

V. Informational Items

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

VI. Planning & Zoning

1. **AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:**
USE PERMIT THIRD APPLICATION FOR REVIEW of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action)
PC 8/6/19
2. **UC-19-0456-VANDREY PROPERTIES, LLC:**
USE PERMITS for the following: 1) retail sales as a principal use; and 2) restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) cross access; 3) reduced driveway separation; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) commercial center; and 2) alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/pb/ma (For possible action)
PC 8/6/19
3. **DR-19-0518-COUNTY OF CLARK (AVIATION) & PAGE AIRPORT SERVICES INC LEASE:**
DESIGN REVIEW for modifications to a portion of McCarran International Airport including aircraft hangars and a terminal building for private aircraft on 20.4 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone and H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment), 700 feet east of Las Vegas Boulevard South within Paradise. JG/al/ma (For possible action)
PC 8/20/19
4. **UC-19-0479-MONK RICHARD III:**
USE PERMITS for the following: 1) architectural compatibility; 2) waive design standards for an accessory structure; and 3) increase the size of an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce the front setback for an accessory structure; and 2) increase the number of driveways to 2 in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Dustin Avenue, 162 feet east of Annie Oakley Drive within Paradise. JG/nr/ma (For possible action)
PC 8/20/19
5. **UC-19-0526-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a tattoo shop in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 28.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/nr/ja (For possible action)
PC 8/20/19

6. **UC-19-0527-ASTRAL HOTELS LAS VEGAS INC:**
USE PERMIT for vehicle rental in conjunction with an existing motel, retail building and restaurant on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 600 feet north of Four Seasons Drive within Paradise. JG/al/ma (For possible action)
PC 8/20/19
7. **WS-19-0481-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located 480 feet south of Rochelle Avenue, approximately 284 feet west of Pecos Road within Paradise. TS/nr/ma (For possible action)
PC 8/20/19
8. **UC-19-0453-HARMON CURTIS:**
USE PERMITS for the following: **1)** allow an accessory building (storage containers) not architecturally compatible with the principal building; **2)** allow alternative design standards for existing accessory structures (storage containers); **3)** waive design standards; and **4)** increase the cumulative area of all accessory structures. **WAIVER OF DEVELOPMENT STANDARDS** to increase the number of driveways to 2 in conjunction with an existing single family residence on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Emerson Avenue within Paradise. TS/sd/ma (For possible action)
BCC 8/21/19
9. **UC-19-0482-CAESARS LINQ, LLC:**
USE PERMITS for the following: **1)** recording studio; and **2)** deviations as shown per plans on file. **DESIGN REVIEWS** for the following: **1)** recording studio in conjunction with an existing shopping center (LINQ Promenade); **2)** modify an existing comprehensive sign plan; **3)** increase total wall sign area; **4)** increase the number of animated signs; **5)** increase total animated sign area; and **6)** decorative lighting 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. Generally located on the east side of Las Vegas Boulevard South, 150 feet north of Flamingo Road within Paradise. TS/bb/ma (For possible action)
BCC 8/21/19
10. **WS-19-0487-ELLIS GARY ENTERPRISES INC:**
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for a roof sign in conjunction with an existing casino and hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise. JG/al/ma (For possible action)
BCC 8/21/19
11. **ZC-19-0493-WARM SPRINGS ROAD REAL ESTATE, LLC:**
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) to C-P (Office and Professional) Zone.
DESIGN REVIEW for a medical office on 3.5 acres in a C-P (Office Professional) Zone. Generally located on the south side of Warm Springs Road. 225 feet east of Topaz Street within Paradise (description on file). JG/nr/ma (For possible action)
BCC 8/21/19

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: August 13, 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



Paradise Town Advisory Board

July 9, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams –Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT Robert Orgill – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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

Greg Cerven, Planning; Stephanie Halasi; Administrative Specialist

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

II. Public Comment:
None

III. Approval of June 25, 2019 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0

Approval of Agenda for July 9, 2019

Moved by: Orgill

Action: Approve with changes. Item #2 hold, return October 8, 2019 Paradise TAB

Vote: 5-0 Unanimous

IV. Informational Items
None

V. Planning & Zoning

1. **UC-19-0416-CHINA TOWN RETAIL, LLC:**
USE PERMIT for an on-premises consumption of alcohol (supper club) on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/nr/ja (For possible action) **PC 7/16/19**

MOVED BY-Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

2. **VS-19-0433-ITAI INVESTMENTS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Dean Martin Drive and Polaris Avenue; and a portion of a right-of-way being Hacienda Avenue located between Dean Martin Drive and Polaris Avenue within Paradise (description on file). MN/sv/ma (For possible action) **PC 7/16/19**

Held per applicant, Return to the October 10, 2019 Paradise TAB

3. **AR-19-40082 (UC-0682-12)-LIN TERRY P & JEANNE S:**
USE PERMIT THIRD APPLICATION FOR REVIEW of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action) **PC 8/6/19**

No show, Return to the July 30, 2019 Paradise TAB

4. **UC-19-0365-DESERT INN CAMBRIDGE, LLC:**
USE PERMIT for a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone. Generally located on the west side of Sandhill Road, 500 feet north of Tropicana Avenue within Paradise. TS/sd/ja (For possible action) **PC 8/6/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **UC-19-0456-VANDREY PROPERTIES, LLC:**
USE PERMITS for the following: 1) retail sales as a principal use; and 2) restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) cross access; 3) reduced driveway separation; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) commercial center; and 2) alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/pb/ma (For possible action) **PC 8/6/19**

No show, Return to the July 30, 2019 Paradise TAB

6. **VS-19-0464-J D INDUSTRIAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Arville Street Alignment, and between Sobb Avenue and Post Road within Paradise (description on file). MN/bb/ma (For possible action) **PC 8/6/19**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

7. **WS-19-0475-J D INDUSTRIAL, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for commercial driveway radius in conjunction with an office warehouse on 1.3 acres in an M-1 (Light Manufacturing) (AE-65) zone. Generally located on the north side of Post Road, 150 feet west of Hinson Street within Paradise. MN/bb/xx (For possible action) **PC 8/6/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

8. **VS-19-0478-CHAMBER ASSOCIATES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Elm Drive (alignment) and Sands Avenue and a portion of a right-of-way being Sands Avenue located between Paradise Road and Manhattan Street within Paradise (description on file). TS/jvm/ma (For possible action) **PC 8/6/19**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

9. **WS-19-0470-TAYLOR, MAX W.:**
WAIVER OF DEVELOPMENT STANDARDS to allow non-decorative screening in the front yard in conjunction with an existing principal dwelling on 0.7 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Gateway Road within Paradise. JG/jor/ma (For possible action) **PC 8/6/19**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

10. **WS-19-0474-KYLE HOUSE APARTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing multi-family dwelling facility.
DESIGN REVIEW for modifications to a surface parking lot in conjunction with an existing multi-family residential development on 0.8 acres in an R-5 (Apartment Residential) (AE-65) Zone in a MUD-1 Overlay District. Generally located on the west side of Deckow Lane, approximately 350 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action) **PC 8/16/19**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

11. **AR-19-400083 (WC-18-400193 (UC-0285-17))-MGM GRAND HOTEL, LLC:**
WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ma (For possible action)

BCC 8/7/19

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **AR-19-400084 (WC-18-400192 (UC-0283-17))-MGP LESSOR, LLC:**
WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/tk/ja (For possible action)

BCC 8/7/19

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

13. **AR-19-400087 (UC-0285-17)-MGM GRAND HOTEL, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (MGM Grand) on 102.7 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/tk/ja (For possible action)

BCC 8/7/19

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **AR-19-400088 (WC-18-400191 (UC-0284-17)-BELLAGIO, LLC:**
WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW of a use permit requiring no solicitation of customers outside of the outdoor sales structure/booth in conjunction with an existing outdoor sales structure/booth at an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)
BCC 8/7/19

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

15. **AR-19-400089 (UC-0284-17)-BELLAGIO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for deviations as shown per plans on file.

DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow roof signs; and **4)** all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Bellagio) on 75.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/tk/ja (For possible action)

BCC 8/7/19

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

16. **AR-19-400092 (UC-0357-06)-3720 SUNSET PLACE, LLC:**
USE PERMIT SEVENTH APPLICATION FOR REVIEW of a massage establishment as a principal use in a shopping center on 2.1 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Sunset Road, 550 feet west of Sandhill Road within Paradise. JG/tk/ja (For possible action)
BCC 8/7/19

MOVED BY-Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

17. **VS-19-0414-M G P LESSOR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Frank Sinatra Drive and Las Vegas Boulevard South, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/sv/ma (For possible action)

PC 7/16/19

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

18. **UC-19-0451-MGP LESSOR, LLC:**

USE PERMIT to reduce the special setback deviation for a projecting sign.

DESIGN REVIEWS for the following: 1) amend an approved comprehensive sign plan to add a projecting sign; and 2) increase the projecting sign area in conjunction with a resort hotel (The Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/ma (For possible action)

BCC 8/7/19

MOVED BY-Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

19. **UC-19-0476-BRE/HC LAS VEGAS PPTY HOLDING:**

USE PERMIT for a proposed outdoor recreational facility in conjunction with an existing professional office complex.

DESIGN REVIEW for a proposed recreational facility on a 3.0 acre portion of an overall 7.0 acre professional office complex site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Howard Hughes Parkway at the terminus of Corporate Drive within Paradise. TS/sd/ma (For possible action)

BCC 8/7/19

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be July 30, 2019

IX. Adjournment

The meeting was adjourned at 8:01 p.m.

CHILD CARE
(TITLE 30)

SILVERADO RANCH BLVD/SILVER VIEW ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400082 (UC-0682-12)-LIN TERRY P & JEANNE S:

USE PERMIT THIRD APPLICATION FOR REVIEW of a daycare facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. MN/sv/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-410-123

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1508 Silver Rain Avenue
- Site Acreage: 0.2
- Project Type: Daycare facility (up to 12 children)
- Number of Stories: 2
- Square Feet: 1,975 (residence)

Site Plan

The approved daycare facility is located on the first floor of an existing 1,975 square foot single family residence. The rear and side yards of the property are used as play areas for the children.

Landscaping

Changes to the landscaping were not proposed or required with the original use permit application and are not proposed or required with this application for review.

Floor Plans

The floor plans submitted with the original use permit showed a 1,975 square foot single family residence. The first floor has an area of 1,002 square feet and includes a living room, kitchen, dining room, family room, bathroom, laundry room, and a 380 square foot garage. The second

floor has an area of 973 square feet and consists of bedrooms and bathrooms. The family room is used for the daycare facility.

Signage

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

Previous Conditions of Approval

Listed below are the approved conditions for UC-0682-12 (AR-0078-16):

Current Planning

- Until January 8, 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.

Listed below are the approved conditions for UC-0682-12 (ET-0136-13):

Current Planning

- Until January 8, 2016 to review as a public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0682-12:

Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that building permits for a change of occupancy may be required; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Applicant's Justification

The applicant states that the continued operation of the daycare facility provides a safe, fun, and educational environment for the children enrolled at the facility. There have been no issues with the operation of the daycare since the last review.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0682-12 (AR-0078-16)	Second application for review of a daycare facility in conjunction with a single family residence	Approved by PC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0682-12 (ET-0136-13)	First extension of time to review a daycare facility in conjunction with a single family residence	Approved by PC	February 2014
UC-0682-12	Use permit for a daycare facility in conjunction with a single family residence	Approved by PC	January 2013

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Since the second application for review approved in July 2016, there have been no known complaints in regards to the operation of the daycare facility. The daycare facility has been in operation since January 2013 with no apparent issues; therefore, staff can support removing the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NORA MORALES

CONTACT: NORA MORALES, 1508 SILVER RAIN AVE, LAS VEGAS, NV 89123

DRAFT

08/06/19 PC AGENDA SHEET

RETAIL/RESTAURANT
(TITLE 30)

DECATUR BLVD/TECO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0456-VANDREY PROPERTIES, LLC:

USE PERMITS for the following: 1) retail sales as a principal use; and 2) restaurants.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) cross access; 3) reduced driveway separation; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) commercial center; and 2) alternative parking lot landscaping on 1.1 acres in a C-2 (General Commercial) (AE-65) Zone and M-D (Designed Manufacturing) (AE-65) Zone.

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

RELATED INFORMATION:

APN:
162-31-401-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 9 foot wide landscaping area adjacent to a proposed attached sidewalk along Decatur Boulevard where a 15 foot wide landscape area is required per Section 36.64-030(1).
2. Waive the requirement for cross access and shared parking with the property to the south per Table 30.56-2.
3. Reduce the approach distance from the driveway to the intersection to 61 feet where 150 feet is required along Teco Avenue per Uniform Standard Drawing 222.1 (a 59.3% reduction).
4.
 - a. Reduce throat depth for the driveway along Decatur Boulevard to 24.5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 2% reduction).
 - b. Reduce throat depth for the driveway along Teco Avenue to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

DESIGN REVIEWS:

1. Restaurant/supper club.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Commercial center consisting of a retail/restaurant building
- Number of Stories: 1
- Building Height (feet): 28.8
- Square Feet: 1,787 (restaurant)/6,671 (retail)/8,458 (total building)
- Parking Required/Provided: 45/46

Site Plans

The plans depict an 8,458 square foot building located on the eastern portion of the site with a drive-thru aisle located on the east and north sides of the building. Parking areas are located on the north, west, and south sides of the building. A loading area is located on the western portion of the site near existing power boxes that will remain. The site has access to Decatur Boulevard and Teco Avenue. The departure distances and throat depths for the driveways do not meet Code requirements. The site has split zoning with the eastern 37 feet of the parcel in an M-D zone and the majority of the site being in a C-2 zone. The building crosses the zone boundary line that traverses the site.

Landscaping

A 9 foot wide landscape area is located adjacent to a proposed attached sidewalk along Decatur Boulevard and a 13 foot wide landscape area is located adjacent to an existing attached sidewalk along Teco Avenue. A 4 foot, 6 inch wide landscape area is located along the southern property line and a 3 foot, 5 inch wide landscape area is located along the northern portion of the drive-thru aisle. Interior parking lot trees are distributed throughout the site; however, there is an area on the west side of the building and along the south property line where the separation between trees exceeds 6 parking spaces. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a single story building with a flat roof and parapet walls ranging in height from 22 feet to 28 feet, 9 inches. The facade on the west elevation facing Decatur Boulevard consists of stucco finish, wood panels, storefront glazing, and awnings. The remaining elevations consist of stucco finish with a drive-thru window located on the north elevation.

Floor Plans

The plans depict an 8,458 square foot shell building with the northern 1,787 square feet reserved for a restaurant with a drive-thru window. The southern 6,671 square feet of the building can be divided into multiple suites.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the majority of the site is in the C-2 zone and the use permits are required for the portion of the building in the M-D zone. The design of the site is constrained by the size of the lot and the existing NV Energy power equipment located on the site. The applicant also indicates the use and design of the building will be complementary to the existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1552-05	Reclassified the eastern portion of the site to M-D zoning for an office/warehouse facility	Approved by BCC	November 2005
ZC-1846-97	Reclassified the western portion of the site to C-2 zoning for a convenience store and restaurant	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	M-D	Office/warehouse facility
West	Business and Design/Research Park	C-2	Restaurant & retail building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The Business and Design/Research Park (BDRP) category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. The applicant is requesting a use permit to establish a commercial center with retail sales and a restaurant. Staff finds the requested uses are compatible with the existing and approved uses to the south and west where the parcels have C-2 zoning. Furthermore, the site is located near the intersection of an arterial street (Decatur Boulevard) and Sunset Road. Therefore, staff finds the request conforms to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with the adjacent land uses and off-site circulating patterns and can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The landscape area and attached sidewalk along Decatur Boulevard are compatible with the existing landscaping to the north and south along the east side of Decatur Boulevard and will result in consistent landscaping adjacent to an attached sidewalk from Sunset Road to Teco Avenue. Therefore, staff can support this portion of the request.

Waiver of Development Standards #2

The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. Although this request conflicts with this purpose and Urban Specific Policy 7 which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated, there is an existing building, trash enclosure, and power box on the developed property to the south that prevents the provision of cross access. Therefore, staff can support this request.

Design Reviews

The building has a varied roofline and architectural enhancements on the western elevation which complies with Policy 79 that encourages commercial developments to use visually articulated elements including, but not limited to towers, decorative fascias, pilasters, colonnades, decorative details such as tiles, fenestration, landscaped planters, pitched/hipped roofs, or other visually articulated designs utilizing harmonious volumes, spaces and materials. However, those enhancements are not provided on the other elevations including the northern elevation facing Teco Avenue which conflict with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Staff finds the use and design are too intense for the site creating a lack of interior parking lot landscaping. Staff can support the request with a condition to provide decorative architectural features similar to the western elevation on the northern elevation.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff has no objection to the waiver of development standards #4a based on the specific design of this site. However, staff cannot support waivers of development standards #2, #3, and #4b as these apply to all driveways on Teco Avenue. This development is immediately adjacent to another driveway on Teco Avenue to the east. The driveway is too close to the intersection and creates a traffic hazard. Staff does not support a site of only 1 acre having 2 driveways.

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.

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 of the use permits, waivers of development standards #1, #2, and #4a, and the design reviews; and denial of waivers of development standards #3 and #4b.

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:

- Provide decorative architectural features on the northern elevation similar to the western elevation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this site does not qualify as a shopping center and parking for each use is calculated separately; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; the FAA 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0307-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JASON GERBER
CONTACT: GENESIS MENDOZA, SCA DESIGN, 2580 ST. ROSE PKWY, SUITE 305,
HENDERSON, NV 89074

AIRPORT MODIFICATIONS
(TITLE 30)

RUSSELL RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0518-COUNTY OF CLARK (AVIATION) & PAGE AIRPORT SERVICES INC
LEASE:**

DESIGN REVIEW for modifications to a portion of McCarran International Airport including aircraft hangars and a terminal building for private aircraft on 20.4 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone and H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the south side of Russell Road (alignment) 700 feet east of Las Vegas Boulevard South within Paradise. JG/al/ma (For possible action)

RELATED INFORMATION:

APN:

162-33-101-009

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 65 E. Dewey Drive
- Site Acreage: 20.4
- Project Type: Aircraft hangars and a terminal building for private aircraft
- Number of Stories: 1
- Building Height (feet): 27 to 30
- Square Feet: 98,872
- Parking Required/Provided: 53/113

Site Plan

Currently there are 3 aircraft hangars located on the northern half of the parcel and the southern half is used to park aircraft. The northernmost aircraft hangar will remain and the other hangars will be demolished to allow for the proposed facility. The existing aircraft hangar which will remain is located on the northwestern portion of the parcel, located on the north property line and set back approximately 110 feet from the west property line. The proposed terminal building is approximately 46 feet south of the existing aircraft hangar and set back approximately 175 feet from the west property line. The proposed hangar building is located approximately 28 feet south of the terminal building and between 20 feet to 110 feet from the west property line.

Parking for the facility is to the west of the proposed terminal building and hangar. Access to the facility is provided from Dewey Drive to the northwest of the site by a shared private driveway through the parcels to the west and north.

Landscaping

Landscaping consisting of trees, shrubs and groundcover is provided within the parking area and along the west sides of the buildings.

Elevations

The proposed aircraft hangars are 1 story and 39 feet in height. The building has a flat roof behind parapet walls. The aircraft hangars are constructed of tilt-up concrete panels painted in earth tone colors. The terminal building is 1 story with a maximum height of 27 feet and constructed of concrete block painted in earth tone colors.

Floor Plans

The proposed terminal building and aircraft hangars have a total area of 98,872 square feet. The proposed terminal building has an area of 6,432 square feet with the southern portion of the building consisting of a lounge area for passengers, restrooms, offices, and a food catering area. The northern portion of the terminal building consists of an office, security facility, and other support uses for the facility.

The aircraft hangar building will be divided into 6 separate hangar spaces. Each of these spaces will have a private office from 951 square feet to 1,689 square feet. Each of the 6 spaces will have an area between 13,722 square feet to 18,200 square feet to store aircraft.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility will help improve the appearance of the existing airport by replacing an existing outdated facility with a newer, modern facility.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1422-07 (WC-0177-08)	Waived the condition of approval for gates to be open during business hours for an airplane hangar facility	Approved by PC	August 2008
DR-1422-07	Airplane hangar facility	Approved by PC	January 2008
UC-0406-01	An existing airport (McCarran International Airport) with related accessory uses on 2,500 acres (including this parcel)	Approved by PC	May 2001
UC-1253-96	Cellular communications facility	Approved by PC	September 1996

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0852-95	Reclassified 81 acres, which included a portion of this site to P-F zoning for the expansion of McCarran International Airport	Approved by BCC	September 1995
DR-1498-94	A flight support operations building on 91.8 acres which included this parcel	Approved by PC	October 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	McCarran International Airport
South	Public Facilities	P-F	Undeveloped Parcel
East	Public Facilities	P-F	McCarran International Airport
West	Commercial Tourist	H-1	Undeveloped parcels & Harley-Davidson Motor Cycle sales facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed facility is consistent and compatible with current operations at McCarran International Airport. The proposed facility with new buildings, additional parking and landscaping will help to improve the appearance of the airport. The use of the property and design of the facility are compatible with other existing and planned land uses in this area; therefore, staff supports this request.

Department of Aviation

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Drainage study and compliance;
- Provide paved legal access.

Department of Aviation

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

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: MOLASKY JET HANGAR II LLC

CONTACT: PGAL, LLC, 3379 W. OQUENDO ROAD, LAS VEGAS, NV 89118

08/20/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

DUSTIN AVE/ANNIE OAKLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0479-MONK RICHARD III:

USE PERMITS for the following: 1) architectural compatibility; 2) waive design standards for an accessory structure; and 3) increase the size of an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce the front setback for an accessory structure; and 2) increase the number of driveways to 2 in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Dustin Avenue, 162 feet east of Annie Oakley Drive within Paradise. JG/nr/ma (For possible action)

RELATED INFORMATION:

APN:

161-31-601-008

USE PERMITS:

1. Allow an accessory structure located in the front yard without architectural features compatible with the principal building where not allowed per Table 30.44-1.
2. Waive design standards for an accessory structure including allowing vertical metal siding where not allowed per Table 30.56-2A.
3.
 - a. Allow an accessory structure (2,400 square feet) on a single family residential lot that exceeds one half of the footprint of the principal dwelling (885 square feet) where not allowed per Table 30.44-1 (a 171% increase).
 - b. Allow the cumulative area of all accessory buildings (2,946 square feet) to exceed the footprint of the residence (1,771 square feet) where not allowed per Table 30.44-1 (a 66% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an accessory structure to 12 feet where 40 feet is the minimum per Table 30.40-1 (a 70% decrease).
2. Increase the number of driveways to 2 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4038 Dustin Avenue
- Site Acreage: 0.9
- Project Type: Accessory structure
- Number of Stories: 1
- Accessory Structure Height (feet): 18
- Accessory Structure Square Feet: 2,400

Site Plan

The site plan depicts a single family residence located on the northern portion of a lot with dual street frontage. The northern portion of the lot includes access to Oquendo Road, and the southern portion of the lot includes access to Dustin Avenue. Although the single family residence faces northeast, towards Oquendo Road, the parcel is addressed from Dustin Avenue to the south. As a result, Dustin Avenue is considered the front of the house. Therefore, a waiver of development standards is necessary to allow the proposed accessory structure to be set back 12 feet from the southern property line. The proposed accessory structure is set back equidistant (45 feet) from the east and west property lines. In addition to the proposed accessory structure, 3 existing accessory buildings are located on the northeast portion of the parcel. In addition, a waiver of development standards is necessary to allow 2 driveways: one that accesses Oquendo Road to the north and one that accesses Dustin Avenue to the south.

Landscaping

Landscaping consisting of mature Athel trees (also known as Saltcedar) are located along the property lines. The Athel trees are several stories high and provide a dense visual buffer on all sides of the property.

Elevations

The proposed accessory structure will be constructed of corrugated steel with a white finish, and the pitched roof will be corrugated steel with a dark gray finish. Overall height to top of the pitched roof is 18 feet. Both a roll-up overhead metal door and a pedestrian door are located on the north side of the building.

The single family residence includes board and batten siding, brick, wood beams and posts, concrete tile roof, and clerestory windows. Overall height of the residence is 15 feet 4 inches.

Use permits are necessary to allow the accessory structure that consists of vertical metal siding and is not architecturally compatible with the single family residence.

Floor Plans

The plans depict a 2,400 square foot accessory structure with an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the accessory structure will be for secure storage of vehicles, trailers, and farm equipment. The proposed accessory structure will also help to protect the visual appeal of the neighborhood because the existing on-site equipment will be stored out of sight. In addition, the property has mature trees around the perimeter, and the proposed structure will match the colors of the principal residence.

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 residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory structure (metal building) is an appropriate scale relative to the size of the property. An accessory structure, such as a garage, is in keeping with the overall rural character of the area. The placement of an accessory structure off Dustin Avenue will not have an impact on the surrounding area due to the intense mature landscaping along the perimeter of the property. Although the accessory structures on the property exceed the footprint of the principal structure, the cumulative square footage of all the structures on the property is 12% of the lot coverage and the R-E zone allows for lot coverage of up to 50%. Based on the overall size of the parcel relative to the surrounding area and existing residential uses, the proposed use permits are appropriate for the area; therefore, staff supports the requests.

Waiver of Development Standards

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

Waiver of Development Standards #1

The single family residence faces northeast, towards Oquendo Road, and the parcel is addressed from Dustin Avenue to the south (address changed after the house was built). As a result, Dustin

Avenue is considered the front of the house. This creates a unique situation in which established setbacks have been altered over time. If the address had not been changed on this property the waiver request for setbacks would not be necessary. In situations with reduced setbacks, there can be a concern as to where the proposed encroachment will have an impact visually on the surrounding area. Since there are existing trees that will reduce the visual impact of the garage on the neighboring properties, staff can support the waiver request.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support waiver of development standards #2, as this large parcel fronts on 2 separate residential streets and staff has no objection to a driveway off each street.

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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 4 letters

PROTESTS:

APPLICANT: RICHARD MONK III

CONTACT: RICHARD MONK III, 4038 DUSTIN AVE, LAS VEGAS, NV 89120

08/20/19 PC AGENDA SHEET

TATTOO SHOP
(TITLE 30)

SPRING MOUNTAIN RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0526-FASHION SHOW MALL, LLC:

USE PERMIT to allow a tattoo shop in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 28.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/nr/ja (For possible action)

RELATED INFORMATION:

APN:
162-16-112-011 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST.

BACKGROUND:
Project Description
General Summary

- Site Address: 3200 S. Las Vegas Boulevard, Suite 2680
- Site Acreage: 28.4 (portion)
- Project Type: Tattoo shop

Site Plan

The site plan depicts an existing lease space that is located on the second floor of an existing shopping center (Fashion Show Mall). The Fashion Show Mall is located west of Las Vegas Boulevard South and north of Spring Mountain Road. Access to the site is from various driveways along Fashion Show Drive (north), Sammy Davis Jr. Drive (west), Spring Mountain Road and Mel Torme Way (south), and Las Vegas Boulevard South (east).

Landscaping

Landscaping is located throughout the site and changes are not required or proposed with this request.

Elevations

The tattoo shop will be located inside a lease space within the shopping center. The tattoo shop will not be seen from the right-of-way.

Floor Plans

The submitted plans depict an open floor plan tattoo shop, with an overall area of 1,767 square feet, encompassing work areas and 7 tattoo stations. The main entrance faces the surrounding stores within the shopping center.

Signage

Signage is not a part of the request.

Applicant's Justification

Per the justification letter this location would be the fourth location for Revolt Tattoos. The applicant indicates that the proposed location would be a good addition to the existing uses at the mall.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0221	Allow a recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Allow a museum (outdoor public art display) and design review for a museum – expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclose existing outdoor sales structures/booths, a shade structure, and a waiver to reduce parking	Approved by BCC	December 2016
UC-0660-16	Allowed outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant & façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
UC-0259-14 (AR-0093-16)	First application for review to allow retail uses not within a permanent enclosed building (outdoor sales structures/booths) subject until June 18, 2017 for review	Approved by BCC	August 2016
DR-0060-15	Modification to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center (Fashion Show Mall) with outdoor sales structures/booths	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center (Fashion Show Mall)	Approved by PC	February 2012
WS-0494-11	Increased sign area and allow portions of the signs to be constructed of temporary materials	Approved by PC	December 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increase the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allow an increase in overall on-premises sign area	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Trump Tower resort condominiums & undeveloped (approved Alon Resort Hotel site)
South	Commercial Tourist	H-1	TI Resort Hotel
East	Commercial Tourist	H-1	Wynn & Encore Resort Hotels
West	Business and Design/Research Park	M-1	Industrial/commercial buildings & 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.

One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. This request is required because tattoo shops are allowed as an accessory use

in the H-1 zone only when in conjunction with a resort hotel. The proposed tattoo shop is a compatible use within the existing shopping center. The Fashion Show Mall has an approximate overall area of 1.8 million square feet which consists of lease spaces, restaurants, parking garages, and back of house spaces/offices. Staff finds that the tattoo shop is a positive tourist attraction that caters to vacationers and locals and that no negative impacts are anticipated 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 the use must commence within 2 years.

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: RAFAEL PAGARIGAN

CONTACT: RAFAEL PAGARIGAN, 4480 PARADISE ROAD, #700, LAS VEGAS, NV 89169

08/20/19 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

LAS VEGAS BLVD S/FOUR SEASONS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0527-ASTRAL HOTELS LAS VEGAS INC:

USE PERMIT for vehicle rental in conjunction with an existing motel, retail building and restaurant on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 600 feet north of Four Seasons Drive within Paradise. JG/al/ma (For possible action)

RELATED INFORMATION:

APN:
162-28-301-013

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3961 Las Vegas Boulevard South
- Site Acreage: 1.1
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 300 rental office
- Parking Required/Provided: 37/40 for site

Site Plans

The plans depict an existing retail building located on the northwestern portion of the site and an existing motel located on the eastern portion of the site. The request is to operate a vehicle rental agency out of one of the existing motel rooms. There are 40 existing parking spaces distributed throughout the site. The site has access to Las Vegas Boulevard South via 2 existing driveways. No changes are proposed to the existing drive aisles and parking areas.

Landscaping

The existing landscaping on the southern and eastern portions of the site will remain. No new landscaping is proposed or required with this application.

Elevations

The pictures submitted with the application show an existing single story building with a flat roof, white siding, and green trim.

Floor Plans

The site consists of an existing 1,828 square foot commercial building and a motel with 25 guest rooms. The commercial building consists of a 238 square foot restaurant and 1,600 square feet of retail area. The plan indicates that 1 of the existing motel rooms will be used as an office for the vehicle rental business. The existing guest room has an area of approximately 300 square feet and is adjacent to the commercial building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the company operates other vehicle rental agencies in the County. This site will offer a convenient location for airport arrivals and departures and is in close proximity to resort hotels within the Resort Corridor. The business will keep 3 vehicles at this location at a time and will operate mainly by appointment. Vehicles will be brought to this location for drop-offs and pickups which will help eliminate any overcrowding of the parking lot. The proposed vehicle rental agency is a compatible use with other businesses in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0071	Restaurant within an existing retail building	Approved by PC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Retail building
South	Commercial Tourist	H-1	Motel
East	Commercial Tourist	H-1	Undeveloped
West	Commercial Tourist	H-1	Mandalay Bay 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.

This site is located within the resort corridor. Vehicle rental agencies are a compatible use with hotels and motels. There are several similar businesses located throughout the Resort Corridor operating in conjunction with other businesses. The applicant indicates that 3 vehicles will be kept at this location, if additional vehicles are needed they will be delivered from other locations operated by the applicant. Staff finds that the proposed use is consistent and compatible with other uses in this area and will not have an adverse effect on adjacent properties, therefore, staff supports 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

- Applicant to dedicate right-of-way of approximately the west 38 feet to match the limits of dedication granted by the north and south neighbors, the ultimate dedication for Las Vegas Boulevard will be determined with future Record of Survey.
- Applicant is advised that a Las Vegas Boulevard Record of Survey is not required at this time due to the wide right-of-way easement on this site, but future applications may result in the need for a Record of Survey and associated dedications and vacations.

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: GUEORGUI GANTCHEV

CONTACT: KEITH RICHARDS, PO BOX 50362, HENDERSON, NV 89016

HEIGHT
(TITLE 30)

COTTONTAIL LN/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0481-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone.

Generally located 480 feet south of Rochelle Avenue, approximately 284 feet west of Pecos Road within Paradise. TS/nr/ma (For possible action)

RELATED INFORMATION:

APN:

162-24-601-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase accessory structure (garage) height to 17 feet where a maximum of 14 feet is permitted per Table 30.40-2 (an 18% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4375 Cottontail Lane
- Site Acreage: 0.5
- Project Type: Increase garage height
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 990 (garage)/ 1,992 (house)

Site Plan

The plan depicts a 6 foot high block wall on the north, east, and south sides of the property with an existing 1,992 square foot principal structure with a circular driveway accessed from Cottontail Lane. A 45 foot long and 22 foot wide (990 square feet) accessory structure (garage) is located on the southwest corner of the lot with a setback of 13 feet from the rear, 5 feet from the side, and 16 feet from the principal structure.

Landscaping

There is mature landscaping in the front of the property, no landscaping is required or proposed.

Elevations

The plans show a 17 foot high accessory structure (garage) with brown earth tone colored stucco and off-white trim, which is architecturally compatible with the principal structure. The north side of the garage has a walkthrough door, the east side has 2 windows, and the west side has a 16 foot wide by 13 foot tall roll-up door.

Floor Plans

The floor plans show a 45 foot by 22 foot (990 square foot) garage with 630 square feet of garage space and 360 square feet of storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the allowance of an accessory structure (garage) which is 22 feet long and 45 feet wide and 17 feet high. The structure was constructed and placed to meet the required setbacks and is used for housing personal vehicles.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation, CE18-08600 for building an unpermitted accessory structure.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The accessory structure was constructed without permits; however, the structure is architecturally compatible with the primary structure and meets the required setbacks for an accessory structure. The overall height of the structure is 3 feet more than what is allowed in the zoning district. An accessory structure such as a garage is in keeping with the overall uses in the area and because the request is less than 20% of an increase, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete with any extension of time to be 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; 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VICTOR VEGA

CONTACT: VICTOR VEGA, 4375 COTTONTAIL LANE, LAS VEGAS, NV 89121

ACCESSORY STRUCTURES
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0453-HARMON CURTIS:

USE PERMITS for the following: **1)** allow an accessory building (storage containers) not architecturally compatible with the principal building; **2)** allow alternative design standards for existing accessory structures (storage containers); **3)** waive design standards; and **4)** increase the cumulative area of all accessory structures.

WAIVER OF DEVELOPMENT STANDARDS to increase the number of driveways to 2 in conjunction with an existing single family residence on 2.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Emerson Avenue within Paradise. TS/sd/ma (For possible action)

RELATED INFORMATION:

APN:

162-13-503-013

USE PERMIT:

1. Allow accessory structures (storage containers) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative metal siding for an accessory structure (storage containers) where not permitted per Table 30.56-2A.
3. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2A.
4.
 - a. Allow all accessory structures (3,096 square feet.) to exceed the footprint of the principal structure per Table 30.44-1 (a 98% increase).
 - b. Allow 1 accessory structure (2,400 square feet.) to exceed one-half the footprint of the principal residence.

WAIVER OF DEVELOPMENT STANDARDS:

Increase the number of driveways to 2 where 1 driveway is allowed per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3126 Emerson Avenue
- Site Acreage: 2.4
- Number of Lots/Units: 1
- Project Type: Accessory structure/increased grade
- Number of Stories: 1
- Square Feet: 1,560

Site Plans

The plans depict an existing 1,560 square foot single family residence with existing accessory structures. The existing single family residence is located within the middle portion of the parcel with existing accessory structures (storage containers, detached garage) on-site. The existing storage containers are located in the front portion of the parcel adjacent to Emerson Avenue, while the detached garage is located to the east of the principal structure. In addition, the applicant is proposing a 40 foot wide and 60 foot long canopy located within the southwest portion of the lot adjacent to Emerson Avenue and the storage containers. The accessory structures (storage containers) are 8 feet wide and 20 feet long for 160 square feet each for a combined total of 480 square feet. The existing detached garage is 12 feet wide by 18 feet long for a total of 216 square feet. The proposed canopy will be 40 feet wide by 60 feet long for a total of 2,400 square feet. Access to the site is from Emerson Avenue via 2 driveways and a third driveway in the northeast portion of the parcel.

Landscaping

Landscaping is not required or part of this application. However, mature landscaping exists on-site around the existing single family residence and in various portions of the parcel along the perimeter.

Elevations

The plans show an existing 1 story single family residence located in the front center portion of the parcel. The residence is constructed of a stucco finish with a pitched roofline. The existing accessory structures (storage containers) located on-site are constructed of non-decorative vertical metal siding and are painted white or beige. The proposed canopy will be open on 3 sides and will be 20 feet high and will have a pitched roofline.

Floor Plans

The accessory structures (storage containers) are 160 square feet each with an open internal floor plan, the detached garage is 216 square feet and has an open floor plan. The 2,400 square foot canopy will be 60 feet long and 40 feet wide.

Applicant's Justification

The applicant states that they are seeking an increase in grade in relation to adjacent properties. In addition, they would like to keep the existing storage containers located in the southwest corner of the property along Emerson Avenue for personal storage and to construct a new canopy.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

An active case has been filed by Clark County Public Response Office for unauthorized grading CE18-03236.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits #1, #2, & #3

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. While staff understands the need for structures that are utilized for storage, in general storage containers are not architecturally compatible with the existing residence or adjacent properties. Currently, the existing storage containers will be located in the front portion of the lot partially visible from both the street and adjacent properties. Staff finds the applicant can relocate the existing storage containers to other portions of the property, including the rear yard, where they would be less visible and better screened from adjacent properties and the street. Therefore, staff does not support these requests.

Use Permit #4

The existing and proposed accessory structures will exceed the cumulative foot print of the principal residence. The total cumulative area of all existing and proposed accessory structures equal 3,096 square feet, while the principal residence is a total of 1,560 square feet. This request will amount to an almost 100% increase in the cumulative area. The majority of the adjacent properties consist of single family development on smaller parcels, attributed to R-1 zoning district standards. A review of the surrounding area does not show significant accessory structures on the various properties. Staff finds that the overall cumulative area of both the existing and proposed accessory structures will be inconsistent and incompatible with the surrounding area. Therefore, staff does not 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.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the 2 driveways for a property of this size. The other 2 access points are across private easements with no improvements. The driveway for the private easements are on other properties where the easements meet the street.

Staff Recommendation

Approval of the waiver of development standards; and denial of the use permits.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance,
- Vacate and dedicate appropriate area in the southwest corner of the site, to be approved by Public Works - Development Review;
- Pave driveway aprons;
- Gates are to remain out of the sight visibility zone and not to swing open into the right-of-way or sight visibility zone.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST. #12-A, LAS VEGAS, NV 89103

08/21/19 BCC AGENDA SHEET

RECORDING STUDIO/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0482-CAESARS LINQ, LLC:

USE PERMITS for the following: 1) recording studio; and 2) deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) recording studio in conjunction with an existing shopping center (LINQ Promenade); 2) modify an existing comprehensive sign plan; 3) increase total wall sign area; 4) increase the number of animated signs; 5) increase total animated sign area; and 6) decorative lighting 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.

Generally located on the east side of Las Vegas Boulevard South, 150 feet north of Flamingo Road within Paradise. TS/bb/ma (For possible action)

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

USE PERMITS:

1. Allow a recording studio in the H-1 (Limited Resort Apartment) Zone.
2. Deviations as shown per plans on file.

DESIGN REVIEWS:

1. Exterior and interior modifications to an existing structure to create a recording studio (LINQ Promenade).
2. Modifications to an approved comprehensive sign plan.
3. Increase the wall sign area to 242,593 square feet where 241,943 square feet was previously approved and 23,780 square feet is allowed (a 1,019% increase).
4. Increase the number of animated signs to 17 where 16 were previously approved and 4 are permitted (a 425% increase).
5. Increase the animated sign area to 41,213 square feet where 40,763 square feet was previously approved and 600 square feet is permitted (a 6,800 % increase).
6. Allow decorative lighting on wall panels.

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
- Square Feet: 6,800 (addition)
- Parking Required/Provided: 7,786/8,026

Site Plan

The proposed use permit will allow for a recording studio to be constructed under an existing decorative roof area, in what will be a third floor space on the west side of the LINQ Promenade. The total new area of the proposed recording studio will be 6,800 square feet. The plans depict a new metal façade material that includes, an animated LED band sign, 2 wall signs and architecturally compatible vertical window panes. No changes are proposed or required to the existing drive aisles, pedestrian access areas, and parking areas.

Landscaping

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

Elevations

The plans depict the existing façade located at the west end of the LINQ Promenade, immediately adjacent to Las Vegas Boulevard South. The existing west elevation shows a third floor open area under a decorative roof structure. The proposed west elevation plan shows this area being enclosed with matching vertical window panes and a metal panel system with color changing architectural façade lighting. The plans depict a 100 square foot oval wall sign to be located on the south end of the west facing wall, just below the edge of the roof. The southern elevation depicts a continuation of the vertical window panes, LED animated band sign (wrap-around), and a 100 square foot sign area. The east elevation will not change with the exception of a limited end view of the LED animated sign. The north elevation view is partially blocked by the LINQ Hotel building, with some vertical window panes and new architectural siding visible from the street. No portion of the proposed addition will exceed 80 feet in height.

Floor Plans

The floor plans show 6,800 total square feet of additional interior space with 3 recording studio spaces, restrooms, operations, control room, and various preparation rooms.

Signage

One, 450 square foot animated wrap around band sign with a 3 foot 6 inches by 90 foot section on the west façade, and 3 foot 6 inches by 42 foot 6 inches on the south façade, is proposed just below the third level. One, 100 square foot static wall sign will be located on the west façade and another 100 square foot static wall sign will be located on the south façade. Both of these signs will be internally illuminated with raised perimeter lighting. The proposed signs will increase the total area on the comprehensive sign plan by 650 square feet.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per # of existing signs	# of proposed/pending signs	Total # of signs
Wall*	241,943	650	242,593	23,780	210	3	213
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
Hanging	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	256,513	650	257,163	36,876	254	3	257

Applicant's Justification

The applicant is proposing a new recording studio space at the Vortex rooftop of the LINQ Hotel and Casino, LINQ Promenade, and Harrah's Hotel and Casino property. No communication towers or antennas will be visible from the exterior of the studio. The existing façade will be updated along Las Vegas Boulevard South, to include new glass storefront vertical panels and metal panel system with color changing architecturally decorative LED lighting. The overall height will not exceed 80 feet above grade. Existing excess parking will accommodate the additional 16 spaces generated by this use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0225	LINQ Hotel elevator addition and amendment to the approved comprehensive sign plan	Approved by BCC	June 2019
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

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0934	Modifications to an approved comprehensive sign plan for the LINQ Resort Hotel	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved by Zoning Administrator	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
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
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

Use Permits

The proposed recording studio use is compatible with the surrounding area and 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 proposed new studio construction 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. Staff finds that the proposed signs are compatible with the existing development and resort hotels in the area, and comply with Urban Specific Policy 20 which states that all signage should be compatible with building styles on-site and also with surrounding development.

Design Reviews

Urban Specific Policy 81 of the Comprehensive Master Plan encourages a diversity of land uses within multi-storied structures. The addition of a recording studio at this location meets the intent of the Urban Specific Policy 81. Urban Specific Policy 93 states all structures on a development site should be of compatible architectural design, style, and color. The proposed new construction is architecturally compatible with the existing building and meets the intent of the Urban Specific Policy 93.

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.

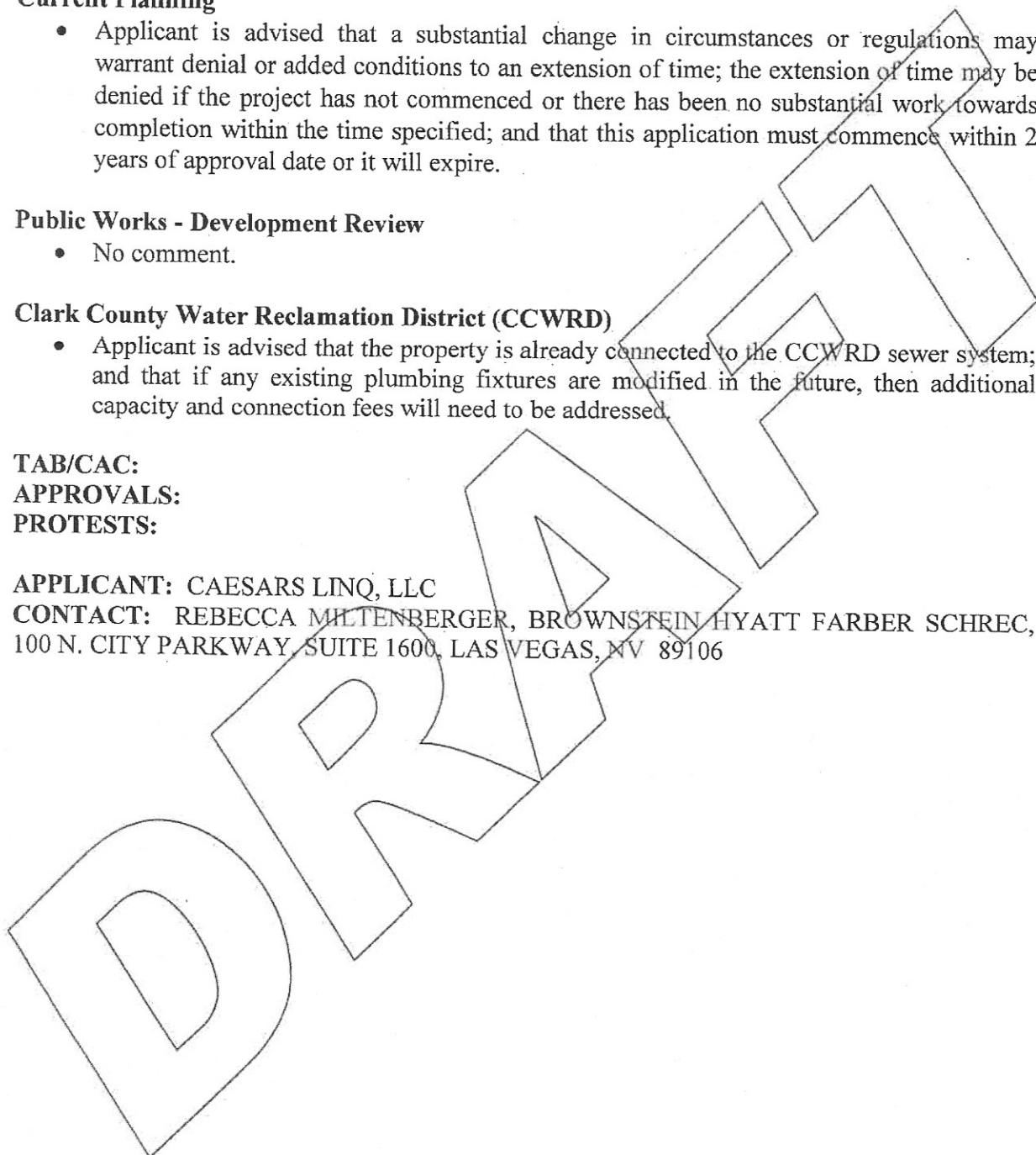
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINQ, LLC

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



ROOF SIGN
(TITLE 30)

KOVAL LN/ROCHELLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0487-ELLIS GARY ENTERPRISES INC:

WAIVER OF DEVELOPMENT STANDARDS for a roof sign.

DESIGN REVIEW for a roof sign in conjunction with an existing casino and hotel (Ellis Island) on 5.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the northeast corner of Koval Lane and Rochelle Avenue within Paradise. JG/al/ma (For possible action)

RELATED INFORMATION:

APN:

162-21-503-007; 162-21-503-010 through 162-21-503-011

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4178 and 4250 Koval Lane
- Site Acreage: 5.3
- Project Type: Roof sign
- Sign Area: 515 square feet

Site Plan

This request is to install a roof sign on top of a canopy on the west side of the structure facing west toward Koval Lane that covers an outside dining and drinking area (beer garden) in conjunction with the Ellis Island Casino, Restaurant, and Hotel; which is an existing nonconforming live gaming establishment that does not meet current requirements for a resort hotel. The site consists of 3 parcels with the northernmost parcel consisting of the existing casino building with restaurants and a parking garage. The remaining parcels consist of a 300 room hotel. Access to the site is provided by existing driveways from Koval Lane and Rochelle Avenue. The outside dining and drinking area (beer garden) is located on the northwest corner of the site in conjunction with the casino building. All public access to the beer garden is through the casino building. There is a block wall around the beer garden that is set back 3 feet from Koval Lane and the canopy structure with glass panels to block wind and provide shade is being placed over the beer garden.

Elevations

The canopy structure is approximately 32 feet in height with a roof truss system that is open to the sky. The top of the canopy structure is curved and is supported by 10 columns. The columns also support a system of glass windows to be a wind break for the beer garden, which are located above the 7 foot high wall on the north and west sides of the beer garden. The proposed roof sign will increase the height of the canopy structure to approximately 36 feet in height. Other portions of the existing casino building are approximately 43 feet in height.

Signage

The proposed roof sign has an area of approximately 515 square feet. The sign consists of an open metal frame attached to the top of the canopy, which is consistent with the design and materials of the canopy structure, with letters attached to the metal frame. The proposed sign will read Ellis Island Casino Hotel Brewery in all capital letters. The letters for the sign will be internally illuminated pan channel letters. The words Ellis Island are located in the upper portion of the sign and will consist of 5 foot 2 inch high letters with red acrylic faces. The remaining words are located on the lower portion of the sign and will consist of 2 foot 3 inch high letters with white acrylic faces. The sign is approximately 8 feet in height above the canopy and 60 feet in length.

Applicant's Justification

The applicant indicates that the proposed roof sign will be entirely in character with the design of the outdoor beer garden that is now under construction. The proposed sign is consistent and compatible with existing signage that has been approved for other businesses in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0781	A canopy and other modifications to an outdoor dining and drinking area (beer garden)	Approved by BCC	November 2018
UC-0910-16	An animated sign	Approved by BCC	February 2017
WS-0849-16	Original approval for the beer garden	Approved by BCC	January 2017
UC-0584-15	Temporary recreational facility (amusement ride) in conjunction with a hotel and casino – expired	Approved by BCC	February 2016
UC-1408-04 (ET-0346-07)	First extension of time to complete the redesign and expansion of an existing casino to a resort hotel – expired	Approved by BCC	December 2007
UC-1408-04	Redesign and expansion of an existing casino to a resort hotel including increased building height to 480 feet – expired	Approved by BCC	October 2004
UC-1583-97	Reduce parking and allow a roof sign in conjunction with a hotel and casino	Approved by PC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Convenience store & Platinum Resort Condos
East	Commercial Tourist	H-1	Tuscany Resort Hotel
South	Commercial Tourist	H-1	Undeveloped site approved for a resort hotel
West	Commercial Tourist	H-1	Parking lot & motion picture production studio with a temporary tent

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

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

The Ellis Island Casino, Restaurant, and Hotel is an existing nonconforming live gaming establishment that does not meet current requirements for a resort hotel. The existing facility is a tourist use that is located in close proximity to Las Vegas Boulevard South and the Resort Corridor. The proposed roof sign is similar in design and constructed of similar materials as the canopy structure. Staff finds that the proposed sign is consistent and compatible with the existing developments in the area, and complies with Urban Land Use 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. Additionally, similar requests to allow roof signs have been approved for other tourist uses in this area.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARY ELLIS

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

DRAFT

MEDICAL OFFICE
(TITLE 30)

WARM SPRINGS RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0493-WARM SPRINGS ROAD REAL ESTATE, LLC:

ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) to C-P (Office and Professional) Zone.

DESIGN REVIEW for a medical office on 3.5 acres in a C-P (Office Professional) Zone.

Generally located on the south side of Warm Springs Road, 225 feet east of Topaz Street within Paradise (description on file). JG/nr/ma (For possible action)

RELATED INFORMATION:

APN:

177-12-102-014

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.5
- Project Type: Medical office
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 15,000 (surgery center) 8,500 (clinic)
- Parking Required/Provided: 94/103

Site Plans

The plans depict a 3.5 acre project site with 2 proposed medical buildings; a 15,000 square foot surgery center and an 8,500 square foot clinic. The proposed surgery center faces north and is located 145 feet south of Warm Springs Road, 175 feet east from the adjacent residential property to the west, and 18 feet 3 inches from the residential property to the south. Trash enclosures are located on the west side of the surgery center with the emergency generator enclosure located directly to the south. A loading space is provide at the south end of the surgery center. The proposed clinic building is 25 feet east of the surgery center and 23 feet 10 inches from the residential property to the south. Walkways connect the parking areas and buildings together for pedestrian access. A drop-off driveway is located in between the buildings slightly removed from the drive isle. Parking is located to the west and the north of the surgery center.

Additional parking is located to the north and the east of the clinic. A covered parking area is located in the southeast of the corner of the property. A 6 foot high block wall is located along the southern property line. Access to the property is via a new commercial driveway along Warm Spring Road.

Landscaping

A 10 foot wide landscape buffer is proposed along the southern boundary of the property. Plans show a 10 foot wide landscape strip along the north edge of the 2 buildings and an intensely landscaped courtyard area between the 2 buildings. The north property boundary along Warm Springs Road has a 10 foot wide landscape strip that opens up into a large landscaped area east of the primary entrance to Warm Springs Road. The western portion of the entrance has an 18 foot wide landscape area along Warm Springs Road and it tapers down into an 8 foot wide landscape strip along the sidewalk from Warm Springs Road to the parking lot. There are landscape islands within the parking area, including a landscape island delineating the drop-off turn-out in front of the surgery center.

Elevations

The plans show that the front of the surgery center has a façade that extends 31 feet high in the shape of a “V”. The remainder of the building range from 20 feet to 24 feet. The exterior of the building is a combination of wood tile finish with painted stucco and painted metal parapet caps. The entrance includes stone veneer based columns and an aluminum storefront window system. The clinic will be a 30 foot high building with colors and textures to match the surgery center. Only the south and east elevations have been provided for the clinic. The proposed covered parking structures are 9 feet 4 inches high and will be metal construction with colors to match the proposed buildings. The trash enclosure and the emergency generator will be enclosed with an 8 foot high block wall.

Floor Plans

The surgery center will include a lobby, reception area, 4 operating rooms, restrooms, pre/post-op recovery rooms, patient discharge area, offices, and various ancillary medical and office related rooms. The clinic is proposed as a shell building at this time.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is requesting a reclassification of the project site from R-E to C-P zoning in order to construct a medical office comprised of a surgery center and a clinic. The justification letter states that the proposed use is appropriate for the area and that the use is in keeping with the land use plan. The proposed use would be a welcomed addition to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
CP-0509-17	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
CP-0807-07	Changed the land use plan designation for a portion of the site from RNP to OP	Approved by BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation, Office Professional and Public Facilities	R-E & C-P	Single family residential & undeveloped
South	Rural Neighborhood Preservation	R-E	Residential & undeveloped
East	Office Professional	C-P	Undeveloped
West	Office Professional	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The Office Professional land use designation applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and design criteria, this category may provide a good buffer between higher intensity land uses and residential land uses. The conforming zone boundary amendment to C-P zoning is within the range of non-residential intensities indicated in the Winchester/Paradise Land Use Plan for the site. For example, the Winchester/Paradise Land Use Plan states that the Office Professional land use category includes offices where medical, legal, financial, day care services and other business/professional services are performed that serve regional area patrons. Warm Springs Road is a 100 foot wide arterial with a high traffic volume, and regional shopping centers and various neighborhood services located nearby. The C-P zoning conforms to the Comprehensive Master Plan and Title 30 and is compatible with development in the area.

Design Review

Commercial Policy 66 of the Comprehensive Master Plan states development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed commercial driveway is located along Warm Springs Road, an arterial street. The design of the parking lot is functional and allows for proper vehicular circulation throughout the site. Commercial Policy 62 encourages intense buffering and design features on the perimeter of parcels adjacent to existing single family uses. A 10 foot wide intense landscape buffer with 24 inch box large evergreen trees is provided along the south property line, adjacent to the existing single family residences. Commercial Policy 67 states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, building height, and materials should be considered and integrated into commercial developments. In addition, the design provides an adequate landscape buffer to the existing

single family residences to the south, which should help reduce any potential visual or auditory negative impacts. The design of the project also complies with the following Urban Specific Policies Policy 73, which encourages parking lot trees for shade and visual relief; Policy 77, which encourages the placement of required parking areas behind the principal building. Staff finds the design of the 2 buildings will be compatible with existing uses, complying with the aforementioned policy. The proposed project meets the intent of Title 30, the Winchester/Paradise Land Use Plan, and multiple goals of the Comprehensive Master Plan. Staff recommends approval with additional conditions to address that only 2 elevations were provided for the clinic building, trees on the southeast corner of the project are shown at a 40 foot separation and future development of the western portion of the property.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for the clinic building;
- Design review as a public hearing for any significant changes to the plans;
- Design review as a public hearing for development of the future development;
- Trees adjacent to APN 177-12-102-010 to be spaced no more than 30 feet apart;
- Emergency generator to be tested during daylight hours;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that future development may result in insufficient parking on-site and a parking reduction may be necessary; approval of this application does not institute or imply approval of future land use application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0350-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAKEM & ASSOCIATES

CONTACT: PGAL, LLC, 3379 W. OQUENDO ROAD, LAS VEGAS, NV 89118

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: UC-19-0453

Property Owner or Subdivision Name: HARMON CURTIS

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 7/9/19 **PC** _____ **BCC** 8/7/19

Add this application to the: **TAB/CAC** 7/30/19 **PC** _____ **BCC** 8/21/19

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: _____

Reason for Change: NEED ADDITUIIONAL INFORMATION FROM APPLICANT.

Change initiated by: SWD Date: 7/1/19

Change authorized by: ROK Date: 7/1/19

Change processed by: JAM Date: _____

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 162-13-503-013

Town Board(s): PARADISE



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: ZC-19-0493

Property Owner or Subdivision Name: Warm Springs Real Estate LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 7-30-19 TAB; 8-21-19 BCC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Increase public hearing radius to 1,000' and select sign posting in Accela
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: ZC requires notification of 1000 feet, not 500 feet. Increase the notification radius footage in Accela to 1000 feet. Also, select sign posting, as well. All appropriate fees were paid for the notification and sign already, no additional fees are needed NMR/ds.

Change initiated by: NMR Date: 6/27/19

Change authorized by: JCT Date: 6/27/19

Change processed by: ds Date: 6/27/19

Follow up assigned to: NMR Instructions: Give file back to Nicole Russell

Parcel Number(s): 177-12-102-014

Town Board(s): Paradise



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>7-2-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$675.02</u> CHECK #: <u>190</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0518</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>7-30</u> TIME: <u>7:00</u> PC MEETING DATE: <u>8-20</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-14-1 A665</u> PLANNED LAND USE: <u>PR</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Clark County Department of Aviation</u> ADDRESS: <u>PO Box 11005</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u> TELEPHONE: <u>702-261-3241</u> CELL: <u>702-249-3052</u> E-MAIL: <u>sundayl@mccarran.com</u>	APPLICANT NAME: <u>Molasky</u> Attn: <u>William Valentine</u> <u>Jet Hangars II, LLC</u> ADDRESS: <u>100 N. City Parkway, Suite 1700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-735-0155</u> CELL: _____ E-MAIL: <u>williamv@molaskyco.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>PGAL</u> Attn: <u>Benjamin Girardin</u> <u>Aimee English</u> ADDRESS: <u>3379 W. Oquendo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.730.4923</u> CELL: _____ E-MAIL: <u>aenglish@pgal.com</u> REF CONTACT ID #: <u>20155 164449</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-009

PROPERTY ADDRESS and/or CROSS STREETS: 35 E. Dewey Drive Las Vegas, NV 89119

PROJECT DESCRIPTION: To demo existing CBP buildings & Construct a new 4,000 SF CBP Building, a 2,350 SF VIP Lounge and (6) Private Jet Hangars approximately 16,000 SF

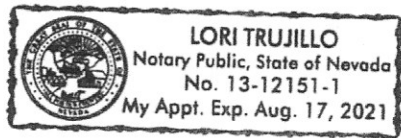
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Rosemary A. Vassiliadis
Property Owner (Signature)*
Rosemary A. Vassiliadis
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 1st, 2019 (DATE)
By Lori Trujillo

NOTARY PUBLIC: Lori Trujillo



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

DR-19-0518

ARCHITECTURE
INTERIORS
PLANNING



JUNE 25, 2019

CLARK COUNTY
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. GRAND CENTRAL PARKWAY
LAS VEGAS, NV 89155

**RE: LV AVIATION @ 35 E. DEWEY DRIVE – APN # 162-33-101-009
REQUEST FOR A DESIGN REVIEW**

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SAN DIEGO

TO WHOM IT MAY CONCERN:

ON BEHALF OF THE MOLASKY GROUP WE ARE REQUESTING A DESIGN REVIEW FOR THE PROPOSED RENOVATION OF LV AVIATION – CBD BUILDING LOCATED AT 35 E. DEWEY DRIVE WITHIN THE McCARRAN AIRPORT ON APPROXIMATELY 7 ACRES AND CURRENTLY ZONED PF.

OUR CLIENT IS REQUESTING TO DEMO THE EXISTING CBD BUILDING AND CONSTRUCT A NEW 4,000 SF CBP BUILDING, A 2,350 SF VIP LOUNGE AND (6) PRIVATE JET HANGARS APPROXIMATELY 16,000 SF EACH. THE HANGARS MEASURING APPROXIMATELY 39 FEET IN HEIGHT CONCRETE TILT-UP AND WILL BE ARTICULATED WITH DECORATIVE FORM LINERS WITH CONCRETE STAIN. LUSH LANDSCAPE WILL FRAME THE BUILDINGS AND PARKING AREAS, CALCULATED AT 4 SPACES PER 1,000 SF FOR OFFICE AREA ONLY.

WE ARE REQUESTING THE SUPPORT OF CLARK COUNTY COMPREHENSIVE PLANNING, ALONG WITH TOWN BOARD AND PLANNING COMMISSION FOR THIS RENOVATION. PLEASE CONTACT ME FOR ANY ADDITIONAL INFORMATION OR IF YOU HAVE ANY QUESTIONS. THANKS,

BENJAMIN GIRARDIN, AIA, NCARB, LEED AP
PRINCIPAL ARCHITECT

PGAL, LLC
3379 W. Oquendo Rd.
Las Vegas, NV 89118

t 702 435 4448
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE | Matthew Ellis, AIA
Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Benjamin Girardin, AIA | Costas Georghiou, PE | Christopher W. Larsen, AIA | Michael H. Lloyd, AIA
David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA | Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6/24/19</u> APP. NUMBER: <u>UC-19-0482</u> PLANNER ASSIGNED: <u>RT</u> TAB/CAC: <u>PARADISE</u> ACCEPTED BY: <u>JCT</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>7pm</u> FEE: <u>\$1,350</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>8/21/19</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H-2</u> OVERLAY(S)? <u>MUD 2</u> PLANNED LAND USE: <u>WPCT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Caesars LINQ, LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-369-5042</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT	NAME: <u>Caesars LINQ, LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-369-5042</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> ACA CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck</u> ADDRESS: <u>100 North City Parkway Ste 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>rmiltenberger@bhfs.com</u> ACA CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-412-002 - See attached list for parking & signage parcels.

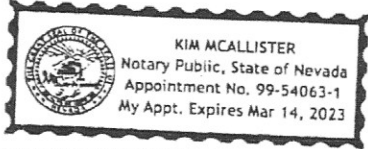
PROPERTY ADDRESS and/or CROSS STREETS: 3545 S Las Vegas Boulevard

PROJECT DESCRIPTION: Production Studio / Recording Studio

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

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 6, 2019 (DATE)
 By Gary Bogan
 NOTARY PUBLIC: Kim McAllister



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

UC-19-0482

LIMITED POWER OF ATTORNEY
for the
ENTITIES LISTED ON SCHEDULE 1

March 31, 2018

The undersigned, being the Member or a member of the Board of Directors of the entities listed on Schedule 1 (the "Subsidiaries") constitutes and appoints Gary Bogan, with full power to act as the true and lawful attorney-in-fact and agent for the Subsidiaries, and in his name, place and stead, in any and all capacities related to the execution of any and all land use applications and entitlement documents, and any related documents granting unto said attorney-in-fact and agent full power and authority to do and perform each and every act and thing requisite and necessary to be performed in connection with such matters as fully to all intents and purposes as the undersigned directors might or could do in person, hereby ratifying and confirming all that said attorney-in-fact and agent substitutes or substitute, may lawfully do or cause to be done by virtue hereof.

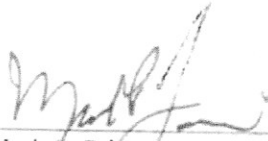
The undersigned affirms that any and all previous actions heretofore taken by Gary Bogan on behalf of the Subsidiaries related to the execution of any and all land use applications be, and hereby are, ratified, adopted and confirmed in all respects.

IN WITNESS WHEREOF, the undersigned has duly executed this Written Consent as of the date first written above.



Name: Eric A. Hession
Member or Director of each applicable Subsidiary on Schedule 1

IN WITNESS WHEREOF, the undersigned has duly executed this Written Consent as of the date first written above.



Name: Mark P. Frissora
Member or Director of each applicable Subsidiary on Schedule 1

SCHEDULE 1

3535 LV Newco, LLC
Bally's Park Place
Boardwalk Regency, LLC
Caesars Linq, LLC
Caesars Riverboat Casino, LLC
CBAC Borrower, LLC
CEOC, LLC
Chester Downs and Marina, LLC
Corner Investment Company, LLC
Des Plaines Development Limited Partnership
Desert Palace, LLC
Eastside Convention Center, LLC
Flamingo Las Vegas Operating Company, LLC
Grand Casinos of Biloxi, LLC
Harrah's Arizona Corporation
Harrah's Atlantic City Operating Company, LLC
Harrah's Bossier City Investment Company, LLC
Harrah's Las Vegas, LLC
Harrah's Laughlin, LLC
Harrah's NC Casino Company, LLC
Harrah's North Kansas City, LLC
Harveys BR Management Company, LLC
Harveys Iowa Management Company, LLC
Harveys Tahoe Management Company, LLC
HCAL, LLC
Horseshoe Entertainment
Horseshoe Hammond, LLC
Jazz Casino Company, LLC
JCC Fulton Development, LLC
Laundry Newco, LLC
Parball Newco, LLC
Paris Las Vegas Operating Company, LLC
PHWL, LLC
Players Bluegrass Downs, LLC
Rio Properties, LLC
Robinson Property Group, LLC
Southern Illinois Riverboat/Casino Cruises, LLC
Tunica Roadhouse, LLC

June 24, 2019

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 tel
702.382.8135 fax
rmiltenberger@bhfs.com

VIA HAND DELIVERY

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

RE: Justification Letter – Production/Recording Studio
APNs 162-16-412-002 and the APNs included on Schedule A attached hereto

Dear Mr. Tasko:

We represent Caesars Linq, LLC (the "Applicant"), owner of the LINQ Promenade located at 3545 Las Vegas Boulevard South, Las Vegas, Nevada bearing Clark County Assessor Parcel Number ("APN") 162-16-412-002 (the "Property"). The Applicant is requesting the following for a new production/recording studio facility at the Property (the "Studio");

Use Permit for the following: (1) a production/recording studio facility as an accessory use in conjunction with an existing Resort Hotel; and (2) deviations to development standards per plans on file.

Design Reviews for the following: (1) a production studio as an accessory use in conjunction with an existing Resort Hotel; (2) decorative lighting; (3) to modify an existing comprehensive sign package in conjunction with a Resort Hotel (LINQ Hotel & Casino/LINQ Promenade/Harrah's Hotel & Casino); (4) to increase the number of wall signs; (5) to increase the total wall sign area; (6) to increase the number of animated signs; and (7) to increase the total animated sign area.

The Studio will be located at the Vortex rooftop at the LINQ Hotel and Casino. The Studio will be used as a facility to film and televise broadcasted programs. No communication towers or antennas will be visible from the exterior of the Studio. As shown on the enclosed plans, the Studio will include studio space, a green room, control rooms, and various related amenities. The Studio will be accessible to Studio employees and guest, but otherwise not accessible to the general public. The Studio is approximately 6,800 square feet. The existing façade for the Property will be updated along Las Vegas Boulevard, as shown on the enclosed plans, to feature new glass storefront panels and metal panel system with color-changing architectural façade decorative LED lighting. All noise will be contained within the Studio.

The Studio space will be constructed under the existing building façade fronting Las Vegas Boulevard with an overall height (approximately 74 feet from grade) already approved for the proposed site location. The eastern portion of the Studio not contained under the existing structure at the Property is approximately 25 feet tall (approximately 68 feet from grade). Additionally, pursuant to the Clark County Development Code, the proposed Studio will require approximately 16 parking spaces, as shown on the enclosed parking analysis.

100 North City Parkway, Suite 1600
Las Vegas, NV 89106-4614
main 702.382.2101

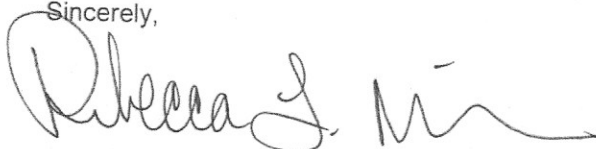
Jared Tasko
June 24, 2019
Page 2

The Applicant is also requesting approval for one (1) animated LED band (wall sign) that will wrap the building façade along Las Vegas Boulevard and the south portion of the Property (approximately 450 square feet), and two (2) static wall signs, both approximately 100 square feet (for a total of 200 square feet) that will be internally illuminated with raised perimeter lighting, as shown on the enclosed plans. As such, the Applicant is requesting approval to modify the existing comprehensive sign package to: (1) increase the number of wall signs from 210 to 213; (2) increase the total wall sign area from 241,943 square feet to 242,593 square feet (a 0.27% increase); (3) increase the number of animated signs from 26 to 27; and (4) increase the total animated sign area from 42,967 square feet to 43,417 square feet (a 1.05% increase).

The overall design of the proposed project is cohesive with the existing design of the space and theme for the Property. This venue will enhance the existing space with its visually appealing characteristic. The proposed site location for the venue is not expected to affect pedestrian traffic or vehicular traffic along Las Vegas Boulevard.

We appreciate your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Rebecca L. Miltenberger". The signature is fluid and cursive, with a large initial "R" and a long, sweeping tail.

Rebecca L. Miltenberger

Enclosures

Schedule A

162-16-301-007
162-16-312-002
162-16-411-005
162-16-401-007 thru 162-16-401-009
162-16-412-002
162-16-412-004
162-16-410-033 thru 162-16-410-038
162-16-410-042 thru 162-16-410-048
162-16-410-060 thru 162-16-410-091



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

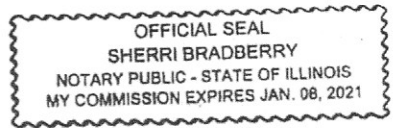
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/3/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$675</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUD 1</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-19-0526</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>7/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>8/20/19 @ 7pm</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>WPC</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Fashion Show Mall LLC</u> ADDRESS: <u>c/o Brookfield Properties; 350 N. Orleans St., Suite 300</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60565</u> TELEPHONE: <u>702-784-7080</u> CELL: _____ E-MAIL: <u>brent.gardner@brookfieldpropertiesretail.com</u>	
	APPLICANT	NAME: <u>Rafael Pagarigan (REVOLT TATTOOS LLC)</u> ADDRESS: <u>4480 Paradise Road 700</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-912-4855</u> CELL: <u>702-332-5490</u> E-MAIL: <u>rafael@revolttattoos.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-16-112-011
 PROPERTY ADDRESS and/or CROSS STREETS: 3200 S. Las Vegas Boulevard, Las Vegas, NV 89109
 PROJECT DESCRIPTION: TATTOO SHOP

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

FASHION SHOW MALL LLC
 By: _____, ib Authorizes Signature
 Property Owner (Signature)* Adam Tritt
 Property Owner (Print)

STATE OF Illinois
 COUNTY OF Cook
 SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2019 (DATE)
 By: Sherrri Bradberry Adam Tritt
 NOTARY PUBLIC: Sherrri Bradberry



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



✉ info@revolttattoos.com
🌐 revolttattoos.com

PLANNET
COPY

UC-19-0526

To whom it may concern,

Revolt Tattoos will be leasing out space #2680 approximately 1,767 square feet from the Fashion Show Mall. We will be opening up a Tattoo, Piercing and Retail business. Our shop will be an open floor plan which you can review on the plans submitted with the application for a special use permit. We are looking forward to being apart of the fashion show mall, bring a unique brand and high end boutique style tattoo shop.

Thank you,

Rafael Pagarigan
Operations Manager

PARADISE LOCATION
4480 Paradise Rd Suite #700
Las Vegas, NV 89169
702.912.4855

MEADOWS MALL
4300 Meadows Lane Suite #2310
Las Vegas, NV 89107
702.822.4566

LAKE TAHOE
50 US-50, Stateline, NV 89449
775.589.7626



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

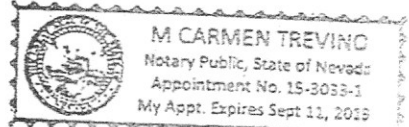
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZO) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VO) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-3-19</u> PLANNER ASSIGNED: <u>PI</u> ACCEPTED BY: <u>PI</u> FEE: <u>\$675.00</u> CHECK #: <u>1034</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M4D-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>UC-19-0527</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7-30</u> TIME: <u>7:00 P</u> PC MEETING DATE: <u>8-20</u> 7:00P BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1 AEGD</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500' No Sign</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Astral Hotels INC</u> ADDRESS: <u>3961 Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-696-8318</u> CELL: <u>702-696-8318</u> E-MAIL: <u>acetk888@gmail.com</u>
	CORRESPONDENT	NAME: <u>Gueorgui Galtchev</u> ADDRESS: <u>76 Olympia Chase DR</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-485-1515</u> CELL: <u>702-688-0399</u> E-MAIL: <u>lvcars2415@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Keith B. Richards</u> ADDRESS: <u>P.O. Box 50362</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u> TELEPHONE: <u>702-619-6515</u> CELL: <u>702-605-8112</u> E-MAIL: <u>kberich381@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-28-301-013
 PROPERTY ADDRESS and/or CROSS STREETS: 3961 Las Vegas Blvd S.
 PROJECT DESCRIPTION: Rental Car Store

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

Property Owner (Signature)* Astral hotels
 Property Owner (Print) Las Vegas inc

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 30 2019 (DATE)
 By Asher Gabary
 NOTARY PUBLIC: WCT



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

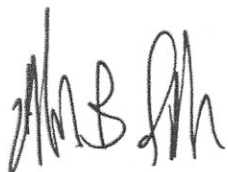
May 30, 2019

To Clark County Comprehension Planning Dept.

It is the wish of George's and George's LLC to open an additional rental car agency at the south end of the Las Vegas Blvd. By doing so we can offer a convenient location for airport arrivals and departures and tourist staying in close by resorts.

The address we have chosen is 3961 Las Vegas Blvd S. We require only 3 parking spaces at this time since we would work mainly by appointment and bring vehicles to this location at specified times for drop-offs and pickups. This would help eliminate any overcrowding of the parking spaces on said property.

Warm Regards,
Keith B. Richards
Sales/Promo Manager





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

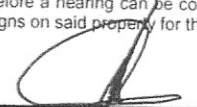
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	PROPERTY OWNER	APP. NUMBER: <u>WS-19-0481</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>7am</u> PC MEETING DATE: <u>8/20 @ 7pm</u> BCC MEETING DATE: <u>1</u> ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Victor M. Vega Villalba</u> ADDRESS: <u>4375 Cottontail Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>702 250 7201</u> E-MAIL: <u>vega-trucking@live.com</u>
	CORRESPONDENT	NAME: <u>Victor Victor Vega</u> ADDRESS: <u>4375 Cottontail Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: _____ CELL: <u>702 250 7201</u> E-MAIL: _____ REF CONTACT ID #: <u>190801</u>

ASSESSOR'S PARCEL NUMBER(S): 1102 24 601 007

PROPERTY ADDRESS and/or CROSS STREETS: 4375 Cottontail Ln E Harmon & S. Peccos

PROJECT DESCRIPTION: Detach Garage

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



 Property Owner (Signature)*

Victor Manuel Vega Villalba
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 21, 2019 (DATE)
 By Victor Manuel Vega-Villalba

NOTARY PUBLIC: Jessica Gray



JESSICA GRAY
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 1-12-2020
 Certificate No: 16-1285-1

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

WS-19-0481

**PLANNER
COPY**

To whom this may concern,

We are Victor and Paula Vega, We live at 4375 Cottontail Lane and we are applying for a waiver of the development standards, to allow our existing garage to exceed the height limit of 14 feet in a "RI" zone. Our garage was built without a permit and it exceeds the height limit by 3 feet to a height of 16 feet and 11 inches.

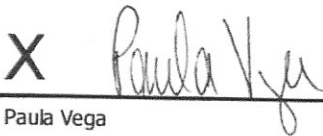
We realize this is a self-imposed hardship by building without a permit; our plans for the garage are presently in the building dept. There is a 6 foot block wall around the perimeter of our property. The garage sets back 13 feet at the rear of our property the east side.

Adjacent to the rear of the garage on the other side of the property is a two story apartment Complex which is set back 15 feet from the property line there is also a row of trees behind the garage Which are about 30 feet tall they extent around to the south side of the garage between us and Our neighbors we have a 5 feet setback there, our neighbors patio is 15 foot from the block wall.

We do need this garage to store our vehicles while they are being restored.

X 

Victor Vega

X 

Paula Vega



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 4750 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 6750 <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6-25-19</u> APP. NUMBER: <u>WS-19-0487</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>7:30</u> TIME: <u>7 pm</u> FEE: <u>1150.00</u> PC MEETING DATE: <u>—</u> CHECK #: <u>36986</u> BCC MEETING DATE: <u>8-21 9A</u> COMMISSIONER: <u>JG</u> ZONE / AE / RNP: <u>H-1/NO RNP/AE60</u> OVERLAY(S)? <u>MUD-1</u> PLANNED LAND USE: <u>WP-CT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>—</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>—</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: <u>—</u>
	PROPERTY OWNER	NAME: <u>Gary Ellis Enterprises Inc.</u> ADDRESS: <u>4178 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-733-8901</u> FAX: <u>702-731-1668</u> CELL: <u>702-610-3258</u> E-MAIL: <u>ge@vpng.net</u>
	APPLICANT	NAME: <u>Gary Ellis</u> ADDRESS: <u>4178 Koval Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-733-8901</u> FAX: <u>702-731-1668</u> CELL: <u>702-610-3258</u> E-MAIL: <u>ge@vpng.net</u>
	CORRESPONDENT	NAME: <u>JON J. JANNOTTA</u> ADDRESS: <u>2520 ANTHEM VILLAGE DRIVE SUITE 110</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ FAX: <u>Greg RCI 172242</u> CELL: <u>(702) 523-0619</u> E-MAIL: <u>JON@JANNOTTAARCHITECTS.COM</u>

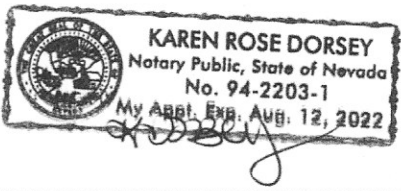
ASSESSOR'S PARCEL NUMBER(S): 162-21-503-010, 007, 011
 PROPERTY ADDRESS and/or CROSS STREETS: 4178 Koval Lane, Las Vegas, NV 89109
 PROJECT DESCRIPTION: The Front Yard

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

 Property Owner (Signature)* GARY ELGIN ELLIS

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
 By Gary Elgin Ellis
 NOTARY PUBLIC: Karen Rose Dorsey



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

June 21, 2019

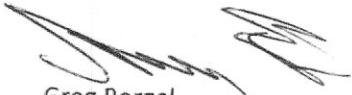
Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a waiver of development standards and design review for a new approximate 500 sq. ft. roof sign at the Ellis Island Casino, APNs 162-21-503-010, 007, & 011:

1. A waiver of development standards is requested to permit an approximate 500 sq. ft. roof sign in conjunction with the previously-approved beer garden (ref: WS-0849-16 and DR-18-0781) as shown in the separately-submitted plans.
2. Design review is requested as is typical for all new exterior signage in the H-1 District. The applicant believes this application is needed only to approve the design, not to increase the total sign area on the property beyond Title 30 standards.

Justification: The proposed roof sign will be entirely in character with the outdoor beer garden design previously approved and now under construction. Different roof signage as part of a 422 sq. ft. signage addition was previously approved with no staff or other objection. Total signage on the property is not expected to exceed the permitted 5,160 sq. ft. as calculated for UC-1583-97.



Greg Borgel
300 S. 4th St. #1400
Las Vegas NV 89101
Ph: 702-791-8219



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-2-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>N/A CCSD-</u> CHECK #: <u>— Ward</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0504</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>7:30</u> TIME: <u>7:1</u> PC MEETING DATE: <u>8-20</u> <u>7P</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>PE</u> <u>NA</u> PLANNED LAND USE: <u>PE</u> NOTIFICATION RADIUS? <input checked="" type="checkbox"/> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u>	
	APPLICANT	NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Clark County School District - Dimitrios Karapanagiotis</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>karapda@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-29-702-001

PROPERTY ADDRESS and/or CROSS STREETS: 5351 Hillsboro Lane, Las Vegas, NV 89120

PROJECT DESCRIPTION: Replacement of Harley Harmon Elementary School

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

 Property Owner (Signature)*

Linda K. Perri
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 27, 2019 (DATE)
 By Linda Perri

NOTARY PUBLIC: Irma Coward



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

FACILITIES DIVISION

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5204 •



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Deanna L. Wright, President
Dr. Linda E. Young, Vice President
Carolyn Edwards, Clerk
Lola Brooks, Member
Kevin L. Child, Member
Erin E. Cranor, Member
Chris Garvey, Member

Pat Skorkowsky, Superintendent

May 23, 2017

To Whom It May Concern:

I, Blake Cumbers, Associate Superintendent of Facilities Division of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of-Entry
Entity Use Permit Applications
Declaration of Ownership
Revocable License Agreements
Bureau of Land Management Authorizations

Sincerely,

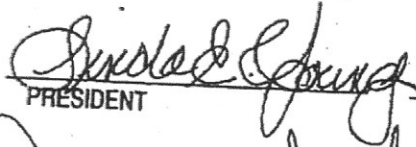
A handwritten signature in black ink that reads "Blake Cumbers". The signature is written in a cursive, flowing style.

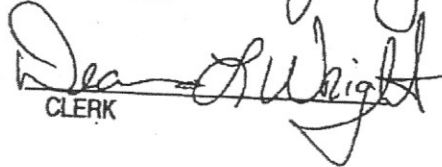
Blake Cumbers
Associate Superintendent

RESOLUTION

Be it hereby resolved by the Board of School Trustees of the Clark County School District that on this 12th day of November, 2015, Blake Cumbers, Assistant Superintendent, Facilities Division, is hereby authorized to sign all documents and applications necessary and pertinent to enable a smooth transition between phases in the progress of construction-related projects for educational and related school facilities, effective November 12, 2015.

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES


PRESIDENT

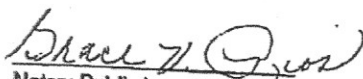

CLERK

APPROVED AS TO FORM:


Carlos L. McDade
General Counsel

STATE OF NEVADA COUNTY OF CLARK

On this 11th day of February, 201⁶5, personally appeared before me, a Notary Public in and for said county and state, Grace V. Rios, known to me to be the President and Clerk of the Board of School Trustees, Clark County School District, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.


Notary Public in and for the
above county and state



Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

July 2, 2019

Al Laird
Clark County
Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for Replacement of Elementary School

Dear Mr. Laird:

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of a design review for the replacement of Harley Harmon Elementary School (School). The School is located at 5351 Hillsboro Lane, Las Vegas, Nevada, 89120, Assessor Parcel Numbers 161-29-702-001 and is approximately 8.34 acres. The School is zoned P-F (Public Facility) with a PF (Public Facility) planned land use designation. The School is located within a residential neighborhood surrounded by R-1 (Single-Family Resident District) zoned and developed properties.

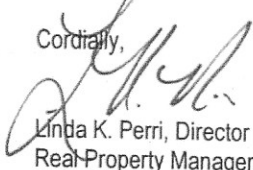
The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1977 and at the last school year had a capacity of approximately seven hundred eighteen (718) students. The 2019-2020 school year has a projected enrollment of six hundred fifty four (654) students. Construction of the School will commence after the end of the 2020-2021 school year and open in the 2021-2022 school year. The school will be constructed as a phased replacement on the site of the current playground and once the School is completed, the existing school and parking lot will be demolished.

The new School will consist of two (2) separate buildings. The first building will be one story and contain the multi-purpose room, administration offices, music room and physical education room. The second building is a two-story with classrooms and a maximum height of thirty-eight (38') feet. The school will have fifty-three (53) classrooms and the gross building square footage is approximately +/- 107,809 square feet. The buildings are designed with smooth CMU walls, metal accent walls and fiber cement accent walls. The new playground will consist of two turf areas, basketball courts; two play structures tetherballs, and bike racks.

The School will have one parking lot with ingress/egress both from Hillsboro Lane and Orinda Street. There will be a total of one hundred thirty-three (133) parking spaces were seventy-one (71) parking spaces are required per Title 30. The bus drop off area will have access from Hillsboro Lane and will accommodate six (6) buses. The School will have ten foot (10') sidewalks on all four sides of the site. The District is applying for waivers for the driveway off-sets and driveway throat depths.

The District believes that the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of this application. Please do not hesitate to contact Dimitrios Karapanagiotis at 702-799-5214 x 5409, if you should have any questions or require additional information.

Cordially,


Linda K. Perri, Director
Real Property Management
Clark County School District

cc: Mike Purtil, TSK Architects
Nat Shupe, CCSD Project Manager
File



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-2-19</u> APP. NUMBER: <u>WS-19-0515</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paradee</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>7-30</u> TIME: <u>7 P</u> FEE: _____ PC MEETING DATE: <u>8-20</u> <u>7 P</u> CHECK #: <u>NA</u> BCC MEETING DATE: _____ COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>PR</u> <u>NO AR</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>PR</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y</u> <u>N</u> NOTIFICATION RADIUS: <u>50</u> SIGN? <input checked="" type="checkbox"/> <u>Y</u> <u>N</u> TRAILS? <input type="checkbox"/> <u>Y</u> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>Y</u> <u>N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u>
	APPLICANT	NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: _____ ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-18-601-001

PROPERTY ADDRESS and/or CROSS STREETS: 3620 S. Sandhill Road, Las Vegas, NV 89121

PROJECT DESCRIPTION: Replacement of George E. Harris Elementary School

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

Linda K. Perri
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK

Linda K. Perri
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON June 27, 2019 (DATE)
 By Linda Perri
 NOTARY PUBLIC: Irma Coward

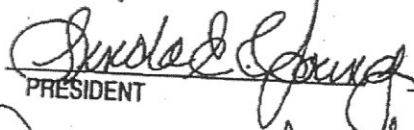


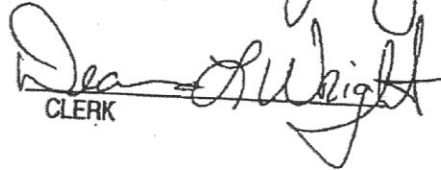
*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

RESOLUTION

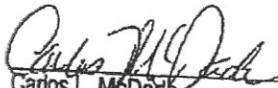
Be it hereby resolved by the Board of School Trustees of the Clark County School District that on this 12th day of November, 2015, Blake Cumbers, Assistant Superintendent, Facilities Division, is hereby authorized to sign all documents and applications necessary and pertinent to enable a smooth transition between phases in the progress of construction-related projects for educational and related school facilities, effective November 12, 2015.

CLARK COUNTY SCHOOL DISTRICT
BOARD OF SCHOOL TRUSTEES


PRESIDENT

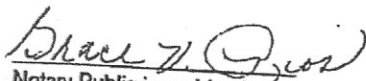

CLERK

APPROVED AS TO FORM:


Carlos L. McDade
General Counsel

STATE OF NEVADA COUNTY OF CLARK

On this 11th day of February, 2015, ^{to wit} personally appeared before me, a Notary Public in and for said county and state, Grace V. Rios, known to me to be the President and Clerk of the Board of School Trustees, Clark County School District, a political subdivision of the State of Nevada, and upon oath did each depose that they are the officers of said subdivision as above designated.


Notary Public in and for the
above county and state



FACILITIES DIVISION

1180 Military Tribute Place • Henderson, NV 89074 • (702) 799-5204 •



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Deanna L. Wright, President
Dr. Linda E. Young, Vice President
Carolyn Edwards, Clerk
Lola Brooks, Member
Kevin L. Child, Member
Erin E. Cranor, Member
Chris Garvey, Member

Pat Skorkowsky, Superintendent

May 23, 2017

To Whom It May Concern:

I, Blake Cumbers, Associate Superintendent of Facilities Division of the Clark County School District, hereby authorize Linda K. Perri, Director of Real Property Management, to sign the following on my behalf:

Temporary Right-of-Entry
Entity Use Permit Applications
Declaration of Ownership
Revocable License Agreements
Bureau of Land Management Authorizations

Sincerely,

A handwritten signature in cursive script that reads "Blake Cumbers". The signature is written in dark ink and is positioned above the printed name and title.

Blake Cumbers
Associate Superintendent

July 2, 2019

Al Laird
Clark County
Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

Lola Brooks, President
Linda P. Cavazos, Vice President
Chris Garvey, Clerk
Irene A. Cepeda, Member
Danielle Ford, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara Ed.D., Superintendent

Re: Justification Letter for Replacement of Elementary School

Dear Mr. Laird:

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of a design review for the replacement of George Harris Elementary School (School). The School is located at 3620 South Sandhill Road, Las Vegas, Nevada, 89121, Assessor Parcel Number 161-18-601-001 and is approximately 8.67 acres. The School is zoned P-F (Public Facility) with PF (Public Facility) planned land use designation. The School is located within a residential neighborhood surrounded by R-1 (Single-Family Resident District) zoned and developed properties.

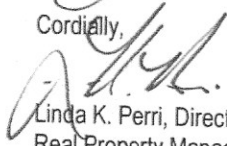
The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1973, and at the end of the 2018-2019 school year had a capacity of approximately five hundred thirty-six (536) students. The projected enrollment for the 2019-2020 school year is approximately seven hundred fifty-three (653) students. Construction of the new school will start after the 2020-2021 and open in the 2021-2022 school year. The school will be constructed as a phased replacement on the site of the current playground and once the School is completed, the existing school and parking lot will be demolished.

The School will consist of two (2) separate buildings. The first building will be one story with a maximum height of seventeen feet eight inches ("17'-8"). The second building will be two stories with a maximum height of thirty-seven feet and eight inches (37'-8"). The buildings will accommodate forty-seven (47) classrooms, administrative offices, resource center, multipurpose room and ancillary rooms to serve the operation of the School. The gross building square footage is approximately +/-100,333 square feet. The buildings are designed with smooth CMU walls, color accent walls and a folded roof. The new playground will consist of two turf areas, basketball courts; two play structures tetherballs, and bike racks.

The parking lot and bus drop off areas will be separated by a landscaped island. Buses will enter from a right in only driveway off of Cherokee Avenue and exit from a driveway onto Twain Avenue. The site will have an average thirteen (13') foot landscaping buffer along the south property line with trees planted thirty (30') feet on center. There will be one hundred and five (105) parking spaces exceeding the number required by Title 30.

The District believes that the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of this application. Please do not hesitate to contact Chris Dingell at 702-799-5214 x 5417, if you should have any questions or require additional information.

Cordially,


Linda K. Perri, Director
Real Property Management
Clark County School District

cc: Mike Purtil, TSK Architects
Nat Shupe, CCSD Project Manager
File



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-2-19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: <u>AL</u> FEE: <u>Waiver CCSD</u> CHECK #: <u>NA</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>YN</u> TRAILS? <u>Y/N</u> PFNA? <u>YN</u> APPROVAL/DENIAL BY: _____
PROPERTY OWNER	NAME: <u>School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u>	
APPLICANT	NAME: <u>Clark County School District - Linda Perri</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>perrilk@nv.ccsd.net</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Chris Dingell</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214</u> CELL: _____ E-MAIL: <u>dingec@nv.ccsd.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-42-504-001

PROPERTY ADDRESS and/or CROSS STREETS: 4200 Mountain Vista, Las Vegas, NV 89121

PROJECT DESCRIPTION: Replacement of William Ferron Elementary School

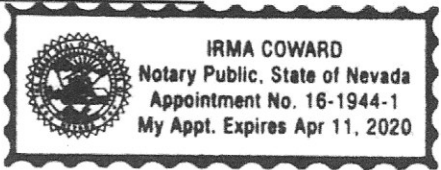
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

 Property Owner (Signature)*

Linda K. Perri
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON June 27, 2019 (DATE)
 By Linda Perri
 NOTARY PUBLIC: Irma Coward



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



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

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Linda P. Cavazos, Vice President
Chris Garvey, Clerk
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Danielle Ford, Member
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Jesus F. Jara Ed.D., Superintendent

July 1, 2019

Al Laird
Clark County
Department of Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for Replacement of Elementary School

Dear Mr. Laird:

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully requests approval of a design review for the replacement of William Ferron Elementary School (School). The School is located at 4200 Mountain Vista Street, Las Vegas, Nevada, 89121, Assessor Parcel Number 161-20-504-001 and is approximately 8.0 acres. The School is zoned P-F (Public Facility) with a PF (Public Facility) planned land use designation. The School is located within a residential neighborhood surrounded by R-1 (Single-Family Resident District) zoned and developed properties.

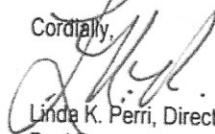
The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1972 and at the last school year had a capacity of approximately five hundred forty eight (548) students. The 2019-2020 school year has a projected enrollment of six hundred seventy two (672) students. Construction of the School will commence after the 2020-2021 and open in the 2021-2022 school year. The school will be constructed as a phased replacement on the site of the current playground and once the School is completed, the existing school and parking lot will be demolished.

The School will consist of two (2) separate buildings. The first building will be one story and contain the multi-purpose room, administration offices, music room and physical education room with a maximum height of twenty-nine (29') feet. The second building is a two-story classroom with a maximum height of forty-one (41') feet. The school will have fifty-four (54) classrooms and the gross building square footage is approximately +/-93,894 square feet. The buildings are designed with smooth CMU walls, metal accent walls and fiber cement accent walls. The new playground will consist of two turf areas, basketball courts; two play structures tetherballs, and bike racks.

The School will have two parking lots, one in front of the School with ingress/egress from El Oro Street and one in the northwest corner of the site with ingress/egress from Monterrey Avenue and Mountain Vista Street. There will be a total of one hundred six (106) parking spaces and the parking lots will not have tree islands on the sides facing the School per the security requirements of the District. There will be a separate bus drop off area off of Escorial Drive. The School will have ten foot (10') sidewalks on all four sides of the site. The District is applying for waivers for the driveway off-sets and driveway throat depths. *

The District believes that the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of this application. Please do not hesitate to contact Chris Dingell at 702-799-5214 x 5417, if you should have any questions or require additional information.

Cordially,


Linda K. Perri, Director
Real Property Management
Clark County School District

* The District also requests the finished grade for the multi-purpose building to be above the required 18" since the building is within 100 feet from a single family development.

cc: Chris Fenton, Gensler Architects
Nat Shupe, CCSD Project Manager
File



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)


STAFF	DATE FILED: <u>6/26/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$1725</u> CHECK #: <u>0118</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y)N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-19-0493</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/21/19 @ 9am</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>OP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Warm Springs Road Real Estate, LLC</u> ADDRESS: <u>22 Colby Farm Road</u> CITY: <u>Chester</u> STATE: <u>NJ</u> ZIP: <u>07930</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>Dakem & Associates</u> ADDRESS: <u>2645 W Cheyenne Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89032</u> TELEPHONE: <u>702-837-6969</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>PGAL, LLC</u> Attn: <u>Benjamin Girardin</u> ADDRESS: <u>3379 W. Oquendo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.730.4923</u> CELL: _____ E-MAIL: <u>aenglish@pgal.com</u> REF CONTACT ID #: <u>132455</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-12-102-014

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Road & Topaz Street

PROJECT DESCRIPTION: To build a 15,000 sq ft Bariatrics Surgery Center


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


 Property Owner (Signature)*

Richard Marcell
 Property Owner (Print)

STATE OF New Jersey
 COUNTY OF Morris

SUBSCRIBED AND SWORN BEFORE ME ON 6-12-2019 (DATE)

By 
 NOTARY PUBLIC: ANA FERREIRA

ANA FERREIRA
 Notary Public
 State of New Jersey
 My Commission Expires Feb. 28, 2021
 I.D.# 2340967

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

ARCHITECTURE
INTERIORS
PLANNING

PLANNER
COPY

ZC-19-0493



June 26, 2019

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

RE: JUSTIFICATION LETTER FOR Zone Change and Design Review for an Ambulatory Surgery Center with a Medical Clinic on a portion of APN# 177-12-102-014.

To Whom This May Concern:

Warm Springs Road Real Estate, LLC is proposing a 15,000 SF Single Story Ambulatory Surgery Center as well as an 8,500SF Medical Clinic on a portion of parcel # 177-12-102-014, in R-E zoning. Currently, we are requesting a Design Review and Zone Change to CP which conforms to the current land use plan.

The buildings will be a contemporary design with painted stucco system, aluminum storefront windows, painted metal parapet, wood tile finish and some stone veneer base touches. Blossom Bariatrics will be occupying the building, who is a national provider of bariatrics services.

We feel that this is an appropriate use for the land and will be a welcomed addition to the surrounding area. We are requesting the support of Clark County Comprehensive Planning, along with Town Board, Planning Commission and County Commission on these applications.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

PGAL, LLC
3379 W. Oquendo Rd.
Las Vegas, NV 89118

t 702 435 4448
f 702 435 4470

Jeffrey P. Gerber, AIA | Ken Brown, AIA | David L. Andrews, AIA | Paul D. Bonnette, AIA | Jefferson D. Bulla III, AIA | Dennis M. Comiskey, PE | Matthew Ellis, AIA
Samuel J. Ferreri, AIA | Beth Funk | Cheryl Gajeske, AIA | Benjamin J. Girardin, AIA | Costas Georghiou, PE | Christopher W. Larsen, AIA | Michael H. Lloyd, AIA
David F. Moss, AIA | Greg Mullin, AIA | Ian A. Nestler, AIA | Iván Pire, AIA | Cris Ruebush, AIA | Derron S. Vincik, PE | Jeffrey A. Weiner, AIA