (the LINQ).  
**DEVIATIONS** for the following: 1) allow a temporary increase in noise levels as permitted by Section 30.68.020; and 2) all other deviations per plans on file in conjunction with temporary outdoor commercial events.  
**DESIGN REVIEW** for temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas in conjunction with a commercial/retail/dining and entertainment center (the LINQ) on a portion of 48.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. TS/tk/ja (For possible action) **BCC 6/5/19**
13. **DR-19-0279-THE CRYSTALS LAS VEGAS, LLC:**  
**DESIGN REVIEW** to increase the area of an animated hanging sign for a resort hotel (CityCenter/The Shops at Crystals) on 76.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/pb/ja (For possible action) **BCC 6/5/19**

14. **DR-19-0296-IMI MIRACLE MALL, LLC:**  
**DESIGN REVIEWS** for the following: **1)** modification and expansion of an outside drinking area (Breeze Daiquiri Bar); and **2)** modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 35.1 acres 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, 300 feet north of Harmon Avenue within Paradise. JJ/pb/ja (For possible action) **BCC 6/5/19**
15. **UC-19-0286-RASHID, JAMAL:**  
**USE PERMIT** for exotic animals in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/sd/ja (For possible action) **BCC 6/5/19**
16. **WS-19-0225-VEGAS DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a building addition.  
**DESIGN REVIEWS** for the following: **1)** an addition, exterior and interior modifications (a proposed elevator tower) to an existing resort hotel (LINQ); **2)** modify an existing comprehensive sign plan; and **3)** increase wall sign area in conjunction with resort hotels (LINQ and Harrah's) and LINQ Promenade shopping center on a portion of 64.0 acres 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, 150 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action) **BCC 6/5/19**
17. **WS-19-0295-VEGAS 888 LAND CO, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced drive aisle geometrics; and **2)** alternative perimeter screening for a previously approved multiple family residential development on a portion of 3.7 acres in an H-1 (Limited Resort and Apartment) Zone in a MUD-1 Overlay District. Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/ja (For possible action) **BCC 6/5/19**

VII. General Business  
None

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: May 28, 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  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager



OUTDOOR DRINKING AREA  
(TITLE 30)

**UPDATE**  
NAPLES DR/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-18-0332-TINANA MARLON REVOCABLE TRUST:**

**HOLDOVER USE PERMIT** to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEW** for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-22-304-009

**USE PERMIT:**

Allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) where only allowed in conjunction with a supper club, tourist club, mixed use development, or restaurant.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce on-site parking to zero where 13 parking spaces was previously approved and where 103 parking spaces are required per Table 30.60-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 0.4
- Project Type: Outside drinking area
- Number of Stories: 1
- Building Height: 15 feet
- Square Feet: **2,804**
- Parking Required/Provided: 103/0

Site Plan

The existing tavern area is located on approximately the western 2/3 of the subject parcel. There are approximately 13 parking spaces currently located on the eastern 1/3 of the site adjacent to Paradise Road. The submitted site plan shows the displacement of the existing parking spaces in favor of creating an enclosed outside drinking area. There is no vehicular access shown to the property, however an 8 foot wide pedestrian access is shown from Naples Drive. **The property to the west of the subject site is zoned residential; however, the tavern itself will buffer the outside area from this residential property.**

Landscaping

There is existing landscaping located in the northwest corner of the overall site. The submitted landscape plan shows additional landscaping being provided in a **10 foot wide planter behind an attached sidewalk** along Paradise Road. This planter will have trees, shrubs, and groundcover.

Elevations

The submitted plans depict an approximate 3 foot tall wall composed of brick, with 8 foot tall pilasters every 20 feet **with a fire bowl on top of each pilaster.**

Floor Plans

The submitted plans indicate an enclosed patio area with an ancillary bar and multiple seating areas. **The outside patio area has been reduced from 3,856 square feet to 2,804 square feet.**

Signage

Signage is not a part of this application. However, there are 2 off-premises advertising signs on the subject property.

Applicant's Justification

The applicant indicates that the area surrounding this nightclub has been historically challenged with respect to parking and patrons familiar with the area utilize Uber, Lyft, and other alternatives to arrive at the facility. The owners of this property also lease a parking site located across Paradise Road to accommodate those patrons who choose to drive to the location.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0610-12	Tavern expansion with building remodel and parking reduction	Approved by PC	December 2012
UC-2009-04	Tavern expansion with building remodel and parking lot design – tavern expansion, remodel, and parking lot redesign were improved per approval – expired	Approved by PC	December 2004
UC-0548-03	Live entertainment in conjunction with an existing tavern – expired since an extension of time was not filed for a required review period	Approved on appeal by the BCC	June 2003



## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Tavern
East	Commercial Tourist	C-2	Retail development including a tavern
South	Public Facilities	P-F	Undeveloped property owned by Clark County (Aviation)
West	Commercial Tourist	R-2	Duplex residential 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

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

Staff finds that establishing an outside drinking area in conjunction with this existing tavern would have a negative impact on the subject site as well as the surrounding area. Staff understands that the front parking area has been utilized on a temporary basis for special events, however, during these events, on-site drop-off and pick-up would still be possible. In this proposal, with the entire site being dedicated to a drinking establishment with no on-site parking or dedicated drop-off and pick-up area would create a potentially dangerous situation where these functions would take place in a public street (Naples Drive) where pedestrians and vehicles could be in conflict. Therefore, staff cannot support this request.

##### Waiver of Development Standards

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

Staff finds that a reduction in parking to zero from the previously reduced to 13 parking spaces could create a hazardous situation for both pedestrians and vehicles. Currently, having the minimal amount of on-site parking creates the ability for drop-off and pick-up of patrons to occur on-site instead of in the public right-of-way, which is much more conducive to public safety. Staff is aware that ample parking for the facility is provided off-site, across Paradise Road, however, this parking area could also create a hazardous situation with no easy pedestrian crossings from the parking area to the tavern.

### Design Review

Staff is not supporting the use permit to allow the outside drinking area in conjunction with a tavern, nor is the parking reduction being supported. Therefore, staff cannot support the design review associated with this application.

### **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**

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:

- 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**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Paradise Road and the associated spandrel;
- Reconstruct any unused driveways with full off-site improvements;
- **The existing billboard adjacent to Naples Drive is within the public right-of-way and therefore must be relocated, if permitted by Title 30, or removed.**
- Applicant is advised that driveways must comply with Uniform Standard Drawings 222.1 and 225.

#### **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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification and occupant load; that any changes in occupancy classification may have impacts on both the site plan and construction; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

**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:** Paradise - denial.

**APPROVALS:**

**PROTEST:** 1 card

**COUNTY COMMISSION ACTION:** June 20, 2018 – HELD – To 07/18/18 – per the applicant.

**COUNTY COMMISSION ACTION:** July 18, 2018 – HELD – To 09/19/18 – per the applicant.

**COUNTY COMMISSION ACTION:** September 19, 2018 – HELD – To 10/03/18 – per the applicant.

**COUNTY COMMISSION ACTION:** October 3, 2018 – HELD – No Date – per the applicant.

**APPLICANT:** JERRY MASINI

**CONTACT:** BALLARD SPAHR LLP, 1980 FESTIVAL PLAZA DRIVE, SUITE 900, LAS VEGAS, NV 89135

TAVERN IMPROVEMENTS  
(TITLE 30)

PARADISE RD/NAPLES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-18-0803-GIPSY, LLC:**

**USE PERMIT** to reduce the separation from an outside dining area (patio) to a residential use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEWS** for the following: 1) an outside dining area (patio); 2) façade changes; and 3) alternative parking lot landscaping in conjunction with an existing tavern and nightclub on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise.  
JG/jvm/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-22-301-015

**USE PERMIT:**

Reduce the separation from an outside dining (patio) to a residential use to approximately 75 feet where a minimum of 200 feet is required (a 62.5% reduction).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth to 10 feet where 75 feet is required for a driveway on Naples Drive per Uniform Standard Drawing 222A (a 86.6% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4605 Paradise Road
- Site Acreage: 0.9
- Project Type: Tavern renovation
- Number of Stories: 2
- Building Height (feet): 36 feet, 8 inches
- Square Feet: 5,041 (indoor)/238 (outside)
- Parking Required/Provided: 58/58



Site Plans

The plans show a proposed 238 square foot outside dining area in conjunction with an existing 3,302 square foot tavern. In addition, a 1,739 square foot second floor is being proposed. The existing tavern is set back 14 feet from the nearest property line adjacent to Naples Drive. The outside dining area is enclosed by an 8 foot high wall and set back 10 feet west of Paradise Road and zero feet north of Naples Drive. Primary access to the outside dining area is through the tavern and a secondary gate leading to the parking lot is located on the northwest corner of the outside dining area. The nearest residential use is approximately 75 feet to the southwest across Naples Drive. Parking is located on the west side of the building and access is provided from Naples Drive. A total of 58 parking spaces are provided where 58 are required.

Landscaping

The plans depict a 10 foot wide landscape area adjacent to the east property line next to Paradise Road. A 6 foot 6 inch to 14 foot wide landscape area is located on the south side of the existing building adjacent to the attached sidewalk along Naples Drive. No perimeter landscaping is shown along the north property lines in the parking lot area and a minimum 6 foot 4 inch intense landscape area is depicted along the west property line. An alternative to the required interior parking lot landscaping is being proposed.

Elevations

The submitted elevations depict 2 structures approximately 36 feet 8 inches in height. Balconies are located on the east, south, and west sides of the building. The west balcony is for emergency egress only. Construction materials consist of decorative CMU block, aluminum window frames, and EIFS finishes in shades of grey with bronze trim features. A combination stucco and wrought iron fence will enclose the outside patio area on the east side of the building.

Floor Plans

The first floor of the tavern depicts a bar area with access to the outside patio area, restrooms, storage areas and a stairway to the second floor. The second floor is composed of another bar area with access to 2 exterior balconies and restrooms.

Applicant's Justification

The applicant indicates that the proposed improvements will upgrade the existing site, as well as the surrounding area. They will be closing the existing ingress/egress from Paradise Road and relocation to Naples Drive which will improve both pedestrian and vehicular safety. In addition, they will be dedicating an additional 10 feet for Paradise Road to facilitate the future expansion.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers of development standards to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ET-18-400160 (ZC-0183-16)	Second extension of time to reclassify 0.2 acres from R-2 Zone to C-2 Zone for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
UC-0458-14 (ET-0102-16)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers of development standards to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ZC-0183-16 (ET-0101-16)	First extension of time to reclassify 0.2 acres from R-2 Zone to C-2 Zone for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Request to reclassify 0.2 acres from R-2 to C-2 for a parking lot	Approved by BCC	May 2016
UC-0458-14	Outside dining area with pool and modified landscaping	Approved by BCC	July 2014
UC-0430-13	Outside dining area with modified landscaping standards – expunged	Approved by BCC	September 2013
ZC-0261-02	Request to reclassify the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	A porte-cochere addition and facade change for the existing building	Approved by PC	October 1999
UC-0448-96	Allowed a nightclub use within the existing tavern	Approved by BCC	March 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Hotel
South	Commercial Tourist	C-2, R-2, & R-5	Tavern, residential duplexes, & apartments
East	Commercial General	H-1	Restaurant



## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist	R-2	Residential duplexes

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 nearest residential use is to the southwest across Naples Drive. Historically, the area has consisted of a large number of taverns and nightclubs. The proposed outside dining area is in conjunction with an existing tavern and is compatible with and will complement the mix of uses in the area. The outside patio on the second floor will not have any amplified sound which will alleviate most of the nuisance noise for the residential property to the west and southwest of the tavern. In addition, this separation from residential to outside seating areas have been approved in the past.

##### 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.

##### Design Reviews

Staff finds that the design of the outside dining area, located on the east side of the building, near Paradise Road and the lack of amplified sound on the second floor deck help make the proposed changes to the existing structure more compatible with the surrounding area. Likewise the upgrades to the current façade and the addition of landscaping in the parking lot make the design of the project a benefit to the Paradise Road corridor and surrounding area. Although, there are a couple of parking lot landscape fingers omitted from the Title 30 requirements, staff can support the alternative design as adding the extra fingers would reduce the parking available and thus require a waiver of development standards.

### Public Works - Development Review

##### Waiver of Development Standards

Staff has no objection to the reduced throat depth for the single driveway on Naples Drive. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to

be safer by closing both the driveway on Paradise Road and the easternmost driveway on Naples Drive. Since Naples Drive sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

**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**

- 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;
- Right-of-way dedication to include a minimum of 10 feet for Paradise Road and the associated spandrel;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner/Applicant shall be responsible for removing any non-standard improvements within the right-of-way at the direction of the County when Paradise Road is widened;
- Reconstruct any unused driveways with full off-site improvements;
- Grant a 3 foot wide streetlight and traffic control device easement.
- Applicant is advised that the minimum driveway width is 32 feet measured from the lip of the gutter to the lip of the gutter.

**Building Department - Fire Prevention**

- 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:** GIPSY, LLC  
**CONTACT:** BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS,  
NV 89169

DRAFT

06/04/19 PC AGENDA SHEET

PERSONAL SERVICES (BARBERSHOP)  
(TITLE 30)

ARVILLE ST/TOMPKINS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0276-GIU, LLC:**

**USE PERMIT** to allow a personal services (barbershop) establishment within an existing office warehouse on a portion of 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northeast corner of Arville Street and Tompkins Avenue within Paradise. MN/jor/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-19-701-016 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4390 W. Tompkins Avenue, Suite B
- Site Acreage: 0.5 (portion)
- Project Type: Personal services (barbershop)
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 6,920 (entire building) /900 (lease space)
- Parking Required/Provided: 30/32

**Site Plan**

The site plan depicts an existing office warehouse building located east of Arville Street and north of Tompkins Avenue. Access to the site is located on the northwest corner of the property along Arville Street, and the southeast corner of the site along Tompkins Avenue. The existing office warehouse building was previously approved per AC-152-87, and the lease spaces are occupied by office uses, vehicle repair businesses, and a tattoo establishment. The applicant is proposing a barbershop establishment within a lease space of the subject property.



Landscaping

Existing landscape planters are located along the south (Tompkins Avenue) and west (Arville Street) property lines which consist of trees and shrubs, additional landscaping is not required nor a part of this request.

Elevations

The elevations depict an existing office/warehouse building with an overall height of 27 feet. The main entrances to the lease spaces face south, and the roll-up doors are located in the rear of the building (facing north). The exterior finishes include black aluminum store front window and door systems, a blue metal roof, and concrete block exterior walls.

Floor Plans

The existing office warehouse building has an overall area of 6,920 square feet, and the applicant's lease space is 900 square feet. The lease space will include an entry area, seating space, barber stations, restroom, office, and mezzanine floor storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The Royal Shave Shop consists of staff who have more than 30 years of experience in the industry and the establishment's Master Barber is a member of the Nevada Barber Health and Sanitation Board. Per the applicant, the business model for the proposed barbershop is to offer an upscale and private haircut and shaving experience. Per the submitted justification letter, the applicant's proposed barbershop will provide haircuts and shaving services in addition to selling hair and shaving products that clients use during their sessions. In addition to catering to out of town clients, the existing clientele are within close proximity of the proposed location. Per the applicant, the proposed establishment will not produce the same amount of high customer traffic as a regular barbershop, since the customers of the Royal Shave Shop are mostly by appointment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AC-152-87	Established an office warehouse	Approved by PC	October 1987
AC-112-86	Construct an office warehouse – expired	Approved by PC	September 1986
Extension of Time for ZC-120-84.	First Extension of time to commence construction for a 2 acre site reclassified from R-E zoning to M-1 zoning	Approved by PC	July 1985
ZC-120-84	Reclassified 2 acres from R-E zoning to M-1 zoning	Approved by BCC	July 1984

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Office warehouse
South	Industrial	M-1	Vacant building
West	Commercial Tourist	H-1	The Orleans resort & hotel

### 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 existing uses on the subject property co-exist harmoniously with no reported problems. The proposed barbershop is a beneficial addition to the surrounding area, and staff finds that no negative impacts are anticipated with the applicant's request. Staff is in support of this application.

##### 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:** NINA WILLIAMS

**CONTACT:** NINA WILLIAMS, ROYAL SHAVE SHOP, 5880 AMANGANI, NORTH LAS VEGAS, NV 89081

DRAFT

PERSONAL SERVICES  
(TITLE 30)

POST RD/ANNIE OAKLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0280-MONA JOY LLC:**

**USE PERMIT** to allow personal services (hair salon) in conjunction with an office/warehouse complex on 0.2 acres in a M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Post Road, 510 feet east of Annie Oakley Drive within Paradise. JG/jvm/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-711-002

**LAND USE PLAN:**

WINCHESTER/PARADISE – BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4090 E. Post Road
- Site Acreage: 0.2
- Project Type: Hair Salon
- Number of Stories: 2
- Building Height: 27 feet
- Parking Required/Provided: 178/196

**Site Plans**

The plans show a lease space for a hair salon in conjunction with an existing office/warehouse complex. The complex consists of 7 buildings (Buildings A through G). The proposed hair salon will be in Building D. The entrance to the site is from Post Road. The buildings within the office/warehouses complex all share access, driveways, and parking.

**Landscaping**

No changes are proposed to the existing landscaping along street frontages, parking area, and adjacent to the building.



Elevations

The plans show that the hair salon is located in an existing 2 story, 27 foot high building on the southeastern portion of the complex. The building is constructed of concrete tilt-up walls with hollow metal doors and overhead roll-up doors. The windows have metal canopies with painted steel frame and corrugated galvanized metal roof. The front of the studio is on the west side of the building.

Floor Plans

The plans show a lease area which consists of 2 hair cutting stations, an office, restrooms, a break area, and a storage room.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the subject location was chosen because they have built up a large clientele over the past 20 years and are not in need of a high traffic volume location. In addition the applicants indicate that they look forward to becoming an asset to the Clark County Business community.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0808-14	Photographic studio	Approved by PC	November 2014
UC-1178-07	Office as a principal use in 1 of the suites in the complex	Approved by PC	November 2007
TM-0379-03	Industrial/commercial subdivision	Approved by PC	October 2003
ZC-1160-03	Reclassified the subject parcel and adjacent parcels to M-D zoning and included use permits for secondhand sales and a beauty salon	Approved by BCC	September 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Business and Design/Research Park	M-D	Office/warehouse uses

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff finds that the proposed hair salon should not have any negative impacts on the surrounding businesses or area. There is sufficient parking on-site and the clientele is primarily by appointment. In addition, a beauty salon was previously approved and operated on-site with no known negative impacts. Therefore, staff can support this 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**

- 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.

### **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 DOGERY

**CONTACT:** TIMOTHY DOWNER, 54 N. PECOS RD, LAS VEGAS, NV 89074

DRAFT

06/04/19 PC AGENDA SHEET

KENNEL (DOG DAYCARE, BOARDING, & GROOMING) PATRICK LANE/PECOS RD  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0287-CALNEV INVESTMENTS, LLC:**

**USE PERMIT** to allow a kennel (dog daycare, boarding, and grooming) within an existing retail building on a portion of 1.6 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Patrick Lane, 250 feet west of Pecos Road within Paradise. JG/jor/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-36-702-015 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3345 E. Patrick Lane, Suite 150
- Site Acreage: 1.6 (portion)
- Project Type: Kennel (dog daycare, boarding, and grooming)
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 21,825 (retail building)/5,558 (lease space)
- Parking Required/Provided: 88/88

Site Plan

The site plan depicts an in-line retail building on the west half of the subject property. The in-line retail building is oriented north-south, and the lease space face east towards the parking stalls. Access to the site is provided from a commercial driveway along Patrick Lane. Cross-access to the east (towards Pecos Road) is also available along the east property line. 88 parking stalls are required and provided on the eastern half of the site. 24 foot wide drive aisles circulate in an oblong formation in between 90 degree angled parking stalls. The applicant is requesting to allow a kennel (dog daycare, boarding, and grooming) within the southernmost lease space.



Landscaping

Landscaping is located throughout the site, and changes to the existing landscaping is neither required nor proposed with this application.

Elevations

The existing retail building consists of a parapet roof with varying roof line heights, stone veneer finishes, brown and tan stucco, and black aluminum door and window systems.

Floor Plans

The floor plan depicts a reception and retail area, dog play area, supply room, grooming room, area for rescue dogs, boarding room, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, Boogie Time Boarding and Doggy Daycare (BTB) will provide daytime dog daycare, grooming services, and overnight boarding to their potential clients. The proposed hours of operation will be from 7:00 a.m. to 7:00 p.m., 7 days a week. The applicant will have 3 to 5 employees during the day and 1 to 2 employees in the evening hours. BTB will also accommodate customers by utilizing a mobile application and employees can offer to pick-up the customer's dogs from the customer's vehicles. The applicant will not have customer vehicles queue in front of the lease space entryway or drive aisles. Per the applicant, this establishment will accommodate a maximum of 40 dogs.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0502-14	Allowed a recreational facility (indoor shooting range)	Approved by PC	July 2014
UC-0900-08	Allowed a wholesale bakery	Approved by PC	October 2008
UC-0629-08	Allow a recreational facility (indoor shooting range) – expired	Approved by PC	August 2008
WS-0201-08	Increased maximum sign area for freestanding signs in conjunction with an existing shopping center	Approved by PC	April 2008
WS-1670-06	Alternative parking lot landscaping and design review for a shopping center	Approved by PC	January 2007
ZC-0205-01	Reclassified the site from R-E zoning to C-2 zoning for a fast food restaurant	Approved by BCC	April 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-1	Animal Emergency Center
South	Business and Design/Research Park	M-D	Office/warehouse
East	Business and Design/Research Park	C-2	Convenience store with gasoline station and restaurant (Sonic)
West	Business and Design/Research Park	M-D	Commercial fueling station for fleet vehicles

**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 proposed use is located within a retail building which caters to additional commercial uses, and the proposed use is appropriate and beneficial to the surrounding neighborhood. Per the applicant, the dogs will be well supervised for safety reasons and employees will ensure that any excessive noise is minimized. Staff does not foresee any negative impacts with the proposed use; therefore, staff is in support 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**

- 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:** MIA BOOGIE, LLC

**CONTACT:** GREG STILES, 5659 MORNING SNOW COURT, LAS VEGAS, NV 89141

**DRAFT**

06/04/19 PC AGENDA SHEET

CELL TOWER  
(TITLE 30)

ESCONDIDO ST/PAMA LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0293-ESCONDIDO PARTNERS II, LLC:**

**USE PERMIT** for a proposed communication facility with a cell tower.  
**DESIGN REVIEW** for a proposed communication tower and ground mounted equipment on a portion of 1.6 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southwest corner of Escondido Street (alignment) and Pama Lane (alignment) within Paradise. JB/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

177-02-211-005 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6845 Escondido Street
- Site Acreage: 1.6 (portion)
- Project Type: Communication facility with cell tower
- Tower Height (feet): 80
- Square Feet: 648 (lease area)
- Parking Required/Provided: 63/69

Site Plan

The property is located at the southwest corner of Escondido Street and Pama Lane, approximately 2,000 feet south of Sunset Road. The subject use is within an office/warehouse complex where a recorded cross access and parking agreement exist between the subject property and the 2 parcels to the north. The application is requesting to construct a new communication cell tower in the southeast portion of the property. The ground mounted equipment will be enclosed on a concrete platform and will take up a total of 4 parking spaces, where 69 spaces will remain and 63 spaces are required for this property. The total lease area is 648 square feet.



The proposed tower is required to be set back a minimum of 160 feet from residential development and the closest residential development is approximately 196 feet to the south of the tower. No other communication tower exists within 600 feet.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The cell tower is a monopole that will be 80 feet in height and is designed to accommodate 3 antenna arrays. The ground equipment will be installed on a concrete pad and will be concealed from view by a 6 foot high chain link fence with fabric mesh.

Applicant's Justification

The applicant states that the proposed communication facility is needed to service the immediate area that is surrounded by dense residential uses consisting of apartments or condominiums with some office uses.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0092-12	Use permit, waiver of development standards and design review for a place of worship, daycare and recreational facility, with reduced parking	Approved by PC	April 2012
TM-0274-97	1 lot industrial/commercial subdivision	Approved by PC	December 1997
ZC-1711-95	Reclassified to M-D zoning on the subject parcel and the 2 adjacent properties	Approved by BCC	November 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Residential High (8 du/ac to 18 du/ac)	R-3	Sunset Bay Condos/Union Pacific Railroad
East	Business and Design/Research Park	M-D	Office/warehouse
West	Business and Design/Research Park	M-D	Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit & 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.

Staff does not anticipate any negative impacts from the proposed communication tower with the surrounding area. Staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region. The proposed ground equipment area is proposed to be visually screened by a perimeter fence with mesh screening and set back from the street. Staff finds that screening the ground equipment area reduces the visual impact of the tower's proposed ground equipment; therefore, staff can support this request.

#### **Department of Aviation**

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

#### **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 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; and 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**

- No comment.

##### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;



- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

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

**APPLICANT:** APC TOWER  
**CONTACT:** CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

DRAFT

06/04/19 PC AGENDA SHEET

DENTAL LABORATORY  
(TITLE 30)

PATRICK LN/ANNIE OAKLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0302-PATRICK PLAZA LLC:**

**USE PERMIT** to allow for a dental laboratory which is not located within the same commercial complex as a medical or dental office in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the north side of Patrick Lane, 200 feet west of Annie Oakley Drive within Paradise. JG/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

161-31-602-019

**USE PERMIT:**

Allow a dental laboratory not within the same commercial complex as a medical or dental office where required per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3950 E. Patrick Lane
- Site Acreage: 1
- Project Type: Dental laboratory
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,400 (lease space)
- Parking Required/Provided: 5/86

Site Plans

The plans show a proposed dental laboratory located on the second floor of an existing office building. Access to the site is from Patrick Lane and has a total of 86 parking spaces on-site. The proposed dental laboratory requires a total of 5 parking spaces, where 86 are provided. The site is currently utilized as a professional office complex with various tenants. No other medical or dental office is located within the building.



Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The existing 2 story office building is constructed of stucco siding and has earth tone colors and incorporates architectural enhancements.

Floor Plans

The plans show a 1,400 square foot dental laboratory consisting of office, storage, restroom, and workshop/lab areas located on the 2<sup>nd</sup> floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the dental laboratory will be making dental appliances. The applicant is requesting to utilize this site as a dental laboratory without a dental office in the same complex. The reason they wish to operate at this location is that with new technologies, including digital scanners, the laboratory can serve various dental practices throughout the valley and do not need to be within close proximity to any particular practice. Furthermore, the laboratory will be operated by the applicant and will not employ any persons or receive customers from the public. A total of 8 parking spaces are allotted to the applicant, however, only 2 spaces will be used.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0583-07	Place of worship in an existing office complex	Approved by PC	July 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residence
South	Business and Design/Research Park	M-D	Storage facilities
East	Office Professional	R-E	Undeveloped
West	Office Professional	C-P	Professional office

**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.

Generally, business hours in a C-P zoning district are often daytime hours, Monday through Friday, and create minimal impact on adjoining residences and the office complex. This laboratory is not more intense than a medical office, which can provide a good buffer between higher intensity land uses and residential uses. In addition, the applicant's laboratory will not exceed the maximum of 30% of the total building area of the complex. Staff finds that the proposed use will not adversely impact the surrounding area and/or other offices within the existing building; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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:** NOVODENT DENTAAL PROSTHETICS

**CONTACT:** NOVODENT DENTAAL PROSTHETICS, 3950 E. PATRICK LANE, STE 202,  
LAS VEGAS, NV 89120

DRAFT

06/04/19 PC AGENDA SHEET

MODULAR BUILDINGS  
(TITLE 30)

EMERSON AVE/PACIFIC ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0312-CHURCH BAPTIST PARADISE BIBLE:**

**USE PERMIT** to waive design standards for proposed accessory modular buildings.  
**DESIGN REVIEW** for modular buildings (classrooms and portable toilets) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
162-13-201-001

**USE PERMIT:**  
Waive architectural design standards for proposed accessory modular building (classrooms and portable toilets) per Table 30.56-2

**LAND USE PLAN:**  
WINCHESTER/PARADISE - INSTITUTIONAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2525 Emerson Avenue
- Site Acreage: 4.3
- Project Type: Temporary modular buildings (classrooms & toilet)
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 1,440 (classrooms)/480 (toilet)

**Site Plans**

The plans show the addition of 4 temporary modular classroom buildings and 1 temporary toilet facility building. The proposed modular classroom buildings will be set back 15 feet from the east property line with the proposed toilet facility building set back 10 feet. Both the temporary modular classroom buildings and toilet facility building will be used for both girls and boys to meet the increasing student body. There is an existing primary building towards the north portion



of the site that currently consists of a place of worship and classrooms for the charter school. Access to the site is via 2 existing driveways on Pacific Street.

Landscaping

The plans show a proposed landscape buffer of trees along Pacific Street to be installed behind the proposed modular buildings to shield both the mechanical equipment and the buildings from adjacent residential uses. The proposed landscaping will include 24 inch box Mound Pine and Shoestring Acacia trees. There is existing landscaping which includes trees, shrubs, and groundcover around the building on the north property line and in the existing parking lot. The open space areas contain a turf field for sports activities and a sand area for playground equipment. An existing 6 foot high concrete block wall is in place along Pacific Street.

Elevations

The plans depict a 10 foot high traditional modular building consisting of composite wood siding, with hollow metal doors and frosted windows. The proposed buildings will be 1 story, 10 feet in height consisting of wood siding and will be painted to match the existing building on-site. The existing building is made of stucco and painted white.

Floor Plans

Each modular building is 1,440 square feet and consist of 4 classrooms and a 480 square foot toilet facility. Each classroom door will have a ramp and landing providing access to the building.

The existing northern building currently houses 7 classrooms, a multi-purpose room, offices, restrooms, and storage rooms on the first floor with the second floor having 9 classrooms, offices, restrooms, and storage areas.

Applicant's Justification

The applicant states that this request is to allow for 4 new temporary modular classrooms and a temporary toilet building in conjunction with an existing charter school and place of worship. The school is not related to the place of worship, and is simply leasing the space during the week when the place of worship is not holding services. In addition, the applicant states that there is accessible walkways across the parking lot from the church to the modular classrooms and toilet facility. The current school capacity is 375 students and with additional classrooms will increase the number of students to 575, with an average classroom size of 24 students. The grades offered are Kindergarten through 8<sup>th</sup>. Required parking for school staff and visitors is separate from playground areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0516-12	Waived design standards and design review for a proposed accessory modular building (portable toilets) – expired	Approved by PC	November 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0116-12	Waive design standards and design review for 4 proposed accessory modular buildings (modular classrooms) – expired	Approved by BCC	June 2012
UC-0280-11	Charter school in conjunction with an existing place of worship	Approved by PC	August 2011
UC-0900-05 (ET-0206-09)	Second extension of time for a place of worship – expired	Approved by PC	September 2009
UC-0900-05 (ET-0205-07)	First extension of time for a place of worship	Approved by PC	August 2007
UC-0900-05	Use permit for expansion of existing place of worship and increased height for accessory structure; waive standards to reduce parking, design review for place of worship expansion – expired	Approved by PC	August 2005

**Surrounding Land Use**

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

**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.

Staff finds the use of temporary modular classrooms to be appropriate at this location. The use will not interfere with the existing place of worship since services will only be conducted on Sundays. In addition, the applicant is proposing new landscaping along Pacific Street to shield the modular classrooms and the exposed mechanical equipment. The applicant states that the restroom facility will provide services to students who are using the 4 proposed temporary modular classrooms. The dual use of the site with the existing place of worship is a better utilization of the space and amenities, and will help to complement the neighborhood and make the most of a site that is typically only used once a week. Therefore, staff can support the 4 temporary modular classroom and toilet facility buildings.



**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 commence and obtain all necessary building permits;
- 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 that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0208-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA RISE AND NEVADA PREP CHARTER SCHOOL

**CONTACT:** KIP CARTER, 8985 S. EASTERN AVE, STE 220, LAS VEGAS, NV 89123

06/04/19 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0299-STANLEY OFFICE PARK, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Rogers Street located between Post Road and Teco Avenue (alignment) within Paradise (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**

162-31-401-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a portion of the public right-of-way for a portion of a cul-de-sac, located on the northeast portion of the subject property in order to re-dedicate and evenly distribute the cul-de-sac to the adjacent properties. The applicant states the cul-de-sac will meet the county standards upon its dedication.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0552-07 (ET-0164-08)	First extension of time to review fabric as alternative building material, waivers of development standards for landscaping and on-site paving requirements with a design review for landscaping storage yard and shade structures	Approved by BCC	August 2008
WC-0173-06 (ET-0147-07)	Waiver of development standards requiring full off-site improvements	Withdrawn	May 2007
UC-0552-07	Allowed fabric as alternative building material, waivers of development standards for landscaping and on site paving requirements with a design review for landscaping storage yard and shade structures	Approved by BCC	June 2007



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-1	Industrial warehouse
East	Industrial	M-1	Undeveloped
West	Industrial	M-1	Industrial warehouse

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of the right-of-way for the proposed cul-de-sac as it will be rededicated to be equally distributed on all 4 parcels.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Rededicate the cul-de-sac and any required easements in the new location;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** STANLEY OFFICE PARK, LLC  
**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

**DRAFT**



06/04/19 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

SPRING MOUNTAIN RD/LAS VEGAS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0304-TREASURE ISLAND, LLC:**

**VACATE AND ABANDON** easement of interest to Clark County located between Spring Mountain Road and Flamingo Road, and between Las Vegas Boulevard South and Sammy Davis Jr Drive within Paradise (description on file). TS/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**

162-16-214-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon the airspace easement above the subject parcel to allow for a video digital display board and other advertising infrastructure on the building façade which is similar to other displays located along Las Vegas Boulevard. This request will not impact the ability for persons to continue to utilize the sidewalk and will not disrupt Clark County to maintain the public infrastructure located within the easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0822	Roof sign where not permitted, with design reviews for modifications to a comprehensive sign plan and to increase the number of signs	Approved by BCC	December 2018
UC-0200-17	Outdoor retail/rental building	Approved by BCC	May 2017
UC-0820-16	Outdoor retail/rental building	Denied without prejudice by BCC	January 2017
DR-0125-16	Amended an approved comprehensive sign plan adding proposed wall and animated signage for the TI Resort Hotel	Approved by BCC	April 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0493-14	Exterior modifications (new entrance) to an existing building (Starbucks/Margarita Bar) in conjunction with the TI Resort Hotel	Approved by BCC	August 2014
UC-0205-14	Comprehensive sign plan for the TI Resort Hotel	Approved by BCC	July 2014
UC-0220-14	Packaged liquor sales in conjunction with a pharmacy	Approved by BCC	June 2014
UC-0153-14	Alternative landscaping and screening	Approved by BCC	May 2014
VS-0597-13	Pedestrian access easement	Approved by PC	November 2013
UC-0478-13	Retail uses (ticket sales and time-share referral) not within a permanent enclosed building	Approved by BCC	October 2013
UC-0350-13	Shopping center & pharmacy addition to a resort hotel	Approved by BCC	August 2013
UC-0377-11	Roof signs and design reviews for a building addition to a restaurant (Senor Frog's) and wall signs	Approved by BCC	October 2011
UC-0060-11	Roof signs and a waiver of development standards for non-standard improvements (signs) within a future right-of-way and a design review for signs	Approved by BCC	April 2011
UC-0417-10	Restaurant/bar building (Starbucks and Margarita Bar), deviations to reduce the special setback along Las Vegas Boulevard South, modified landscaping, and waivers for non-standard improvements within the right-of-way	Approved by BCC	November 2010
UC-0230-10	Additions to a previously approved outside dining and drinking patio area in conjunction with a restaurant/bar (Gilley's)	Approved by BCC	July 2010
UC-0128-10	Signage for the resort hotel and Gilley's	Approved by BCC	May 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Fashion Show Mall
South	Commercial Tourist	H-1	Mirage Resort Hotel
East	Commercial Tourist	H-1	Palazzo & Venetian Resort Hotels
West	Commercial Tourist	H-1	Plaza Vegas hotel/timeshare

**STANDARDS FOR APPROVAL:**

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



**Analysis**

**Public Works - Development Review**

Staff can support the request to vacate a portion of the airspace of the existing easement. The applicant is requesting to vacate the airspace for the entire easement, but staff can only support the request for the locations where the signs approved by WS-18-0822 are located.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description to exclude any area of the easement where signage is not approved by WS-18-0822, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GUS HADAYA

**CONTACT:** MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

06/05/19 BCC AGENDA SHEET

VEHICLE SALES FACILITY  
(TITLE 30)

DESERT INN RD/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400046 (UC-18-0004)-MANNA INVESTMENT GROUP, LLC.**

**USE PERMIT FIRST APPLICATION FOR REVIEW** to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-18-123-002 through 161-18-123-004 ptn

**USE PERMIT:**

Increase the number of displayed vehicles (automobiles) for sale outside to 27 spaces where a maximum of 5 are permitted when the business has common parking with other businesses per Table 30.44-1 (a 440% increase)

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3799 E. Desert Inn Road and various
- Site Acreage: 4.1 (portion)
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 16 to 32
- Square Feet: 1,119 (office area)
- Parking Required/Provided: 144/190 (overall site)

Site Plans

The approved plans depict an existing shopping center consisting of 3 retail buildings. Building A is located on the southern portion of the site, Building B is located on the northern portion of site, and Building C is located on the northeastern portion of the site. The site has access to



Desert Inn Road and Sandhill Road via existing driveways. No changes are proposed to the existing drive aisles, parking areas, or site layout. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site. The applicant is requesting to use the existing parking lot located on the northwestern portion of the site as a vehicle inventory display/storage area for 27 automobiles.

#### Landscaping

All on-site landscaping exists and no new landscaping is required or proposed.

#### Elevations

The approved plans depict existing retail buildings. Improvements to the façade of the building were recently approved and include new exterior plaster columns, new aluminum storefront, pop-outs, new exterior cement plaster, cornice treatment, and new mansard roof with concrete tile. The roofline varies in height with the highest point at 32 feet. No changes are proposed or required to the exterior of the building.

#### Floor Plans

There are no changes to the existing floor plans of the building. No additional building area is planned with this request. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0004:

#### Current Planning

- 1 year to review as a public hearing;
- Coordinate with Current Planning staff to provide barriers around the inventory display area to separate the inventory vehicles from the parking area;
- Limited to 15 cars on display at any one time;
- All inventory to be restricted to the designated area on the northwest portion of the site.
- Applicant is advised that a violation of this application will be cause for revocation; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review Division to correct the easement at the driveway.

#### Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant states that since the approval of the use permit they have been working on getting the required chain-link fence installed around the parameter of the car lot, and are requesting to remove the time limit.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0004	Increased the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility	Approved by BCC	April 2018
DR-0076-17	Exterior remodel/modifications to façade within the existing shopping center	Approved by PC	March 2017
UC-0172-16	Established a supper club with a portion of the retail building	Approved by PC	May 2016
ADR-1218-07	Established a 12,000 square foot retail building	Approved administratively	September 2007
DR-0443-03	Established a 9,600 square foot retail building	Approved by PC	April 2003
UC-166-80	Established live entertainment (disco floor) in a restaurant within the existing shopping center	Approved by PC	September 1980

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Commercial development
South & West	Residential High (8 to 18 du/ac)	R-3	Townhouse subdivision
East	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 applicant has been working diligently in installing the required barriers around the car lot. The applicant has provided a barrier plan to staff; therefore, staff can support this review with an additional review to ensure the conditions of approval are in full compliance.



**Public Works - Development Review**

The condition of approval on the original application required the applicant to coordinate with PW to correct the easement. Staff reviewed the easement language and determined that the easement must remain for street widening and traffic control and therefore the original condition no longer applies.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 4, 2021 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GRACIELA MADRIGAL

**CONTACT:** SIMPLE AUTO SALES, 3799 E. DESERT INN RD, STE 4, LAS VEGAS, NV 89121

TEMPORARY EVENTS  
(TITLE 30)

FLAMINGO RD/KOVAL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400053 (UC-15-0203)-CAESARS LINQ, LLC:**

**USE PERMITS THIRD APPLICATION FOR REVIEW** of the following: 1) reduced setbacks; 2) temporarily reduce parking; 3) increase hours of operation for live entertainment; and 4) deviations per plans on file for temporary outdoor commercial events in conjunction with a commercial/retail/dining and entertainment center (the LINQ).

**DEVIATIONS** for the following: 1) allow a temporary increase in noise levels as permitted by Section 30.68.020; and 2) all other deviations per plans on file in conjunction with temporary outdoor commercial events.

**DESIGN REVIEW** for temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas in conjunction with a commercial/retail/dining and entertainment center (the LINQ) on a portion of 48.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. TS/tk/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-16-301-007; 162-16-401-007 thru 009; 162-16-410-034; 162-16-410-035; 162-16-410-042 through 162-16-410-048; 162-16-410-060 thru 089; 162-16-410-090 through 162-16-410-091 and 162-16-412-002

**USE PERMITS:**

1.
  - a. Reduce the setback for temporary outdoor commercial events to zero feet from all property lines where a minimum of 200 feet is required when the site is abutting existing residential development (a 100% reduction).
  - b. Reduce the setback for live entertainment in conjunction with temporary outdoor commercial events to zero feet from all property lines where a minimum of 500 feet is required when the site is abutting existing residential development (a 100% reduction).
2. Temporarily reduce required parking in conjunction with temporary outdoor commercial events to 4,890 spaces (a 43.3% reduction) where 8,623 spaces are required for Project LINQ and associated resort hotels (Flamingo, Harrah's, and LINQ) and where a reduction to 6,036 spaces (a 30% reduction) is allowed in conjunction with temporary outdoor commercial events.



3. Permit live entertainment in conjunction with temporary outdoor commercial events until midnight where live entertainment is allowed during daytime hours (6:00 a.m. to 10:00 p.m.).
4. Allow deviations per plans on file.

**DEVIATIONS:**

1. Permit amplified music or live entertainment up to 85 decibels with spikes of up to 95 decibels where a maximum of 76 decibels is the standard (Table 30.68-1).
2. All other deviations per plans on file.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3545 Las Vegas Boulevard South
- Site Acreage: 48.3
- Project Type: Temporary outdoor commercial events
- Parking Required/Provided: 8,623 (with 30% reduction)/9,310 (The LINQ - commercial/retail/dining and entertainment center and resort hotel, Flamingo, and Harrah's)

Site Plan

The approved temporary outdoor commercial event site is located in a parking lot area on the northwestern portion of the site, which is east of the High Roller observation wheel. This area was approved as parking lots in conjunction with the LINQ Promenade project and 3 existing resort hotels in the area. No new permanent buildings or structures were proposed with this request. Access to the site is provided by 3 public streets: Linq Lane, Albert Avenue, and Koval Lane. Access is also provided to the site by Winnick Avenue which was a public street that was vacated in conjunction with the LINQ project. Cross access for vehicles is provided for all parking lots on the adjacent parcel to the north and the developments to the west. Pedestrian access is provided to connect this site with the developments to the north and west.

Landscaping

No changes are proposed or required to the landscape areas in conjunction with this request. Landscaping within the parking areas was approved by UC-0281-11 and UC-0234-12 for the LINQ Promenade. Landscaping consisting of trees, shrubs, and groundcover is located along the public and private streets and adjacent to private drive aisles within the parking areas. Landscape areas are equally distributed within the parking areas on the southern portion of the site. The parking area on the northern portion was previously approved with limited landscaping within the interior of the parking lot. This was done to allow flexibility in the use of this area for various temporary commercial events which are allowed and may be approved administratively by Code.

### Elevations

The approval includes tables, chairs, and temporary structures such as, but not limited to tents, shade canopies, booths, stages, and platforms for lighting and audio equipment which were shown on the plans. These temporary structures range from 2 feet to 35 feet high. The temporary structures will be constructed of fabric, plastic, wood, and/or metal.

### Floor Plans

The approved plans depict tents and booths for vendors, registration, and equipment which range in area between 144 square feet and 20,000 square feet, depending on the event.

### Signage

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

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0203-15 (AR-0016-17):

#### Current Planning

- Until May 18, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Building/Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Listed below are the approved conditions for UC-0203-15 (AR-0026-16):

#### Current Planning

- 1 year to commence and review as a public hearing;
- All speakers for amplified music and the stages for live entertainment are to be set back a minimum of 150 feet from Koval Lane;
- An "Event" for the purposes of this Use Permit application is defined as a gathering of people outdoors where amplified music or live entertainment is played, which amplified music or live entertainment exceeds the decibel noise levels prohibited by 30.68.020;
- A particular Event may occur over consecutive days but still be classified as a single Event and must comply with all conditions of UC-0203-15; no more than 3 of the Events may each last 3 consecutive days; and the remaining 7 Events may last either 1 or 2 days only;
- An Event does not include a strip wide event including, but not limited to, New Year's Eve and the Fourth of July or any events that comply with Title 30 requirements for a temporary outdoor commercial event;
- Submit for all Events a Temporary Commercial Event Permit (TC) application in conformance with the conditions of UC-0203-15, which application the County will accept, review and approve within 60 days prior to the Event;



- A maximum of 10 Events per 12 month period are allowed;
- Submit written notice of the 10 Events to the property managers for Park Towers, The Meridian and Holiday Inn Desert Club Resort at least 10 calendar days before an Event; copies of the written notice are to be submitted with the Temporary Commercial Event Permit (TC) application;
- Amplified music or live entertainment for the 10 Events is allowed from 9:00 a.m. to 10:00 p.m. Sunday through Thursday and from 9:00 a.m. to midnight on Friday and Saturday; notwithstanding the foregoing, a maximum of 7 nights between Sunday through Thursday may be allowed to go until midnight during an entire 12 month period;
- There must be at least 14 calendar days between each Event, as counted from the first day of the prior Event to the first day of the next Event;
- Live entertainment and any speakers are to be oriented away from The Meridian and Park Towers; prior to each Event, a plan showing where the live entertainment will be offered, where stages will be placed and where the speakers are to be located shall be provided to the Park Towers and to The Meridian;
- Sound checks associated with any Event are not allowed before 8:00 a.m. or after 8:00 p.m.;
- Each of the 10 Events is allowed to have amplified music or live entertainment up to 85 decibels (with spikes up to 95 decibels) as measured at the property lines of The Meridian and Park Towers or as close as possible if the property manager(s) does (do) not grant permission to install noise monitors, an effort will be made to raise speakers off the ground;
- An independent third party shall measure the decibel levels during the entirety of each Event; this measurement shall continue as long as amplified music or live entertainment is played; the results of this sound monitoring shall be provided to Park Towers and to The Meridian no later than 5 business days after the conclusion of the Event unless a delay in providing the study is caused by the independent third party; prior to each Event, a monitoring plan shall be provided by this independent third party to Park Towers and to The Meridian showing where the monitors will be placed for the Events; and if the monitoring plan changes, then those changes in the monitoring plan shall be provided to Park Towers and The Meridian prior to the Event for which the changes were made;
- Parking may be reduced by greater than 30% and not to exceed 75% for the duration of each Event;
- An Event shall not include any auto racing events;
- Submit a parking site plan with the review of the TC application showing the number of spaces temporarily reduced for each Event;
- An Event may last past 10:00 p.m. or midnight respectively, but must comply with provisions of 30.68.020 relating to noise levels;
- Any temporary lighting to be shielded from The Meridian, the Holiday Inn Desert Club and Park Towers.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and

that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0203-15:

#### Current Planning

- 1 year to commence and review as a public hearing;
- All speakers for amplified music and the stages for live entertainment are to be set back a minimum of 150 feet from Koval Lane;
- An "Event" for the purposes of this use permit application is defined as a gathering of people outdoors where amplified music or live entertainment is played, which amplified music or live entertainment exceeds the decibel noise levels prohibited by 30.68.020;
- A particular event may occur over consecutive days but still be classified as a single event and must comply with all conditions of UC-0203-15, no more than 3 of the events may each last 3 consecutive days, the remaining 3 events may last either 1 or 2 days only;
- An event does not include a Strip wide event including, but not limited to, New Year's Eve and the Fourth of July or any events that comply with Title 30 requirements for a temporary outdoor commercial event;
- Submit for all events a Temporary Commercial Event Permit (TC) application if in conformance with the conditions of UC-0203-15;
- A maximum of 6 events per 12 month period are allowed;
- Submit written notice of the 6 events to the property managers for Park Towers, The Meridian, and Holiday Inn Desert Club Resort at least 10 calendar days before an event, a copy of the written notice are to be submitted with the Temporary Commercial Event Permit (TC) application;
- Amplified music or live entertainment for the 6 events is allowed from 9:00 a.m. to 10:00 p.m. Sunday through Thursday and from 9:00 a.m. to midnight on Friday and Saturday, notwithstanding the foregoing, a maximum of 2 nights between Sunday through Thursday may be allowed to go until midnight during entire 12 month period;
- There must be at least 14 calendar days between each event, as counted from the first day of the prior event to the first day of the next event;
- Live entertainment and any speakers are to be oriented away from The Meridian and Park Towers, prior to each event, a plan showing where the live entertainment will be offered, where stages will be placed, and where the speakers are to be located shall be provided to the Park Towers and to The Meridian;
- Sound checks associated with any event are not allowed before 8:00 a.m. or after 8:00 p.m.;
- Each of the 6 events is allowed to have amplified music or live entertainment up to 85 decibels (with spikes up to 95 decibels) as measured at the property lines of The Meridian and Park Towers or as close as possible if the property manager(s) does (do) not grant permission to install noise monitors, an effort will be made to raise speakers off the ground;
- An independent third party shall measure the decibel levels during the entirety of each



event, this measurement shall continue as long as amplified music or live entertainment is played, the results of this sound monitoring shall be provided to Park Towers and to The Meridian no later than 2 business days after the conclusion of the event unless a delay in providing the study is caused by the independent third party, prior to each event, a monitoring plan shall be provided by this independent third party to Park Towers and The Meridian showing where the monitors will be placed for the events, if the monitoring plan changes, then those changes in the monitoring plan shall be provided to Park Towers and The Meridian prior to the event for which the changes were made;

- Parking may be reduced by greater than 30% and not to exceed 75% for the duration of each event;
- Submit a parking site plan with the review of the TC application showing the number of spaces temporarily reduced for each event;
- An event may last past 10:00 p.m. or midnight respectively, but must comply with provisions of 30.68.020 relating to noise levels;
- Any temporary lighting to be shielded from The Meridian, the Holiday Inn Desert Club, and Park Towers.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Building/Fire Prevention**

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

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

- Applicant is advised that the permanent structures on-site are connected to the public sanitary sewer; and that for handling of domestic and commercial wastewater flows to be generated by the short-term events in the parking lot, CCWRD does not allow connection of temporary sanitary sewer facilities to the public sewer system.

Applicant's Justification

The applicant states that they have complied with all conditions outlined in the original use permit approval UC-0203-15 and the first review AR-0026-16 and second review AR-0016-17, there have been no additional issues raised. The FORUM meeting convention center was previously approved allowing for special events on a portion of the lots previously approved in connection with the application. The applicant is only requesting a formal review of the application portion of the previously approved lots, and further requests no additional review period.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0203-15 (AR-0016-17)	First application for review on original application for temporary outdoor commercial events in conjunction with the LINQ	Approved by BCC	March 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0203-15 (AR-0026-16)	First application for review on original application for temporary outdoor commercial events in conjunction with the LINQ	Approved by BCC	May 2016
UC-19-0175	Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan	Approved by BCC	April 2019
WS-19-0149	An amendment to an approved comprehensive sign plan including a roof sign	Approved by BCC	April 2019
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019
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

There have been other applications approved on this site but these are the applications that are closely related to this request.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Harrah's Resort Hotel, Venetian/Palazzo Resort Hotels, parking lots & Sands Expo Center
South	Commercial Tourist	H-1 & U-V	Westin Castrina Resort Hotel, Bally's Resort Hotel & multiple family residential uses
East	Commercial Tourist	H-1 & U-V	Hotel & multiple family residential developments
West	Commercial Tourist	H-1	Flamingo Resort Hotel, The Quad Resort Hotel, & retail uses (the LINQ)

**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.

Prior to the original approval of this request there had been events at this site that generated complaints and concerns from the residents of the abutting residential developments. Since the original approval of the application, the applicant has conducted events at the site in conformance with the conditions of approval for this application. The request was reviewed by the Board of County Commissioners in March 2017 and approved for 2 additional years, with an added condition that abutting residential developments be notified of events; staff is not aware of any complaints in relation to these events. Additionally, there has been no record of violations of the conditions for events in conjunction with the application since the original approval of the application. The applicant has established a history of compliance with the conditions of approval for holding events on the site and for working with the abutting property owners. Therefore, staff can support the continued use of this site for events and recommends another review in 5 years.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 6, 2024 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT:** CAESAR'S LINQ

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



HANGING SIGN  
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0279-THE CRYSTALS LAS VEGAS, LLC:**

**DESIGN REVIEW** to increase the area of an animated hanging sign for a resort hotel (CityCenter/The Shops at Crystals) on 76.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
162-20-711-007

**DESIGN REVIEW:**  
Increase the area of an animated hanging sign to 201.5 square feet where 32 square feet is permitted per Table 30.72-1.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 3720 Las Vegas Boulevard South
- Site Acreage: 76
- Project Type: Hanging sign
- Square Feet: 201.5

**Site Plan**

This is a request to amend an approved comprehensive sign plan for the CityCenter Resort Hotel and The Shops at Crystals to increase the area of an animated hanging sign for The Shops at Crystals. The Shops at Crystals is located on the northeast corner of the CityCenter Resort Hotel site. The hanging sign is located at the main entrance from Las Vegas Boulevard South on the eastern side of the site. The sign will hang from the canopy of the existing building above the pedestrian easement along Las Vegas Boulevard South. The signage is oriented towards Las Vegas Boulevard South.

Signage

The plans depict a 201.5 square foot animated hanging sign below the canopy of the existing building above the pedestrian easement along Las Vegas Boulevard South. The bottom of the sign is 20 feet above the pedestrian easement where a minimum of 10 feet is required. The sign is chandelier style consisting of 28 vertical square tubes with a chrome finish and letters spelling THE SHOPS AT CRYSTALS.

Applicant's Justification

The applicant indicates that the sign will act as a marquee sign for the shops and will enhance the façade of The Shops at Crystals. The sign will not interfere with the existing pedestrian easement along Las Vegas Boulevard South.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0506-12	Increase wall sign area in conjunction with the CityCenter Resort Hotel	Approved by BCC	October 2012
DR-0484-10	Increase wall sign area in conjunction with the CityCenter Resort Hotel	Approved by BCC	November 2010
DR-0560-09	Temporary signs for the CityCenter Resort Hotel	Approved by BCC	October 2009
DR-0411-09	Temporary signs for the Mandarin Oriental Hotel	Approved by BCC	August 2009
UC-0712-08	Comprehensive sign plans for Project CityCenter including The Shops At Crystals	Approved by BCC	August 2008

There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial Tourist	H-1	Other portions of CityCenter Resort Hotel/The Shops at Crystals
East	Commercial Tourist	H-1	Planet Hollywood Resort Hotel, Miracle Mile Shopping Center (portions) Harmon Corner shopping center, & Harley Davidson Café

**STANDARDS FOR APPROVAL:**

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



**Analysis**

**Current Planning**

Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. This proposal complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Similar requests have been approved for other locations within the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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:** THE CRYSTALS LAS VEGAS, LLC

**CONTACT:** RICHARD SHADE, FEDERAL HEATH SIGN COMPANY, 3900 W. DEWEY DR, LAS VEGAS, NV 89118

OUTSIDE DRINKING AREA  
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0296-IMI MIRACLE MALL, LLC:**

**DESIGN REVIEWS** for the following: **1)** modification and expansion of an outside drinking area (Breeze Daiquiri Bar); and **2)** modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 35.1 acres 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, 300 feet north of Harmon Avenue within Paradise. JJ/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-210-005; 162-21-210-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3667 Las Vegas Boulevard South
- Site Acreage: 35.1
- Project Type: Outside drinking area (daiquiri bar) and amend the comprehensive sign package
- Number of Stories: 1
- Square Feet: 665 (daiquiri bar)

**Site Plans**

The plans show an existing outside drinking area (daiquiri bar) located near the north entry of the Planet Hollywood Resort Hotel. The request is to expand the outside drinking area from 225 square feet to 665 square feet. The outside drinking area is set back 25 feet 2 inches from the front property line and 55 feet 10 inches from the back of curb of Las Vegas Boulevard South. Additionally, the outside drinking area is set back 6 feet from the 15 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South.

**Landscaping**

No changes are proposed or required to the existing landscaping.



Elevations

The plans depict existing aluminum clad columns, metal wall systems, and clear glass frameless building door system with chrome hardware.

Floor Plans

The plans show a 665 square foot outside drinking area with a drink counter and covered queuing area.

Signage

The plans depict 3 additional wall signs in conjunction with the daiquiri bar. None of the proposed signs will be animated. The signs are located on the leading edge of the awning, over the point of sale locations, on the west side of the stand. Each sign is approximately 19 square feet and consist of the illuminated logo and pan channel letters (Breeze Daiquiri Bar).

The following table is a summary for signage for the resort hotel:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	14,020	0	14,020	18,445	N/A	5	0	5
*Wall	119,905	57	119,962	35,368	239	141	3	144
*Roof Sign	1,834	0	1,834	0	N/A	8	0	8
*Projecting	1,339	0	1,339	**32	N/A	8	0	8
Hanging	27	0	27	**32	N/A	2	0	2
Directional	610	0	610	256	138	8	0	8
Overall Total	137,735	57	137,792	54,125	N/A	172	3	175

\*The freestanding, wall, roof, and projecting signs also contain animation.

\*\*Per tenant.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	92,508	0	92,508	***450	20,443	37	0	37

\*\*\*150 square feet permitted per street frontage.

Applicant's Justification

The applicant indicates the modifications are required for a new tenant, is designed to blend in with the existing architecture, and the expansion of the outside drinking area will not adversely impact the Planet Hollywood frontage. The signage is compatible with existing signage in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0793	Retail booth (gelato stand) and modifications to the comprehensive sign package	Approved by BCC	December 2018
DR-0679-13	Modification and expansion of an outside drinking area (daiquiri bar)	Approved by BCC	December 2013
UC-0202-12	Permit primary means of access to an outside drinking area (daiquiri bar) from the exterior of a resort hotel	Approved by BCC	June 2012

Several land use applications have been submitted for this site. The most relevant are listed above.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Paris Resort Hotel
South	Commercial Tourist	H-1	Portions of Planet Hollywood Resort Hotel & Harmon Corner Shopping Center
East	Commercial Tourist	H-1	Portions of Planet Hollywood Resort Hotel
West	Commercial Tourist	H-1	Cosmopolitan Resort Hotel & Bellagio Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #1

The Clark County pedestrian study within the Resort Corridor indicates that the sidewalks along portions of Las Vegas Boulevard South have unacceptable levels of congestion that negatively impact pedestrian flows. However, the proposed request maintains a minimum 15 foot wide pedestrian access easement/sidewalk along Las Vegas Boulevard South, and the outside drinking area is set back an additional 6 feet from the pedestrian access easement/sidewalk. The request complies with Urban Specific Policy 86 of the Comprehensive Master Plan which encourages usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from public sidewalks. Staff finds with the space provided between the outside drinking area and the pedestrian access easement/sidewalk, and with the entrance of the outside drinking area not directly facing the pedestrian access easement/sidewalk, this request should have minimal impact on pedestrian flows in the area.

Design Review #2

Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character



which is more compatible with adjacent developments. The proposed signage is consistent in design and scale with signage for other resort hotels and uses within the Resort Corridor. This proposal complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Similar requests have been approved for other locations within the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that 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:** PHW LV, LLC

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

EXOTIC ANIMALS  
(TITLE 30)

OQUENDO RD/LAMB BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0286-RASHID, JAMAL:**

**USE PERMIT** for exotic animals in conjunction with a single family residence on 2.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
161-32-201-005

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4311 E. Oquendo Road
- Site Aereage: 2.7
- Project Type: Exotic animals (3 Capuchin Monkeys, 1 African Caracal Cat, 1 Albino Python, 1 Spider Monkey, 1 Serval Cat)

History

The applicant has had use permits for exotic animals approved 5 times in the previous 11 years. All of the applications have expired because the applicant failed to apply for his application review as conditioned in past applications.

Site Plans

The plans show an existing 8,204 square foot single family residence, horse arena, and barn. Access to the property is via 2 gated driveways from Oquendo Road.

Floor Plans

The plans depict various places from which the exotic animals will be housed within the residence and in the accessory structures located on the property. The plans show an enclosure for the Albino Python within the detached garage that is centrally located within the site, an



African Caracal and Serval Cat, along with monkeys will be located either within the main residence or the barn located on the property.

Applicant's Justification

The applicant is seeking approval to house exotic animals on-site. The applicant indicates the animals have been micro-chipped and all have GPS collars. The applicant states that there are several camera systems on-site monitoring the property and there are full time staff of caregivers who reside at the house to provide for 24 hour care. There have been no escapes or issues with any animal in the last 7 years and the entire property is gated.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0014-17	Allowed exotic animals in conjunction with a single family residence – expired	Approved by BCC	April 2017
UC-0102-15	Allowed exotic animals in conjunction with a single family residence – expired	Approved by BCC	July 2015
ET-400113-13 (UC-0111-13)	First extension of time to complete and review the original use permit for 2 exotic animals (1 serval and 1 Capuchin monkey) – expired	Approved by BCC	January 2014
UC-0111-13	Allowed 2 exotic animals (1 serval and 1 Capuchin monkey) – expired	Approved by BCC	May 2013
UC-0326-11	Allowed exotic animals (1 serval and 1 spider monkey) - subject to 6 months to commence and review as public hearing and other conditions – expired	Approved by PC	October 2011
UC-1116-08	Allowed exotic animals (2 servals and 1 spider monkey) - subject to 6 months to commence and review as public hearing and other conditions – expired	Approved by PC	January 2009

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

ZV-13286-16 is a previous zoning violation for having additional exotic animals without an approved use permit which was closed upon approval of UC-0014-17.

**Animal Control**

According to Animal Control Supervisor, Victor Zavala, Mr. Rashid is currently being investigated by California Fish and Wildlife for some exotic animal issues as of April 2019. According to the Public Response Office the applicant has had multiple special use permits approved in the past, but continued to let them lapse, which is somewhat of a concern. The

applicant has failed to show that he can meet the standards imposed by the County for keeping his land use applications active.

**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 applicant has submitted information that all the exotic animals are micro-chipped and GPS collars are used in securing the animal's on-site. Conditions similar to the most recent application are appropriate (UC-0014-17). Staff recommends approval of this application with a review period and continued conditions of approval to ensure public safety, welfare, and health are not compromised.

**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 commence and review as a public hearing;
- Provide 24 hour supervision;
- Animals to be kept inside a building at all times;
- Notify Las Vegas Metropolitan Police Department and Clark County School District Police immediately, if any animal escapes;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.



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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JAMAL RASHID**

**CONTACT: JAMAL RASHID, 4311 E. OQUENDO ROAD, LAS VEGAS, NV 89120**

**DRAFT**

RESORT HOTEL MODIFICATIONS/SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0225-VEGAS DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a building addition.  
**DESIGN REVIEWS** for the following: 1) an addition, exterior and interior modifications (a proposed elevator tower) to an existing resort hotel (LINQ); 2) modify an existing comprehensive sign plan; and 3) increase wall sign area in conjunction with resort hotels (LINQ and Harrah's) and LINQ Promenade shopping center on a portion of 64.0 acres 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, 150 feet north of Flamingo Road within Paradise. TS/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-16-301-007; 162-16-312-002; 162-16-401-007 through 162-16-401-009; 162-16-410-033 through 162-16-410-038; 162-16-410-042 through 162-16-410-048; 162-16-410-060 through 162-16-410-064; 162-16-410-066 through 162-16-410-071; 162-16-410-073 through 162-16-410-091; 162-16-411-005; 162-16-412-002; 162-16-412-004 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a proposed elevator tower to 197 feet where 100 feet is the standard per Table 30.40-1 (a 97% increase).

**DESIGN REVIEWS:**

1. An addition, exterior and interior modifications (a proposed elevator tower) to an existing resort hotel (LINQ).
2. Modifications to an approved comprehensive sign plan for an additional wall sign in conjunction with existing resort hotels (The LINQ and Harrah's).
3. Increase wall sign area to 257,055 square feet where 256,642 square feet was previously approved, and a maximum of 23,780 square feet is permitted per Table 30.72-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST



## BACKGROUND:

### Project Description

#### General Summary

- Site Address: 3535 Las Vegas Boulevard South
- Site Acreage: 64 (portion)
- Project Type: Addition and modifications to an existing resort hotel (LINQ) including a proposed elevator tower and wall sign.
- Number of Stories: 21
- Building Height (feet): 197
- Parking Required/Provided: 7,770/8,026

#### Site Plan & Request

There are 2 parts to this request. The first is the addition of an elevator tower and the second is to add a wall sign. The plans depict an elevator tower located on the northeast portion of the site adjacent to Tower 1 and the parking garage. The proposed wall signs are located on the western portion of the site on the northern and western face of the existing LINQ Verge Tower. No changes are proposed or required to the existing building sites, drive aisles, and parking areas.

#### Landscaping

No changes are proposed or required to the existing landscape areas.

#### Elevations

The plans depict a 197 foot high tower with an exterior façade consisting of painted CMU blocks and window panes constructed to match the existing exterior design of the property. The existing elevator towers are up to 202 feet in height. Retaining walls and flood control gates up to 72 inches in height are located on the north and west sides of the elevator towers enclosing the ground level entrance to the tower. A proposed canopy will cover this area.

#### Floor Plans

The plans show an elevator tower consisting of 4 new elevator shafts on 20 floors and the penthouse level.

#### Signage

The plans depict a 413 square foot wall sign with channel letters to read "THE LINQ" located on the western face of the existing LINQ Verge Tower facing Las Vegas Boulevard South. There are two, 12 square foot signs, "The LINQ Bus & Rideshare" located on the retaining walls on the north and west sides of the elevator tower.

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)	# of existing signs	# of proposed/pending signs	Total # of signs
Wall*	241,616	437	242,053	23,780	206	3	209
Freestanding	6,340	0	6,340	12,600	15	0	15
Directional	25	0	25	32	1	0	1
Roof	7,592	0	7,592	0	18	0	18

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed per Title 30 (sq. ft)	# of existing signs	# of proposed/pending signs	Total # of signs
anging	18	0	18	32 per tenant	2	0	2
Revolving	10	0	10	Per design review	1	0	1
Projecting	585	0	585	32 per tenant	7	0	7
Overall Total	256,186	437	256,623	36,476	250	3	253

\*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 per Title 30 (sq. ft)	# of existing signs	# of proposed/pending signs	Total # of signs
Animated	44,831	0	44,831	600	27	2	29

#### Applicant's Justification

The applicant indicates the tower will be painted to match the existing towers on the site and there will be no negative impact to parking since 17 guest rooms will be removed on floors 2 through 20 to create hallway access to the existing tower. The sign is also compatible with the existing and approved signage on the site and in the area.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0175	Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan	Approved by BCC	April 2019
WS-19-0149	An amendment to an approved comprehensive sign plan including a roof sign	Approved by BCC	April 2019
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019
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



**Prior Land Use Requests**

Application Number	Request	Action	Date
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
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 & Design Review #1

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.

There are existing 202 foot high towers on the site and the proposed elevator tower is located in the interior of the development. Staff finds the elevator tower is compatible with the existing resort and conforms to Urban Specific Policy 93 of the Comprehensive Master Plan that states all structures on a development site should be of compatible architectural design, style, and color. Therefore, staff can support the requests.

##### Design Reviews #2 & #3

Code allows alternative sign standards within the Resort Corridor that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar requests to increase the number and area of animated signs for other resort hotels have been approved. Other requests to increase the area of wall signs for a resort hotel property have also been approved. Therefore, staff finds that the proposed signs are compatible with the existing developments and resort hotels in the area, and comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Therefore, staff can support the design review requests.

#### **Department of Aviation**

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

#### **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**

- Comply with drainage study PW19-013316.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### **Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** 3535 LV NEWCO, LLC

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

DRAFT



ALTERNATIVE DRIVE AISLE GEOMETRICS  
& PERIMETER SCREENING  
(TITLE 30)

HUGH HEFNER DR/NEVSO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0295-VEGAS 888 LAND CO, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced drive aisle geometrics; and 2) alternative perimeter screening for a previously approved multiple family residential development on a portion of 3.7 acres in an H-1 (Limited Resort and Apartment) Zone in a MUD-1 Overlay District.

Generally located on the east side of Hugh Hefner Drive and the north side of Nevso Drive within Paradise. MN/jor/ja (For possible action)

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RELATED INFORMATION:

**APN:**

162-19-512-002; 162-19-512-005 through 162-19-512-007 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the drive aisle width within a parking garage to 22 feet where 24 feet is required per Table 30.60-4 (an 8% reduction).
2. Alternative perimeter screening where required per Figure 30.64-9.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 3.7 (portion)
- Project Type: Drive aisle geometrics within the parking garage & alternative perimeter screening
- Number of Stories: 4 (multiple family residential building)/7 (parking garage)
- Building Height (feet): 86
- Square Feet: 247,345
- Open Space Required/Provided: 71,642/72,260
- Parking Required/Provided: 449/434

### Site Plan

The approved site plan depicts a multiple family residential development (UC-0703-16) on a portion of 3.7 acres. UC-0703-16 also approved a hotel to the east (along Valley View Boulevard) and a shopping center along Flamingo Road, north of the multiple family residential development. Access to the site is located along Valley View Boulevard, Nevso Drive, and Hugh Hefner Drive. UC-0703-16 also included a parking reduction for the site which allowed 434 parking stalls are provided where 449 parking stalls are required.

Per the applicant, this request is to reduce the drive aisle width of the parking garage to 22 feet where 24 feet is required per Code. In addition, the applicant is proposing alternative perimeter screening of the subject property. The applicant is proposing to construct a 6 foot high wrought iron fence on portions of the north, east, and south property lines. Simultaneously, the applicant is proposing to construct a combination wall (CMU block wall and wrought iron) along a portion of the south, west, and north property lines.

### Landscaping

Required landscaping and street landscaping was previously approved for this site per UC-0703-16 and WS-18-0030; therefore, landscaping is not a part of this request.

### Elevations

The previously approved elevations depict a 7 level parking garage with an overall height of 86 feet. The parking garage is centrally located between 2 multiple family residential buildings to the east and west. The residential buildings have an overall height of 53 feet and a maximum of 4 stories. The applicant is proposing to install a 6 foot high wrought iron fence with tubular steel posts, and 16 inch gauge pickets adjacent to the property lines. Furthermore, the proposed combination wall will feature a white CMU block wall with wrought iron fencing which caps the combination wall height to 6 feet.

### Floor Plans

The previously approved floor plans depict 290 units with 1, 2, and 3 bedroom units. The parking garage includes 7 levels, and the 7<sup>th</sup> level features a clubhouse and deck area for residents to utilize.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Per the submitted justification letter, the applicant is requesting to reduce the drive aisle width of all 7 levels of the previously approved parking garage. The reduction in width is needed on the eastern drive aisles in both the north and south entry of the parking garage, and this reduction will accommodate mobility impaired parking stalls to be 20 feet in length, respectively. Per the applicant, installing alternative screening standards on the property line will coincide with the previously approved landscaping requirements.



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0631	Allow long/short term lodging in an H-1 zone, and a waiver to allow a lodging facility to be predominantly used for long-term lodging in conjunction with a previously approved multiple family residential development	Approved by BCC	December 2018
DR-18-0707	For a restaurant in conjunction with a previously approved shopping center	Approved by BCC	October 2018
WS-18-0261	Shopping center and hotel with waivers to increase building height, reduced setbacks, reduced parking, alternative landscaping, and alternative driveway design	Approved by BCC	May 2018
WS-18-0112	Increased the number of animated signs and a design review for signage in conjunction with an approved shopping center	Approved by BCC	April 2018
WS-18-0030	Waiver for alternative street landscaping and a design review for revisions to an approved multiple family residential development	Approved by BCC	March 2018
TM-0009-17	Tentative map consisting of a commercial lot and a residential lot with 290 multi-family residential units	Approved by PC	March 2017
VS-0054-17	Vacated a 5 foot wide portion of right-of-way being Valley View Boulevard	Approved by PC	March 2017
UC-0703-16	Increased density and building height with waivers of development standards to reduce setback from an arterial street and reduce parking for a multi-family residential development and design reviews for a multi-family residential development, hotel, and shopping center	Approved by BCC	January 2017
UC-0314-08	Resort hotel and expansion of the Gaming Enterprise District – expired	Approved by BCC	August 2008
UC-1253-05	Shopping center – expired	Approved by BCC	October 2005
UC-0884-04	Planned unit development consisting of 542 residential units – expired	Approved by BCC	August 2004
ZC-1404-94	Reclassified the subject site to H-1 zoning	Approved by BCC	September 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Gold Coast Resort Hotel
South	Commercial Tourist	M-1	Parking lot & warehouse facilities
East	Commercial Tourist & Public Facilities	M-1	Undeveloped parcels & an electrical substation
West	Commercial Tourist	H-1	Palms Resort 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.

##### Waiver of Development Standard #1

The request to reduce the drive aisle width from 24 feet to 23 feet will limit the mobility of the vehicles within the parking garage. Per the submitted plans, the applicant can redesign the interior of the parking garage in order to accommodate the standard width of a drive aisle per Title 30. Staff cannot support this request.

##### Waiver of Development Standard #2

The proposed alternative perimeter screening coincides with approved landscape plans per WS-0703-16. WS-18-0030 approved the alternative landscaping to accommodate a fire lane/turnout per Clark County Fire Department requirements along Nevso Drive. Staff does not find that the proposed request will negatively impact the overall project or the surrounding area. Staff recommends approval.

#### **Staff Recommendation**

Approval of waiver of development standard #2; and denial of waiver of development standard #1.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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:** VEGAS 888 LAND CO, LLC

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGS, NV 89135

**DRAFT**