



# Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 13, 2019

7:00 p.m.

## AGENDA

NOTE:

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

Board Members:

Jon Wardlaw – Chair  
Susan Philipp  
Raymond Berg

John Williams - Vice Chair  
Robert Orgill

Secretary:

Maureen Helm 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)

County Liaison:

Blanca Vazquez 702-455-8531, [bva@clarkcountynv.gov](mailto:bva@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three 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.
- III. Approval of Minutes July 30, 2019 (For possible action)
- IV. Approval of Agenda for August 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

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

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/sr/ja (For possible action)
2. **NZC-18-0449-MILAN T TRUST & TIBERTI RENALDO M TRS:**  
**ZONE CHANGE** to reclassify 1.1 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified driveway design standards; and 2) reduce driveway distances from the intersection.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (automobile) wash in conjunction with an existing tavern on 2.6 acres. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise (description on file). MN/rk/ja (For possible action)  
**PC 9/3/19**
3. **TM-18-500007-DANTANA, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 1 lot on 2.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/ja (For possible action)  
**PC 9/3/19**
4. **UC-19-0560-FRANTZ CONSULTING, LLC:**  
**USE PERMIT** for a supper club.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback; 2) reduce parking; 3) reduce parking lot landscaping; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for a supper club in conjunction with an existing office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/jt/ja (For possible action)  
**PC 9/3/19**
5. **WS-19-0551-3400 WESTERN AVENUE, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow an electronic or animated sign where not permitted; 2) increase sign area; and 3) allow a projecting sign.  
**DESIGN REVIEWS** for the following: 1) freestanding sign; and 2) projection sign in conjunction with an approved marijuana establishment (retail store) on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. TS/sd/ma (For possible action)  
**PC 9/3/19**

6. **UC-19-0574-KOVAL LAND, LLC:**  
**USE PERMITS** for the following: 1) high impact project; 2) multiple family residential development; 3) increase density; 4) alcohol, on-premises consumption; 5) arcade; and 6) health club.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; 2) reduce parking; 3) reduce parking lot landscaping; and 4) encroachment into air space.  
**DESIGN REVIEW** for multiple family residential development on a portion of 10.5 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Rochelle Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action) **BCC 9/4/19**
7. **VS-19-0575-KOVAL LAND, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Rochelle Avenue located between Koval Lane and Debbie Way, and a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). JG/jt/xx (For possible action) **BCC 9/4/19**
8. **WS-19-0514-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a replacement school; and 2) increased finished grade in conjunction with an existing school (Harley Harmon Elementary School) on 8.3 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the west side of Hillsboro Lane within Paradise. JG/bb/ja (For possible action) **BCC 9/4/19**
9. **WS-19-0515-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a replacement school; and 2) increased finished grade in conjunction with an existing school (George Harris Elementary School) on 8.7 acres in a P-F (Public Facility) Zone. Generally located on the north side of Twain Avenue and the east side of Sandhill Road within Paradise. TS/bb/ma (For possible action) **BCC 9/4/19**
10. **WS-19-0516-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEW** for a replacement school in conjunction with an existing school (William Ferron Elementary School) on 8 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mountain Vista Street and the south side of Monterrey Avenue within Paradise. TS/bb/ja (For possible action) **BCC 9/4/19**
11. **ZC-19-0542-H.P.L.P, LLC:**  
**ZONE CHANGE** to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-65)(AE-70) Zone and M-1 (Light Manufacturing) (AE-65) (AE-70) Zone to M-D (Designed Manufacturing) (AE-65) (AE-70) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit encroachment into airspace; and 2) allow a modified driveway design.  
**DESIGN REVIEWS** for the following: 1) a proposed distribution center; and 2) increased finished grade. Generally located on the south side of Sunset Road and the east side of Bruce Street within Paradise (description on file). JG/rk/ma (For possible action) **BCC 9/4/19**

VII. General Business

1. As part of the Stadium District Land Use & Transportation Study, Board to nominate 1 representative to serve on the Technical Advisory Committee (For possible action)

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 27, 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 30, 2019

### MINUTES

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Board Members:	Jon Wardlaw –Chair- <b>PRESENT</b> John Williams —Vice Chair- <b>PRESENT</b> excused item's 1-3 Raymond Berg – <b>PRESENT</b>	Susan Philipp – <b>PRESENT</b> Robert Orgill – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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

Jille Opiniano-Rowland; Planning, Blanca Vazquez; Town Liaison;

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

II. Public Comment:  
None

III. Approval of July 9, 2019 Minutes

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

Approval of Agenda for July 30, 2019

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

IV. Informational Items  
None

V. 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**

**No show. Return to the August 13, 2019 Paradise TAB meeting**

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**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

**MOVED BY-Orgill**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

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**

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

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**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

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**

**MOVED BY-Orgill**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

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**

**MOVED BY-Wardlaw**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

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**

**Held per applicant. Return to the August 27, 2019 Paradise TAB meeting**

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**

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

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**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**  
**Berg abstained**

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**

**MOVED BY-Philipp**  
**APPROVE- APPROVE- Subject to staff conditions, removing all three design reviews as a public hearing**  
**VOTE: 5-0 Unanimous**

VI. General Business  
None

VII. Public Comment

**Blanca made announcement about Clark County's Las Vegas Stadium District Plan's technical advisory committee. It is not clear if a vote is required to select a member of the Paradise TAB to serve on the TAC. More clarification will be provided at the 8/13/19 Paradise meeting.**

VIII. Next Meeting Date  
**The next regular meeting will be July 30, 2019**

IX. Adjournment  
**The meeting was adjourned at 8:22 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/sr/ja (For possible action)

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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

CONVENIENCE STORE/GASOLINE STATION/  
VEHICLE WASH  
(TITLE 30)

DECATUR BLVD S/RUSSELL RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-18-0449-MILAN T TRUST & TIBERTI RENALDO M TRS:**

**ZONE CHANGE** to reclassify 1.1 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway design standards; and **2)** reduce driveway distances from the intersection.

**DESIGN REVIEWS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle (automobile) wash in conjunction with an existing tavern on 2.6 acres.

Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise (description on file). MN/rk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-31-101-002; 162-31-101-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce throat depth for a proposed driveway to 15 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
2. Allow a 151 foot driveway departure distance for a driveway along Russell Road where a 190 foot departure distance is required per Uniform Standard Drawing 222.1 (a 21% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5750 S. Decatur Boulevard
- Site Acreage: 1.1 (zone change); 2.6 (design review)
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): Up to 27 feet
- Square Feet: 3,585 (convenience store); 816 (vehicle wash); 4,540 (gasoline canopy)

- Parking Required/Provided: 29/51 (overall center); 15/17 (convenience store)

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on May 30, 2018, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. No neighbors attended the meeting.

### Site Plans

The plans depict a 3,585 square foot convenience store, 4,540 square foot gasoline canopy, and an 816 square foot vehicle wash along the northern portion of the site and oriented towards Russell Road. Also shown on plans is an existing tavern building, cell tower, billboard, and 2 future pad sites farther south on the site that are not a part of this application. The attached vehicle wash is on the west side of the convenience store along Decatur Boulevard where vehicles would enter from the north side of the building and exit from the south side of the building. The parking is equitably distributed throughout the site and all required parking for the proposed uses will comply with Title 30. The site has 2 existing driveways on Decatur Boulevard and 1 proposed driveway on Russell Road. The driveway along Russell Road necessitates the waivers of development standards for modified driveway design standards and driveway distances from the intersection.

### Landscaping

Street landscaping consists of a 12 foot to 40 foot wide landscape area adjacent to an existing attached sidewalk and bus turnout along Russell Road, and a 6 foot to 24 foot wide landscape area adjacent to an existing attached sidewalk along Decatur Boulevard. Interior parking lot trees are distributed throughout the site. The landscape materials include a mix of large and medium trees, shrubs, and groundcover.

### Elevations

The convenience store and vehicle wash building are shown at a maximum height of 27 feet with portions of the roofline shown at 17 feet to 23 feet. The building is comprised of painted stucco walls with decorative metal trim, stone veneer accents, metal awnings, and glass storefront windows. The gasoline canopy also utilizes the same colors and textures to unify the design of the site.

### Floor Plans

The convenience store has an area of 3,585 square feet consisting of customer service areas, sales floor, storage areas, restrooms, and an office. The vehicle wash has an area of 816 square feet consisting of an automated wash bay that faces in a north/south direction.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the zone change request is for an undeveloped parcel of land in conjunction with an existing commercial development (tavern) that is currently zoned C-2. The zoning request will result in C-2 zoning for the entire commercial center and accommodate the uses as requested. The site is located at the intersection of 2 arterial streets where commercial general nodes are

appropriate. The applicant also indicates there will be no significant increase on demand for public services or infrastructure and the design of the project will conform to several policies in the land use plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1315-07	Reclassified both parcels to C-2 zoning with a special use permit for an automobile repair facility, with a waiver to reduce landscaping – expired	Approved by BCC	December 2007
ADR-0370-04	Communication tower on APN: 162-31-101-016	Approved by Zoning Administrator	April 2004
VS-0626-00	Vacated patent easements on APN: 162-31-101-016	Approved by BCC	June 2000
ZC-0283-97	Reclassified APN: 162-31-101-016 to C-2 zoning for a restaurant/lounge (tavern) and convenience store with gas pumps with a variance to reduce setbacks	Approved by BCC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-1	Convenience store with gasoline station
South	Public Facility	P-F	Undeveloped
East	Business and Design/Research Park	M-1	Office/warehouse
West	Commercial General and Business and Design/Research Park	C-2	Undeveloped & retail center with off-premises sign

**Related Applications**

Application Number	Request
TM-18-500007	A tentative map for a 1 lot commercial subdivision for future development on 2.6 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The applicant indicates that the property to the north has been reclassified to C-1 zoning in 2016 for an in-line retail building with 2 drive-thru restaurants which is similar in intensity as the proposed request. Furthermore, across the street on Decatur Boulevard are properties that are zoned C-2 which makes this request in conformance with several Urban Land Use policies dealing with the location of commercial development, access to arterial and collector streets, site design, and compatibility. The most recent land use plan was adopted with policies stating general commercial nodes are appropriate at similar intersections. Therefore, recent changes in the Plan and the approved C-1 development to the north makes this request appropriate for the area.

2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.

The zone change request is for an undeveloped parcel of land that is in conjunction with an existing commercial development (tavern) that is currently zoned C-2. The zoning request will result in C-2 zoning for the entire commercial center and accommodate the uses as requested. The site is located in an area that is transitioning to more locally supporting commercial uses along major thoroughfares rather than industrial uses with commensurate intense uses such as outside storage. Similar commercial uses are developing and proposed which surround the proposed site. Therefore, the land use and intensity proposed with this application are consistent and compatible with the existing nearby land developments.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure than what would have been anticipated with a light industrial use. The site has access from Decatur Boulevard and Russell Road, which can accommodate high traffic volume and the proposed commercial development will not have a direct impact on schools and parks.

4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.

The site complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages, in part, site design that is compatible with adjacent land uses and off-site circulation patterns, especially when adjacent land use is a lower density and intensity. The request complies with Urban Land Use Policy 66 that encourages commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed site



design complies with Urban Land Use Policy 67 which encourages, in part, ensuring that commercial developments are complementary with abutting uses through site planning and building design. Furthermore, the proposed site conforms to Urban Land Use Policy 74 that encourages commercial developments to provide and maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas.

## **Summary**

### Zone Change

The area is a mixture of C-1, C-2, M-D, and M-1 zoned properties. The reclassification of the site to a C-2 zone would allow the proposed uses on the property, within a zoning district that is compatible with the subject parcel to the west. Therefore, staff finds the applicant has provided a compelling justification to warrant reclassification of the site to a C-2 zone.

### 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.

### Design Reviews

The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. The project complies with the requirements of Title 30 and Comprehensive Master Plan policies. Therefore, staff supports the design reviews.

## **Public Works - Development Review**

### Waiver of Development Standards #1

Staff finds that the reduced throat depth will result in vehicular conflicts that may result in vehicles stacking into the right-of-way. Placing gas pumps at the entrance to the driveway may create confusion and therefore a greater throat depth should be provided.

### Waiver of Development Standards #2

Staff has no object to the distance from the intersection to the driveway on Russell Road. The applicant placed the driveway as far away as possible. Additionally, the Regional Transportation Commission is requesting a bus turnout so a combination bus turnout and right turn lane would be an ideal design for this site.

## **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change, waiver of development standards #2, and the design reviews; and denial of waiver of development standards #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct unused driveways with full off-site improvements;
- If required by the Regional Transportation Commission, provide a standard bus turnout or combination right turn lane/bus turnout on the south side of Russell Road as close as practical to Decatur Boulevard and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that Clark County does not permit pavers within public right-of-way or easements.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0209-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RENALDO TIBERTI TRUST**

**CONTACT: SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119**

09/03/19 PC AGENDA SHEET

DECATUR/RUSSELL  
(TITLE 30)

**UPDATE**  
DECATUR BLVD/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500007-DANTANA, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 1 lot on 2.6 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/ja (For possible action)

RELATED INFORMATION:

**APN:**  
162-31-101-002; 162-31-101-016

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: **2.6**
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for future development on **2.6** acres. The site has frontage along Russell Road and Decatur Boulevard. Access to the site is shown with 2 locations on Decatur Boulevard and 1 on Russell Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1315-07	Reclassified the property from R-E to C-2 zoning with a special use permit for an automobile repair facility, with a waiver to reduce landscaping - expired	Approved by BCC	December 2007
ADR-0370-04	Communication tower	Approved by Zoning Administrator	April 2004

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0626-00	Vacated patent easements	Approved by BCC	June 2000
ZC-0283-97	Reclassified 1.3 acres from R-E to C-2 zoning for a restaurant/lounge and convenience store with gas pumps with a variance to reduce setbacks	Approved by BCC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-1	Convenience store with gasoline station
South	Public Facility	P-F	Undeveloped
East	Business and Design/Research Park	M-1	Office/warehouse
West	Commercial General and Business and Design/Research Park	C-2	Undeveloped & retail center with off-premises sign

**Related Applications**

Application Number	Request
NZC-18-0449	A zone change to reclassify 1.1 acres from R-E to C-2 zoning with a design review for a convenience store with fuel station and vehicle wash and future retail buildings in conjunction with an existing tavern on 2.6 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Reconstruct unused driveways with full off-site improvements;**
- **If required by the Regional Transportation Commission, provide a standard bus turnout or combination right turn lane/bus turnout on the south side of Russell Road as close as practical to Decatur Boulevard and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.**
- **Applicant is advised that Clark County does not permit pavers within public right-of-way or easements.**

### **Current Planning Division - Addressing**

- All street suffixes shall be spelled out on the Final Map.

### **Building Department - Geotechnical**

- Applicant is advised that compliance with NRS 278.325(4) is required if further subdividing of the property results in creating a boundary or line within a building; and that any additional boundary lines created within 30 feet of any building will result in a reduction of allowable openings and may require fire-resistant-rated construction for the exterior walls.

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

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

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** March 7, 2018 – HELD – No Date – per the applicant.

**APPLICANT:** DANTANA, LLC

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200,  
LAS VEGAS, NV 89119

DRAFT

SUPPER CLUB  
(TITLE 30)

RUSSELL RD/WYNN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0560-FRANTZ CONSULTING, LLC:**

**USE PERMIT** for a supper club.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce front setback; **2)** reduce parking; **3)** reduce parking lot landscaping; and **4)** alternative driveway geometrics.

**DESIGN REVIEW** for a supper club in conjunction with an existing office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-30-801-027 through 162-30-801-029

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce front setback to 12 feet where 20 feet is the minimum per Table 30.40-5 (a 40% decrease).
2. Reduce parking for the entire office/warehouse complex to 60 spaces where 71 spaces are required per Table 30.60-1 (a 16% decrease).
3. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
4.
  - a. Reduce throat depth on Wynn Road to 4 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (an 84% decrease).
  - b. Reduce throat depth on Russell Road to 8 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 68% decrease).
  - c. Reduce approach distance on Wynn Road to 122 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 19% decrease).
  - d. Reduce departure distance on Russell Road to 80 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 58% decrease).

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A



- Site Acreage: 2
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 21 feet 4 inches
- Square Feet: 3,099
- Parking Required/Provided: 71/60 (entire complex)

#### Site Plans

The plans depict a proposed supper club located on an undeveloped pad site in the southeast portion of an existing office/warehouse complex. Access to the site is provided from an existing driveway on Wynn Road and an existing driveway on Russell Road. Waivers of development standards are necessary to maintain the existing driveways, which do not comply with current standards for throat depth and approach and departure distances.

The proposed supper club is set back 28 feet from the east property line along Wynn Road and 31 feet from the south property line along Russell Road. However, a menu awning extends over the drive-thru lane on the south side of the building to 12 feet from the south property line, which necessitates a waiver of development standards to reduce the front setback. The drive-thru lane extends around the east side of the building, and the drive-thru pick-up window is located on the east side. In addition, a walk-up window for delivery drivers is provided on the northeast portion of the building.

Parking spaces are shared throughout the complex, and a total of 60 spaces are provided where 71 spaces are required per the Shared Parking Schedule in Title 30, which requires a waiver of development standards. Thirty parking spaces are provided with the new supper club, and 2 parallel parking spaces on Wynn Road are included towards the spaces provided. Lastly, bicycle stalls are provided on the southwest side of the proposed supper club.

#### Landscaping

Adjacent to the proposed supper club, 15-foot wide landscape strips are proposed behind existing attached sidewalks on both Wynn Road and Russell Road. In addition, a 7 foot wide landscape strip is provided on the west side of the supper club pad site, and two, 7 foot wide landscaping fingers are provided on the north side of the supper club pad site. However, no landscaping is provided adjacent to the parking spaces around the base of the building. In addition, the proposed 7 foot wide landscape strip on the west side of the pad site is required to be at least 8 feet wide with landscape planters every 12 parking spaces. As a result, a waiver of development standards is required to reduce parking lot landscaping.

#### Elevations

The proposed supper club is 21 feet 4 inches to the highest part of an angled roof element; although the majority of the building is lower. Finish materials will consist of painted stucco and metal awnings.

#### Floor Plans

The 3,099 square foot supper club includes a dining room with a sit down bar for on-premises consumption of alcohol. In addition, the building includes a kitchen, storage areas, office, and

restrooms. The walk-up window on the northeast side of the building will be for delivery services only.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the supper club will serve the needs of the neighborhood businesses during the week by providing drive-thru service. In addition, food delivery businesses, which will make-up a significant portion of the customers, will utilize the separate walk-up window. On the weekends, the owner expects dine-in customers to eat and drink before football games and events at the Las Vegas Stadium, which is located approximately half-mile to the east. As a result, a supper club is appropriate at this location.

Regarding the waivers of development standards, the applicant indicates the following: a) the reduced front setback is only for the awning over the menu/ordering board, while the building is set back 31 feet; b) adequate parking is provided on the pad site for the supper club, and the overall reduction in parking is mostly due to the adjacent office/warehouse businesses; c) the small size of the parcel prevents adequate space for parking lot landscaping; and d) both driveways are existing and no changes are proposed for the driveways; therefore, the alternative driveway geometrics are appropriate.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1137-02	Waive architectural standards for a modular building and waive street landscaping - expired	Approved by PC	September 2002
UC-1525-97	Communication tower	Approved by PC	October 1997
ZC-1068-94	Reclassified the site to M-1 zoning for an office/warehouse complex	Approved by BCC	August 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Office/warehouses & outside storage

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proximity to the new Las Vegas Stadium will help support a supper club at this location. In addition, the proposed supper club is surrounded by industrial uses and no residential uses are in the vicinity. As a result, staff does not anticipate any negative impacts such as noise, odor, or traffic from the supper club, and staff can support the use permit.

#### 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

Urban Specific Policy 67 in the Comprehensive Master Plan encourages appropriate setbacks for all commercial developments. While the proposed supper club building will meet the required front setback, staff finds that the menu awning could be redesigned to also meet the minimum setback. The menu awning is not an integral component of the building, and it does not need to be located within the front setback. In addition, maintaining the required setbacks will preserve a field of vision for motorists and improve the aesthetics of the streetscape. As a result, staff cannot support the request.

#### Waiver of Development Standards #2

Clark County encourages smaller parking lots that are used by different tenants at different times of the day to reduce automobile dependence and to promote compact building design. This also reduces the need for infrastructure and improves air quality by encouraging alternative modes of transportation consistent with Urban Specific Policy 1.

Per Title 30, the peak business times for a restaurant and supper club are from 6:00 p.m. to midnight, while the peak business times for office and industrial uses are from 7:00 a.m. to 6:00 p.m. Therefore, the proposed supper club and the existing office and industrial uses will have different peak business times, and as a result, the businesses can utilize the same parking spaces during different times of the day. In addition, the applicant anticipates that a significant portion of the supper club business will be dedicated to food delivery services, which will utilize a smaller number of parking spaces with a higher rate of turnover. Therefore, the proposed number of parking spaces should be adequate for the existing office/warehouse uses and the proposed supper club.

#### Waiver of Development Standards #3

Trees provide critical functions to the urban environment and cityscape. For example, trees improve air quality, promote a visually pleasing aesthetic, provide a visual buffer between uses, reduce glare and heat, and minimize water runoff onto streets. Consistent with these benefits, Urban Specific Policy 73 encourages perimeter and interior parking lot trees for shade and visual

relief. However, since the applicant provided additional landscaping along Wynn Road beyond Title 30 standards, which will help off-set the parking lot landscape reduction, and since the parking lot landscape reduction is minor, staff can support the request.

#### Design Review

Overall, the design of the proposed supper club is mostly consistent with Title 30 standards. Staff recommends a minor modification to the site, which includes modifying the menu awning to meet the minimum setback. Since this change is minor, staff can support the design review with this application.

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

##### Waivers of Development Standards #4a & #4b

Staff cannot support the request to reduce the throat depth at each driveway. The proposed drive through restaurant will result in more vehicular movements to and from the site and by reducing the throat beyond the already deficient depth is unsafe. The entrance to the drive through is on the south side of the site and based on the proposed design a vehicle entering the site from Russell Road will need to make an immediate turn once on-site in order to access the drive through. If a vehicle has difficulty making that turn for any reason it will result in vehicles stacking into Russell Road. The Wynn Road driveway throat should also be greater than proposed because during weekdays, a significant number of employees of the area's contractors park on Wynn Road and other public streets, resulting in reduced visibility at the driveway. As with the Russell Road driveway, if a vehicle enters the site and encounters a conflict that prohibits complete movement, the result will be vehicles stacking into Wynn Road, and with the reduced visibility from on-street parking, the potential for accidents will increase.

##### Waivers of Development Standards #4c & #4d

Staff can support the location of the existing driveway since reconstructing the driveways is not feasible due to existing on-site improvements and the existing power pole just west of the Russell Road driveway.

#### **Staff Recommendation**

Approval of waivers of development standards #2, #3, #4c, and #4d, and the design review; denial of waivers of development standards #1, #4a, 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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0380-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MONTGOMERY CONSULTING ENGINEERS

**CONTACT:** MONTGOMERY CONSULTING ENGINEERS, 9680 WEST TROPICANA AVE, SUITE 132, LAS VEGAS, NV 89147

DRAFT

09/03/19 PC AGENDA SHEET

SIGNAGE  
(TITLE 30)

HIGHLAND DR/WESTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0551-3400 WESTERN AVENUE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an electronic or animated sign where not permitted; **2)** increase sign area; and **3)** allow a projecting sign.

**DESIGN REVIEWS** for the following: **1)** freestanding sign; and **2)** projection sign in conjunction with an approved marijuana establishment (retail store) on 6.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southeast corner of Highland Drive and Western Avenue within Paradise. TS/sd/ma (For possible action)

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RELATED INFORMATION:

**APN:**

162-17-503-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a dispensary/retail marijuana establishment to be the only business advertised on a proposed freestanding sign where not permitted per Table 30.44-1.
2.
  - a. Increase the maximum area for a tenant panel of a proposed freestanding sign to 688 square feet where a maximum of 30 square feet is allowed in conjunction with a marijuana establishment per Table 30.44-1 (a 2,196% increase).
  - b. Increase the logo panel of a proposed freestanding sign to 50% where a maximum of 25% is allowed in conjunction with marijuana establishment per Table 30.44-1 (a 100% increase).
  - c. Allow for animation or electronic message units for a proposed freestanding and projecting sign where not permitted per Table 30.44-1.
3. Allow a projecting sign where not allowed per Table 30.44-1.

**DESIGN REVIEW:**

1. A proposed freestanding sign.
2. A proposed projecting sign.

**LAND USE PLAN:**

WINCHESTER/PARADISE - INDUSTRIAL

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3400 Western Avenue
- Site Acreage: 6.1
- Project Type: Signage
- Freestanding Sign Height (feet): 38
- Square Feet: 688 (freestanding) 48 (projecting)

#### Site Plans

The site plans show an existing 161,325 square foot industrial building which is currently operating as a marijuana establishment (cultivation, production, dispensary, and retail facility) located on the northern portion of the site. The southern portion of the site consists of a parking area. Access to the site is provided from Western Avenue. The proposed freestanding sign will be located in the northwest portion of the parcel, which is undeveloped, at the corner of Desert Inn Road and Western Avenue and will be screened by landscaping. The proposed freestanding sign will be set back 10 feet from Desert Inn Road. In addition, the applicant is proposing to construct a projecting sign (affixed to wall) along the west exterior. A previous application was approved to increase the area of a wall sign on the west elevation to 567 square feet, where 30 feet square feet is the maximum.

#### Landscaping

The plans depict existing landscape areas along the perimeter of the site and adjacent to public streets. Landscape materials include trees, shrubs, and groundcover.

#### Elevations

The existing building is 2 stories, 43.5 feet in height, and constructed of concrete tilt-up panels, CMU block, ribbed metal panels, and canopies. No changes are proposed to the exterior of the building with this request.

#### Floor Plans

The existing building has an area of 161,325 square feet and is a marijuana establishment consisting of retail sales. No changes are proposed to the interior of the building with this request.

#### Signage

The proposed freestanding sign is 3 sided for a total of 688 square feet sign face and will be 38 feet in height and constructed of an illuminated cabinet with Lexan face, sheet metal and translucent vinyl logo. The proposed signage (freestanding and projecting) will incorporate electronic messaging and animation video. The proposed projecting sign (affixed to wall) will be 50 square feet in size, 1 foot wide, will project out from the wall approximately 5 feet, and is constructed of an illuminated cabinet with vinyl graphics and Lexan face and white LED's.

Applicant's Justification

The applicant states that the requested waivers to signage is a result of the building being visually challenged by vehicular traffic due to I-15 directly to the west and south and the Union Pacific Railroad directly adjacent to the east. The existing height of the interstate freeway blocks traffic sightlines to the building and the railroad easement and elevated berms blocks vehicular and pedestrian traffic. The building is over 600 feet long and due to the layout being perpendicular to Desert Inn Road customers often do not see the entrance sign for the establishment. The proposed signs (freestanding and projecting) have been designed to aid customers in finding the location and entrance to the establishment.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0700	Waived parking lot landscaping and design review for a parking lot	Approved by BCC	October 2018
AR-18-400088 (UC-0384-17)	First application for review for a marijuana establishment (retail marijuana store)	Approved by BCC	June 2018
DR-0892-17	Proposed building for the expansion to an existing marijuana establishment (retail marijuana store, dispensary, cultivation facility, and production facility)	Approved by BCC	December 2017
ADR-0734-17	Re-designated a medical marijuana production facility to no longer differentiate between medical and retail uses	Approved Zoning Administrator	July 2017
ADR-0733-17	Re-designated a medical marijuana cultivation facility to no longer differentiate between medical and retail uses	Approved Zoning Administrator	July 2017
UC-0384-17	A retail marijuana store in conjunction with an existing medical marijuana dispensary	Approved by BCC	June 2017
WS-0798-15	Allowed increased wall sign area and painted wall signs	Approved by BCC	January 2016
WS-0670-15	Waived landscaping and non-standard improvements in the right-of-way	Approved by BCC	November 2015
UC-0513-15	Subsequent request for a medical marijuana establishment (dispensary) and a waiver of development standards to reduce parking	Approved by BCC	September 2015
WS-0193-15	Reduced setbacks and increased wall height for a central plant building and associated mechanical equipment for an approved cultivation and production facility	Approved by BCC	May 2015
UC-0332-14	Initial request for a medical marijuana establishment (dispensary)	Denied by BCC	December 2014
UC-0333-14	Medical marijuana establishment (cultivation) and reduced parking	Approved by BCC	June 2014
UC-0331-14	Medical marijuana establishment (production) and reduced parking	Approved by BCC	June 2014



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Industrial uses
South	Business and Design/Research Park	M-1	Undeveloped right-of-way & industrial uses
East & West	Business and Design/Research Park	M-1	Industrial uses

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

The purpose of the sign regulations for marijuana establishments is to provide reasonable yet appropriate conditions for identifying businesses and services. The proposed freestanding sign will only advertise the retail and dispensary business since the existing dispensary is the sole business proprietor operating on the whole site. With no adjoining businesses in the same building the applicant must design signage for their own use. Staff can support this request.

##### Waivers of Development Standards #2a & #2b

The proposed increase in the sign area for a tenant logo panel on a proposed freestanding sign to 688 square feet from a maximum of 30 feet and the maximum area at the tenant logo is 25% of the sign area, which in this case the applicant is proposing to double to 50% of the sign face. Staff finds the request for these waivers to be excessive and out of scale with size of sign proposed. Therefore, staff cannot support these requests.

##### Waiver of Development Standards #2c

Title 30 does not allow electronic signs in conjunction with marijuana establishments. The regulations for animation on a freestanding sign help to maintain and enhance the aesthetic environment of the area. Staff still has concerns of allowing proposed electronic or animation messaging units of which staff finds as unsuitable design for pedestrian safety. The request does not comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with building styles on-site and also with surrounding development. Allowing signs larger than Code standards can create a negative visual impact that is not consistent with the Code. Staff does not support this request.

### Waiver of Development Standards #3

Staff recognizes that individual site may present unique characteristics including location and design of an existing building. The proposed projecting sign will allow for customers to see the entrance from Desert Inn Road where an attached wall sign will not be visible. The projecting sign is architecturally compatible with the building and will display the business name. The sign will be constructed with materials consistent with commercial uses. The request is compliant with Urban Specific Policy 20, of the Comprehensive Master Plan, which encourages, in part, all signage be compatible with building styles on-site and with surrounding development. Staff can support this request.

### Design Reviews

Approval of the design reviews is contingent upon approval of the waivers of development standards. Staff can support the design review for the proposed projecting sign (affixed to wall). The projecting sign is architecturally compatible with the building and will display the business name. However, staff does not support any electronic or animation messaging with the projecting sign.

Staff finds that the design of the proposed freestanding sign does not meet the standards for approval required for a design review because it fails to meet the sign regulations for marijuana establishments. In addition, the proposed use of electronic and/or animation does not meet the standards set forth in the Code. Therefore, with these inconsistencies, staff cannot support the design review for the proposed freestanding sign and any animation or electronic messaging units associated with this request as they fail to meet the sign regulations for retail marijuana.

### **Staff Recommendation**

Approval of waivers of development standards #1 and #3, and design review #2; and denial of waivers of development standards #2a, #2b, and #2c, and design review #1.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 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:** TRYKE COMPANIES SONV, LLC

**CONTACT:** HIGH IMPACT SINGS, LLC, 820 WIGWAM PARKW, STE 100, LAS VEGAS,  
NV 89014

**DRAFT**

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

ROCHELLE AVE/KOVAL LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0574-KOVAL LAND, LLC:**

**USE PERMITS** for the following: 1) high impact project; 2) multiple family residential development; 3) increase density; 4) alcohol, on-premises consumption; 5) arcade; and 6) health club.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; 2) reduce parking; 3) reduce parking lot landscaping; and 4) encroachment into air space.

**DESIGN REVIEW** for multiple family residential development on a portion of 10.5 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Rochelle Avenue and the east side of Koval Lane within Paradise. JG/jt/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-21-601-005 ptn

**USE PERMITS:**

1. High Impact Project.
2. Multiple family residential development.
3. Increase density to 57.7 units per acre where 50 units per acre is the maximum and up to 100 units per acre is allowed with a use permit per Table 30.40-7 (a 15% increase).
4. Allow alcohol, on-premises consumption, and eliminate the separation between alcohol, on-premises consumption to a residential use where a minimum separation of 200 feet is required per Table 30.44-1 (a 100% reduction).
5. Arcade.
6. Health club

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 92 feet where 50 feet is the maximum per Table 30.40-3 (an 84% increase).
2. Reduce parking to 653 spaces where 863 spaces are required per Table 30.60-1 (a 24% decrease).
3. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Allow encroachment into air space.

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 10.5 (portion)
- Number of Units: 524
- Density (du/ac): 57.7
- Project Type: Multiple family residential
- Number of Stories: 7
- Building Height (feet): 92
- Square Feet: 776,820
- Open Space Required/Provided: 133,293/225,707
- Parking Required/Provided: 863/653

Site Plans

The plans depict a proposed 7 story residential building on the west side of the site and a proposed 6 story residential building on the east side of the site. Primary access is provided by a gated entrance from Rochelle Avenue between the two buildings, and secondary access is provided in the southwest portion of the site on Koval Lane and in the northeast portion of the site on Rochelle Avenue. A resident club house is located on the east side of the main entrance, integrated with the eastern residential building. Parking spaces are located on the first 2 floors of the western residential building and on the first floor of the eastern residential building. In addition, covered exterior parking spaces are located along the southern and eastern property lines. A waiver of development standards is necessary to reduce the number of on-site parking spaces to 653 where 863 spaces are required.

Landscaping

Extensive landscaping is provided throughout the site, including pedestrian realms with detached sidewalks along Rochelle Avenue and Koval Lane. Additional landscaping is provided on some portions of Rochelle Avenue and Koval Lane in excess of 60 feet wide. Also, landscaping is provided along the vehicular driveways, around the base of the buildings, along the property lines, and around a pool in the central courtyard within the eastern residential building. However, a waiver of development standards is required to not provide parking lot landscape planters per every 6 exterior parking spaces in some portions of the site.

Elevations

The western residential building, which is 7 stories tall, extends up to 92 feet high, and the eastern residential building, which is 6 stories tall, extends up to 82 feet high. Centralized within the eastern residential building, the resident club house is 3 stories tall, 48 feet high, and includes a sport court on the roof. A covered walkway extends from the third floor of the western residential building to the second floor of the resident club house. Individual units include balconies, and the overall buildings include overhangs, as well as, protruding and recessed elevation planes to reduce the apparent visual mass. However, the lower 2 floors of the

residential buildings are mostly unarticulated facades since these floors consist of the parking levels.

Exterior materials of the residential buildings will include EIFS system to resemble stone veneer, smooth texture EIFS finish, painted metal trellises, structural supports, and storefront window systems on the ground floor.

#### Floor Plans

A total of 524 residential units are located within the 2 buildings. The bedroom mix includes 79 studio units, 242 one bedroom units, and 203 two bedroom units. Other uses/residential amenities will include bike storage & repair, dog spa, and conference rooms. In addition, the applicant is requesting use permits to allow alcohol, on-premises consumption within a lounge, arcade, and a health club. The amenities, including the lounge, arcade, and health club will be for the residents' use only.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

According to the applicant, there is an overwhelming demand for additional housing, and there are several existing multiple family developments located within a mile of the subject site. As a result, the use permit for multiple family housing is needed and appropriate for the area. Due to the location of the site near the Las Vegas Strip and the need for additional rental properties, the request for an increase in density is appropriate.

On-premises consumption of alcohol is also appropriate due to the proximity of the site to the Las Vegas Strip, and also, locating a lounge in the residential building will allow residents to consume alcohol on-site, eliminating the need to drive home. In addition to the lounge, the arcade and health club will be added amenities for residents and will allow for fewer trips away from home to utilize services.

Several waivers of development standards are necessary for the project. The applicant states that the waivers of development standards to increase height and intrude into air space are appropriate since the buildings are similar in scale to other multi-story buildings in the area, including Planet Hollywood, Marie Antoinette Condos, Wyndham Timeshare, and Hard Rock Hotel. The waiver of development standards to reduce parking is appropriate for the following reasons: A) the proliferation of ride share programs; B) the site is located within walking distance of the Las Vegas Strip; C) the site is located in close proximity to mass transit along Flamingo Road and Koval Lane; D) additional bicycle parking spaces are provided (40 where 13 are required); and E) the development will provide a large transportation vehicle available to residents for transportation to special events around the area. Lastly, the waiver of development standards to reduce parking lot landscaping is due to the need for carport shade structures, and additional landscaping along the rights-of-way and perimeter of the site off-set the reduced landscaping in the parking lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1100-08	Resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review – 3 extensions of time	Approved by BCC	February 2009
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review – 4 extensions of time	Approved by BCC	January 2007
UC-0207-06	Resort hotel and resort condominiums on the southwest portion of the site – expired	Approved by BCC	April 2006
UC-1378-05	Gaming overlay expansion and a resort hotel two extensions of time – expired	Approved by BCC	November 2005
UC-0494-05	Mixed use development – expired	Approved by BCC	June 2005
UC-0813-02	Redesigned the resort hotel on the western portion of the site – five extensions of time	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

Many applications have been approved on the subject site. These applications are the most applicable to the current project.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Super 8 Motel
South & East	Commercial Tourist	H-1	Undeveloped (approved for resort hotel)
West	Commercial Tourist	H-1	Undeveloped

**Related Applications**

Application Number	Request
VS-19-0575	A vacation and abandonment for portions of Rochelle Avenue and Koval Lane is a companion item on this agenda.
ET-19-400032 (UC-0813-02)	A sixth extension of time to redesign the resort hotel on the western portion of the site is currently on hold.
ET-19-400033 (UC-1584-06)	A fifth extension of time for the expansion of the GED and a resort hotel with deviations and a design review on the parcels to the east is currently on hold.
ET-19-400034 (UC-1100-08)	A fourth extension of time for a resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review is currently on hold.

## Related Applications

Application Number	Request
UC-18-0147	A High Impact Project for a gaming resort hotel and a non-gaming hotel is currently on hold.

## 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's the applicant must establish is that the use is appropriate at the proposed location and demonstrates the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the use permits for a High Impact Project, multiple family residential development, increase in density, on-premises consumption of alcohol, arcade, and a health club are appropriate at this location. Urban Specific Policy 56 in the Comprehensive Master Plan encourages multiple family developments to locate adjacent to a mix of other land uses, including commercial, office, educational, and other appropriate urban uses. The location of this site is within the Resort Corridor and walking distance from the Las Vegas Strip, and the site is also located in Community District 1, which is designated for properties that contribute to a regional economic base with the most urban form of development. In addition, the site is located near a variety of commercial and residential uses, and the project also incorporates a variety of uses and amenities within the development. Lastly, Growth Management Policy #2 encourages the maximum use of existing service capacity, and the site will utilize existing infrastructure. Therefore, the uses are consistent with policies in the Comprehensive Master Plan; however, since the Department of Aviation cannot support the residential use, staff cannot support the 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.

Staff can support the waivers of development standards since they are appropriate for an urban infill project at this location. In addition, the development is consistent with Urban Specific Policy 1 in the Comprehensive Master Plan, which encourages urban growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. Since the site is located in a walkable area with a mixture of uses, and since residents are likely



to utilize ride share options, the reduction in parking is appropriate. In addition, planned public pedestrian grade separations are anticipated for the intersections at Koval Lane and Harmon Road and at Koval Lane and Flamingo Road, both of which are near the subject site and will encourage more walkability and less automobile dependence. Lastly, the increase in height is similar in scale to other buildings in the area, and the reduced parking lot landscaping is off-set by increased landscaping on other parts of the site.

#### Design Review

The proposed design is consistent with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 51 encourages all multiple family developments to provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers; Urban Specific Policy 54 encourages in part, the design and layout of multiple family buildings to be oriented in varying directions relative to each other to avoid the monotony of a linear pattern; Urban Specific Policy 55 encourages design alternatives and spatial distribution rather than massing of buildings; Urban Specific Policy 18 encourages pedestrian scale site furnishings along public walkways and open spaces to create visual continuity, reinforce the pedestrian character, and provide outdoor use areas along public walkways; and Urban Specific Policy 54 encourages in part, parking areas, garages, and covered parking into courts to avoid creating long corridors of parking areas and encourage multi-level parking garages. Consistent with these policies, the project includes a variety of amenities and usable open space, the residential buildings are non-linear and organized in an unique orientation, the elevations of the upper floors of the buildings contain sufficient architectural enhancements and variety to break-up the mass of the buildings, the pedestrian realm includes various amenities, and the parking areas are distributed between the parking garages and relatively short linear aisles around the perimeter.

However, the first two floors of the buildings, which include the parking garages are relatively unadorned. Staff recommends providing decorative architectural features on the lower floors to enhance the exterior of the parking garage portions of the building so the lower levels are indistinguishable from the upper levels as viewed from the right-of-way or adjacent properties.

#### **Department of Aviation**

The currently planned land use designation is CT (Commercial Tourist) and the current zoning is H-1 (Limited Resort and Apartment) which permits many airport compatible uses. As such, any additional residential or long term stay use in this area, is incompatible with current and future noise levels present at this location. The property lies within the AE-60 (60 - 65 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand. Due to these facts, this high impact project is incompatible with current and future noise levels at this location. Staff recommends denial.

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the

Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Upon the issuance of the building permits for the project, any Gaming Enterprise District approval attached to the multi-family portion of APN 162-21-601-005 shall be expunged;
- Where viewable from the public right-of-way and adjacent properties, provide decorative architectural features on the lower floors to enhance the exterior of the parking garage portions of the building as approved by staff;
- Enter into a Development Agreement to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and by the Board of County Commissioners;
- Execute a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the multiple family development;
- Provide a bond or other security acceptable to Clark County for the Decommissioning Plan in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization, and revegetation as necessary should construction of the project be discontinued;
- Maintain a minimum 15 foot wide sidewalk/pedestrian access with an appropriate shy distance along the Rochelle Avenue and Koval Lane street frontages limiting the encroachment of any structures to the sidewalk/pedestrian access;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

**Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0244-2019 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that at a time of development the Developer is required to meet with CCWRD; CCWRD needs average wastewater flows at build-out to determine sewer point of connection; Bioxide feed and odor scrubber required for on-site odor control; CCWRD has existing public sewers that have existing wastewater flows going across the Developer's site, and that the Developer needs to relocate these flows to a different connection point into an existing downstream 60 inch public sanitary sewer in Harmon Avenue; Developer needs to change all on-site sewers to private sewers or

abandon them per CCWRD standards; and that a proposed roundabout for Rochelle Avenue may require relocation of public sewer.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCHULMAN PROPERITES, LLC

**CONTACT:** LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**DRAFT**

RIGHT-OF-WAY  
(TITLE 30)

ROCHELLE AVE/KOVAL LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0575-KOVAL LAND, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Rochelle Avenue located between Koval Lane and Debbie Way, and a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). JG/jt/xx (For possible action)

RELATED INFORMATION:

**APN:**  
162-21-601-005

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of Rochelle Avenue and Koval Lane. In addition, the plans depict the vacation and abandonment of 3 driveway approaches from Rochelle Avenue. The applicant indicates that the vacation and abandonments will accommodate detached sidewalks on both Rochelle Avenue and Koval Lane.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1100-08	Resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review – 3 extensions of time	Approved by BCC	February 2009
UC-1584-06	Expansion of the GED and a resort hotel with deviations and a design review – 4 extensions of time	Approved by BCC	January 2007
UC-0207-06	Resort hotel and resort condominiums on the southwest portion of the site – expired	Approved by BCC	April 2006
UC-1378-05	Gaming overlay expansion and a resort hotel two extensions of time – expired	Approved by BCC	November 2005
UC-0494-05	Mixed use development – expired	Approved by BCC	June 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0813-02	Redesigned the resort hotel on the western portion of the site – five extensions of time	Approved by BCC	August 2002
UC-0645-98	2,500 room resort hotel and an expansion of the GED for the western portion of the site – expired	Approved by BCC	July 1998

Many applications have been approved on the subject site. These applications are the most applicable to the current project.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Tuscany Las Vegas Resort Hotel & Super 8 Motel
South & East	Commercial Tourist	H-1	Undeveloped (approved for resort hotel)
West	Commercial Tourist	H-1	Undeveloped

**Related Applications**

Application Number	Request
UC-19-0574	A high impact multiple family residential development is a companion item on this agenda.
ET-19-400032 (UC-0813-02)	A sixth extension of time to redesign the resort hotel on the western portion of the site is currently on hold.
ET-19-400033 (UC-1584-06)	A fifth extension of time for the expansion of the GED and a resort hotel with deviations and a design review on the parcels to the east currently on hold.
ET-19-400034 (UC-1100-08)	A fourth extension of time for a resort hotel with a waiver of conditions of a use permit (UC-0207-06), a waiver of development standards to reduce parking, and design review is currently on hold.
UC-18-0147	A high impact project for a gaming resort hotel and a non-gaming hotel is currently on hold.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

*Public Works*

**Staff Recommendation**

Approval/denial?

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCHULMAN PROPERITES, LLC

**CONTACT:** ELIZABETH DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

**DRAFT**

SCHOOL  
(TITLE 30)

HACIENDA AVE/HILLSBORO LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0514-SCHOOL BOARD OF TRUSTEES:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometries.  
**DESIGN REVIEWS** for the following: **1)** a replacement school; and **2)** increased finished grade in conjunction with an existing school (Harley Harmon Elementary School) on 8.3 acres in a P-F (Public Facility) Zone.

Generally located on the south side of Hacienda Avenue and the west side of Hillsboro Lane within Paradise. JG/bb/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
161-29-702-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the ingress radius at the Orinda Street driveway to 20 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
- b. Reduce the approach distance along Hillsboro Lane to 56 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 63% reduction).
- c. Reduce the departure distance along Orinda Street to 56 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
- d. Reduce throat depth to 10 feet where 75 feet is required on Orinda Street and Hillsboro Lane driveways per Uniform Standard Drawing 222.1 (an 87% reduction).

**DESIGN REVIEWS:**

1. Replace an existing elementary school with 2 new school buildings and supporting uses.
2. Increase finished grade up to 8 feet (96 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - PUBLIC FACILITIES

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

- Site Address: 5351 Hillsboro Lane



- Site Acreage: 8.3
- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 107,809
- Parking Required/Provided: 71/133

#### Request & Site Plan

The Clark County School District has submitted the subject application for a replacement school on the site of the existing Harley Harmon Elementary School property. Two new buildings are proposed to be constructed and the existing school will be demolished. The classroom building will be located in the northwest of the property and set back 25 feet south of Hacienda Avenue, 20 feet east of Orinda Street, 270 feet west of Hillsboro Lane, and 12 feet north of the multi-purpose building. The multi-purpose building will be located in the southwest of the property and set back 20 feet east of Orinda Street, 144 feet north of Mesa Vista Avenue, and 393 feet west of Hillsboro Lane. A new turf area will be located along Hillsboro Lane; north of the parking lot and south of an asphalt play area. Basketball courts, kindergarten turf play area, equipment, and shade structure will be located between the 2 new school buildings and the turf area. One new parking and pickup/drop-off area will be located along Mesa Vista Avenue, with 1 driveway on Orinda Street and 1 on Hillsboro Lane.

#### Landscaping

The redesigned site will have a 10 foot sidewalk surrounding the school adjacent to all streets and landscape buffers, including planter boxes and shrubs. Trees are shown in the parking lot landscape islands, along Orinda Street, and at the corner of Mesa Vista Avenue and Hillsboro Lane.

#### Elevations

The classroom building will be 2 stories and will have a maximum height of 38 feet. The multi-purpose building is 1 story. Elevations depict the new buildings will be constructed with a combination of stucco siding, 6 inch and 8 inch painted block, with storefront and aluminum frame windows. The plans show the finished grade 8 feet above the existing grade.

#### Floor Plans

Two new buildings are proposed to accommodate 53 classrooms, administrative offices, music room, resource center, and a multi-purpose room with a total area of 107,809 square feet.

#### Signage

Signs are not a part of this request.

#### Applicant's Justification

The Harley Harmon Elementary School is located within a residential neighborhood, surrounded by R-1 zoning (Single Family Residential) properties. The Clark County School District determined the school is past its useful lifecycle. The school was originally constructed in 1977 and as of this year, has a capacity of 718 students. The 2019-2020 school year has a projected

enrollment of 654 students. The school will be constructed in phases on the site of the current playground, with the existing school and parking lot demolished after completion.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0237-98	Classroom expansion	Approved by DC	March 1998
UC-33-72	Public elementary school	Approved by PC	April 1972

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Design Reviews

The subject site is currently developed with an elementary school and is centrally located within an existing residential area. Sidewalks and streets currently serve the subject site and the new parking lot location provides a greater separation from traffic traveling along Hacienda Avenue. Furthermore, the proposed construction materials are similar to existing materials. Although the new classroom building will be 2 stories where only single story buildings exists on the property today, the maximum height will only be 3 feet greater than that allowed for a single family residence. For these reasons, staff finds the project as currently proposed is compatible with the neighboring area and consistent with the Land Use Policies contained within the Comprehensive Master Plan.

**Public Works - Development Review**

Waiver of Development Standards

The applicant provided no justification as to why the minimum standards cannot be met. The short throat depths combined with the proximity of the driveways to the intersection will create an unsafe situation for vehicles and pedestrians.

## Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

Approval of the design reviews; and denial of the waiver of development standards.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that landscaping and structures shall not encroach into public right-of-way, easements, or sight-visibility zones.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0362-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** DIMITRIOS KARAPANAGIOTIS, CCSD REAL PROPERTY MANAGEMENT,  
1180 MILITARY TRIBUTE PL, HENDERSON, NV 89074

DRAFT

09/04/19 BCC AGENDA SHEET

SCHOOL  
(TITLE 30)

TWAIN AVE/SANDHILL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0515-SCHOOL BOARD OF TRUSTEES:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a replacement school; and **2)** increased finished grade in conjunction with an existing school (George Harris Elementary School) on 8.7 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Twain Avenue and the east side of Sandhill Road within Paradise. TS/bb/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**  
161-18-601-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the departure distance along Springwood Street to 83 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
- b. Reduce throat depth to 37 feet where 75 feet is required on Cherokee Avenue per Uniform Standard Drawing 222.1 (a 51% reduction).

**DESIGN REVIEWS:**

1. Replace an existing elementary school with 2 new school buildings and supporting uses.
2. Increase finished grade up to 8 feet (96 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3620 S. Sandhill Road
- Site Acreage: 8.7
- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): 38

- Square Feet: 100,333
- Parking Required/Provided: 65/105

#### History & Site Plan

The Clark County School District has submitted the subject application for a replacement school on the site of the existing George Harris Elementary School property. Two new buildings are proposed to be constructed and the existing school will be demolished. The classroom building will be located in the southwest of the property and set back 22 feet north of Twain Avenue, 20 feet east of Sandhill Road, 390 feet south of Cherokee Avenue, and 10 feet west of the multi-purpose building. The multi-purpose building will be located 45 feet north of Twain Avenue, 55 feet west of the easterly property line, and 460 feet south of Cherokee Avenue. North of the new buildings will be basketball courts, play areas, and a new turf area will be located along Sandhill Road and Cherokee Avenue. Parking will be located along the east property line with north access from Cherokee Avenue and south access from Twain Avenue.

#### Landscaping

The redesigned site will have an average 13 foot landscaping buffer along the east property line with trees planted every 30 feet. The parking lot and bus drop-off area will be separated by a landscaped island. Planter boxes and stair step landscaping will be located on the south and west property lines.

#### Elevations

The classroom building will be 2 stories and a maximum of 38 feet high. The multi-purpose building will be single story and a maximum of 18 feet high. Both buildings will be constructed with a combination of stucco siding, 6 inch and 8 inch painted block, with storefront system windows. The cross section depicts increased fill in various locations totaling up to 3 feet in depth. The buildings will have a height of 18 feet and 38 feet.

#### Floor Plans

Two new buildings will accommodate 47 classrooms, administrative offices, resource center, and a multipurpose room and measure a total area of 100,333 square feet.

#### Signage

Signs are not a part of this request.

#### Applicant's Justification

The George Harris Elementary School is located within a residential neighborhood, surrounded by R-1 zoning (Single Family Residential) properties. The Clark County School District determined the school is past its useful lifecycle. The school was originally constructed in 1973 and as of this year, has a capacity of 536 students. The projected enrollment for the 2019-2020 school year is 653. The school will be constructed in phases on the site of the current playground, with the existing school and parking lot demolished after completion.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0238-98	Constructed additional classroom space	Approved by PC	March 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-1	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**

Waiver of Development Standards

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

Design Review #1

The site is currently developed with an elementary school, is centrally located within an existing residential area, and sidewalks, and streets currently serve the subject site. The site plan shows the existing driveways will be modified to provide more separation between the points of entry/exit and the on-site drive isles will be lengthened, each revision resulting in better on-site circulation of vehicles. The new parking will be located along the eastern side of the property and adjacent to the existing homes. A landscape buffer is shown between the parking lot and property line. For these reasons, staff finds the project as currently proposed is compatible with the neighboring area and consistent with the land use policies contained within the Comprehensive Master Plan.

**Public Works - Development Review**

Waiver of Development Standards

Staff can support this request as the design provides adequate traffic flow through the site.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Reconstruct unused driveways will full off-site improvements.
- Applicant is advised that landscaping and structures shall not encroach into public right-of-way, easements, or sight-visibility zones; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0363-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** DIMITRIOS KARAPANAGIOTIS, CCSD REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PL, HENDERSON, NV 89074



SCHOOL  
(TITLE 30)

MOUNTAIN VISTA ST/MONTERREY AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0516-SCHOOL BOARD OF TRUSTEES:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEW** for a replacement school in conjunction with an existing school (William Ferron Elementary School) on 8 acres in a P-F (Public Facility) Zone.

Generally located on the east side of Mountain Vista Street and the south side of Monterrey Avenue within Paradise. TS/bb/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
161-20-504-001

**WAIVERS OF DEVELOPMENT STANDARDS**

1. a. Reduce the approach distance along El Oro Street to 47 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
- b. Reduce the departure distance to 32 feet along El Oro Street where 190 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
- c. Reduce approach distance along Escorial Drive to 97 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 35% reduction).
- d. Reduce approach distance along Mountain Vista Street to 24 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 79% reduction).
- e. Reduce throat depth to 7 feet where 25 feet is required per Uniform Standard Drawing 222.1 on the Monterrey Avenue driveway (a 72% reduction).
- f. Reduce throat depth to 7 feet where 75 feet is required at the north driveway on El Oro Street per Uniform Standard Drawing 222.1 (a 91% reduction).
- g. Reduce throat depth to 7 feet where 75 feet is required at the south driveway on El Oro Street per Uniform Standard Drawing 222.1 (a 91% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - PUBLIC FACILITIES

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

- Site Address: 4200 Mountain Vista Street

- Site Acreage: 8
- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): 41
- Square Feet: 93,894
- Parking Required/Provided: 88/106

#### Request & Site Plan

The Clark County School District has submitted the subject application for a replacement school on the site of the existing William Ferron Elementary School property. The existing school will be demolished and 2 new buildings will be constructed. The classroom building will be located in the northeast of the property and set back 25 feet south of Monterrey Avenue, 85 feet west of El Oro Street, 386 feet east of Mountain Vista Street, and will be approximately 50 feet north of the multi-purpose building. The multi-purpose building will be located in the southeast of the property and set back 16 feet north of El Escorial Drive, 110 feet west of El Oro Street, and 490 feet east of Mountain Vista Street. A new turf area will be located on the west half of the site where the existing school is located and new shade structures, play equipment area, and basketball courts will be located between the turf area and multi-purpose building, and a new kindergarten play area will be located central to the classroom building. Two new parking areas will be provided, one adjacent to Monterrey Avenue at the northwest corner of the property and another at the front of the buildings adjacent to El Oro Street. The bus pick-up and drop-off aisle is located on the south side of the property adjacent to El Escorial Drive. The student drop-off area is located in the northwest parking lot with a direction of flow from Mountain Vista Street to Monterrey Avenue.

#### Landscaping

Landscape plans show an attached sidewalk and landscaping of various widths along all street frontages. The landscape buffer widths along the attached sidewalks measure 6 feet to 7 feet 7 inches along Monterrey Avenue, 7 feet 4 inches along El Oro Street, 5 feet 5 inches to 9 feet along El Escorial Drive, and 6 feet along Mountain Vista Street. Landscaping consists of trees planted every 30 feet on center, shrubs, and groundcover. Parking lot landscaping is provided in landscape fingers, and there is a grass field located in the southwest corner of the site.

#### Elevations

The classroom building is 2 stories and will have a maximum height of 41 feet. The multi-purpose building is 1 story and will have a maximum height of 29 feet. Elevations depict each building will be constructed with flat roofs and consisting of smooth tilt-up concrete panels, metal accent walls, fiber cement walls, metal clad shade canopies, and aluminum framed windows. The colors of the buildings are 3 shades of gray with red accent walls above the select doorways and windows.

Plans also show 2 new play areas consisting of 15 foot 4 inch high red and green shade canopies with play structures underneath.

Floor Plans

The buildings combined will measure 93,894 square feet and are designed to accommodate 54 classrooms, administrative offices, resource center, and a multipurpose room. The classroom building is 2 stories and measures 78,818 square feet in size while the multi-purpose building is 1 story and measures 15,076 square feet.

Signage

Signs are not a part of this request.

Applicant's Justification

The William Ferron Elementary School is located within a residential neighborhood, surrounded by R-1 zoned (Single Family) residential properties, and a C-1 zoned property to the northwest. The Clark County School District determined the school is past its useful lifecycle. The school was originally constructed in 1972 and as of this year, has a capacity of 548 students. The projected enrollment may be more than 672 when the new school opens for the 2021-2022 school year. The school will be constructed in phases on the site of the current playground, with the existing school and parking lot demolished after completion.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0246-98	Constructed additional classroom space	Approved by PC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-1 & C-1	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

### Design Review

The subject site is currently developed with an elementary school and is centrally located within an existing residential area. Sidewalks and streets currently serve the subject site and new parking and drive isle locations demonstrate improved on-site circulation for the movement and parking of employees, pick-up/drop-off of students, and school buses. Furthermore, the proposed construction materials are similar to existing materials. Although the new classroom building will be 2 stories where only single story buildings exists on the property, the maximum height will only be 6 feet greater than that allowed for a single family residence and the nearest residential building is located 104 feet to the north. For these reasons, staff finds the project as currently proposed is compatible with the neighboring area and consistent with the Land Use Policies contained within the Comprehensive Master Plan.

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

#### Waiver of Development Standards

The applicant provided no justification as to why the minimum standards cannot be met. The short throat depths combined with the proximity of the driveways to the intersection will create an unsafe situation for vehicles and pedestrians.

### **Staff Recommendation**

Approval of the design review; and denial of the waiver of development standards.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that landscaping and structures shall not encroach into public right-of-way, easements, or sight-visibility zones.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** CHRIS DINGELL, CCSD REAL PROPERTY MANAGEMENT, 1180  
MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

**DRAFT**

09/04/19 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

SUNSET RD/BRUCE ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0542-H.P.L.P, LLC:**

**ZONE CHANGE** to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-65)(AE-70) Zone and M-1 (Light Manufacturing) (AE-65) (AE-70) Zone to M-D (Designed Manufacturing) (AE-65) (AE-70) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit encroachment into airspace; and 2) allow a modified driveway design.

**DESIGN REVIEWS** for the following: 1) a proposed distribution center; and 2) increased finished grade.

Generally located on the south side of Sunset Road and the east side of Bruce Street within Paradise (description on file). JG/rk/ma (For possible action)

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RELATED INFORMATION:

**APN:**  
177-02-501-004, 005, 011, 012, 013, 016, 017, & 022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit encroachment into airspace.
2. Reduce throat depth for the driveways along Bruce Street and Surrey Street to a minimum of 13 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 83% reduction).

**DESIGN REVIEWS:**

1. A distribution center.
2. Increase the finished grade to 48 inches where 18 inches is the standard (a 167% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2081 E. Sunset Road
- Site Acreage: 9.5
- Project Type: Distribution building

- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 151,200
- Parking Required/Provided: 76/107

#### Site Plans

The plans depict a proposed 151,200 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-ways on the north, east, and west sides of the property. Access to the site is provided by 2 driveways on Bruce Street and 2 driveways on Surrey Street. Parking for the facility is located along the west, south, and north perimeters of the parcel. The building is set back 23 feet from Sunset Road, 73 feet from Bruce Street, and 103 feet from Surrey Street. The loading and service areas are located on the east side of the building. The service area that contains overhead doors and loading docks are screened from public view by a 6 foot high masonry wall with 22 feet of intense landscaping. A total of 107 parking spaces are provided where 76 spaces are required.

#### Landscaping/Screening

The street landscaping consists of a 23 foot wide landscape area behind an existing attached sidewalk along Sunset Road, and a minimum 27 foot wide landscape area behind an attached sidewalk along Bruce Street. Along Surrey Street, a 22 foot wide landscape area with a double row of trees is shown along street frontage since this project is across the street from a multi-family apartment complex. Additionally, the project provides a 6 foot high masonry wall along a portion of this street frontage. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

#### Elevations

The building will be 43 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 43 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the east side of the building and screened from public view by a wall and intense landscaping.

#### Floor Plans

The plans depict a 151,200 square foot distribution/warehouse shell with 6 potential tenant lease spaces.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

This is a request for a conforming zone change that is surrounded by planned light industrial uses. The applicant indicates this site been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Comprehensive Master Plan. An intense landscape buffer will be provided along the east property line to buffer the distribution center from the residential use and the loading areas will exceed the 150 foot minimum separation

requirement from a residential use. The applicant also states the project will eliminate a substantial amount of blight in the area and enhance the overall economic viability of the neighborhood. The Notice of Proposed Construction or Alteration for the project was submitted to the Federal Aviation Administration (Aeronautical Study Number: 2019-AWP-8406-OE).

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-321-88	Reclassified a portion of this site to M-1 zoning for an office/warehouse building with outside storage of vehicles and equipment	Approved by BCC	December 1988

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	McCarran Airport
South	Business and Design/Research Park	R-E & M-D	Undeveloped, & converted residence into a transportation service facility
East	Business and Design/Research Park	C-2 & R-4	Undeveloped, hotel, & multi-family apartment complex
West	Business and Design/Research Park	M-D	Office/warehouse uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The request is a conforming zone boundary amendment to the Winchester/Paradise Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, the entire area is planned for Light Industrial uses and a number of surrounding properties are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

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.



Design Review #1

The site lies adjacent to existing office/warehouse developments to the west and farther south. The entire surrounding area is planned for Light Industrial uses and most of the design elements and layout of this project will be harmonious with the existing development in the area. Furthermore, the project complies with Urban Land Use Policy 100 of the Comprehensive Master Plan which encourages loading areas and overhead doors to be screened from streets and other adjacent uses in order to buffer the site more adequately. This project provides perimeter landscaping including a 22 foot wide intense landscape area with a double row of trees along Surrey Street. The distribution center is both aesthetically pleasing and will provide additional warehouse space to the Las Vegas Valley. Therefore, staff can support this request.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff cannot support the waiver of development standards for the requested throat depth to be less than the required minimum as this is a large site with adequate space to be designed properly to meet all required public health and safety codes.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours 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 zone change and design reviews; and denial of waiver of development standards #2.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning,
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Design review as a public hearing for any substantial changes.
- 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Bruce Street and 30 feet for Surrey Street;
- Nevada Department of Transportation approval;
- Grant easements as necessary to prevent land locking any parcel.
- Applicant is advised that compliance with the Uniform Standard Drawings is mandatory, including, but not limited to curb return driveways, correct corner and ingress/egress radii, driveway approach and departure distances, and others.

### **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; that 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.

**Southern Nevada Health District (SNHD) - Septic**

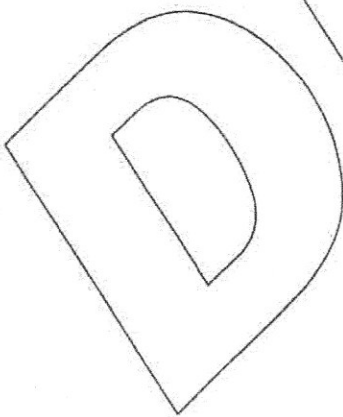
- Applicant is advised that there are active septic permits on APN 177-02-501-011 and -012; to connect to municipal sewer and remove or abandon the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed or abandoned.

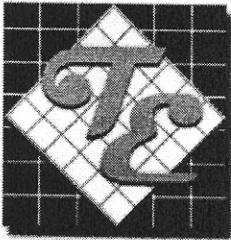
**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0383-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** DERMODY PROPERTIES, LLC  
**CONTACT:** KENNETH KRATER, 226 CALIFORNIA AVE, RENO, NV 89509





## TANEY ENGINEERING

6030 SOUTH JONES BLVD, SUITE 100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

Fax: 702-362-5233

July 17, 2019  
Job No. RSC-19-001

Re: Justification Letter – Tentative Map – Flamingo & Pearl

Steven DeMerritt  
Clark County Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

Mr. DeMerritt:

Taney Engineering, on behalf of our client, Resources Group for East Flamingo Trust, is respectfully submitting the enclosed application for a Tentative Map.

The site was originally developed in the mid 1980's. The tentative map is over two parcels, lots 1 and 2, of PM 47-1 that recorded in 1985. Four buildings exist on the two lots. Pending approval of the tentative map, a single lot commercial subdivision final map will be processed and recorded. This mechanism is intended to allow the possible sale of each of the four buildings individually. In accordance with governing standards, records of survey will be utilized to convey title after the single lot commercial subdivision final map is recorded.

We are hopeful that this letter clarifies our intent. If you have any questions or require additional information please call.

Sincerely,

Edward F. Taney, P.E.  
Taney Engineering



# 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) 675
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475
- DESIGN REVIEW (DR) 675
  - 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 #)
- DEVELOPMENT AGREEMENT (DA)

<b>STAFF</b>	DATE FILED: <u>7/18/19</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JT</u> FEE: <u>\$1,825</u> CHECK #: <u>1089</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>ADULT</u> PUBLIC HEARING? <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 APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-19-0560</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>7pm</u> PC MEETING DATE: <u>9/3/19</u> TIME: <u>7am</u> BCC MEETING DATE: <u>X</u> ZONE / AE / RNP: <u>M-2(AE-60)</u> PLANNED LAND USE: <u>LIPT</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
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<b>PROPERTY OWNER</b>	NAME: <u>Frantz Consulting, LLC (Owner: James Frantz)</u> ADDRESS: <u>710 Coronado Center Drive, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ FAX: <u>(702) 260-0881</u> CELL: <u>(702) 499-9208</u> E-MAIL: <u>Tbrush5792@aol.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>Montgomery Consulting Engineers (Elicia Montgomery, P.E.)</u> ADDRESS: <u>9680 W. Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 327-4954</u> FAX: _____ CELL: <u>(702) 327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.c</u>
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<b>CORRESPONDENT</b>	NAME: <u>Montgomery Consulting Engineers (Elicia Montgomery, P.E.)</u> ADDRESS: <u>9680 W. Tropicana Avenue, Suite 132</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>(702) 327-4954</u> FAX: _____ CELL: <u>(702) 327-4954</u> E-MAIL: <u>elicia@montgomeryengineers.c</u>
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ASSESSOR'S PARCEL NUMBER(S): 162-30-801-029, 162-30-801-028, 162-30-801-027

PROPERTY ADDRESS and/or CROSS STREETS: NWC Russell Road & Wynn Road

PROJECT DESCRIPTION: Restaurant with Drive-thru

(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)\*

\_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/13/2019 (DATE)  
 By James B. Frantz

NOTARY PUBLIC: \_\_\_\_\_

**AUSTIN SAXON**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 8-3-2020  
 Certificate No: 16-3371-1

\*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.

UC-19-0520

## JUSTIFICATION

### DESIGN REVIEW:

This property was purchased in August of 2006 with the express purpose of future development. The downturn in the market put those plans on hold for several years. Now, with the development of adjacent businesses and the future Raider's Stadium less than a mile away, and having secured a long-term tenant, the property owner would like to develop the site. The proposed eating establishment will serve the needs of neighborhood businesses during the work week and is anticipated to attract Raider's fans during the weekend hours of operation.

### USE PERMIT:

During the day, during the week, the drive-thru and delivery service via "Grub Hub", "Uber Eats", etc. is expected to be the patronage. A walk-up window will be available for pick-up by the various delivery services. After work hours and on the weekends, the inside seating and bar are expected to be used. With the proximity to the new Raider's stadium and popularity of the Las Vegas Knights, the restaurant will be a popular location for food and drink during games. For this reason, the owner would like to operate as a "Supper Club".

### WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce front setback from 20' to 12'-5". Actual building is set back 31' from front property line. The reduction of setback is requested for a "Menu Awning" to provide shade and protection from rain for both the menu/ordering board at the drive-thru and the customer. Proposed encroachment into setback area is limited to two columns and the 15'-0" long overhead awning.
2. Reduction of throat depth. Standard drawing 222.1 of the Uniform Standard Drawings has a minimum throat depth of 25'. For this site, the driveways on both Wynn Road and Russell Road are existing. The proposed throat depth at Wynn Road is 4'-10". This would allow one-way traffic only for cars exiting the drive-thru and the parking lot. Similarly, the proposed throat depth at Russell is 8'-6". The opening is intended for delivery vehicles and/or emergency vehicles and may be obstructed during normal business hours to divert traffic to the main parking lot entrance.
3. Reduction in parking (on-site). Based on square footage, 31 spaces are required. To accommodate the required Loading Zone and Landscape areas, only 30 spaces can be designed on the site. This one space reduction should not impose any hardship on adjacent properties as the most use of the property is anticipated to be at the drive-thru and not eat-in customers.
4. Reduction in parking (entire-site). There was concern expressed regarding parking for the entire site encompassing the adjacent parcels 162-30-801-028 and 162-30-801-027. Our property was originally part of a larger parcel including all three sites. The site plan showed a comprehensive site where our lot was indicated as a future building pad with eleven (11) parking spaces provided along the north end of the future building pad. The property was subdivided with the original warehouse building having the largest portion. All three parcels share driveway access from Wynn Road and Russell Road. Currently an auto repair/maintenance business is renting the space to the west (162-30-801-027). Twelve (12) parking spaces are painted on that property for its use, and another sixteen (16) are included in the original Site Plan but the striping is no longer visible. Based on attached Parking Analysis, and counting available off-site parallel parking and the sixteen (16) parking spaces in need of re-striping, the entire site requires a waiver of ~~twenty~~ (20) spaces. While I understand the concern regarding the parking for the other two parcels, the owner of the subject property should not be responsible for parking allowances for the other two properties, nor should it be penalized for under-parking that exists on the other two parcels.

There is no known easement nor legally binding agreement for use of the subject property for parking for the other two parcels.

5. Approach from driveway on Wynn Road to corner of Wynn Road to Russell Road: This approach is 122.83' rather than the 150' required by Uniform Standard Drawing 222.1. This driveway is existing and should be waived.
6. Departure from intersection of Wynn Road and Russell Road travelling west on Russell Road: This departure is 80.67' rather than the 190' required by Uniform Standard Drawing 222.1. The lot is only 125.22' long in that direction. The driveway is existing and should be waived.

**ALTERNATIVE TO PARKING LOT STANDARDS:**

Parking spaces on the north end of the property are compliant with landscape requirements with six (6) spaces between two 7'-0" wide landscape islands. The eleven (11) parking spaces on the west side of the property are compliant with the exception of the planting strip being 7' wide rather than the 8' wide standard. An exception is requested for this one foot discrepancy. The remaining thirteen (13) spaces are interior to the site along on the north and west sides of the building. Trees cannot be planted in those areas because of the pedestrian walkways and the proximity to the building. A landscape strip is provided between the walkway and the building which can be used for smaller plants and shrubs.



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

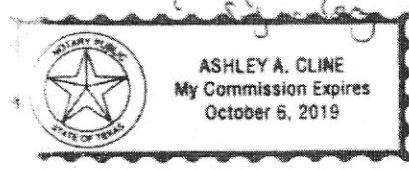
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 checked="" 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>7/19/19</u> APP. NUMBER: <u>UC-19-0574</u> PLANNER ASSIGNED: <u>JST</u> TAB/CAC: <u>PARADISE</u> ACCEPTED BY: <u>JST</u> TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>7pm</u> FEE: <u>\$3,275</u> PC MEETING DATE: <u>X</u> CHECK #: <u>INVOICE ONLINE</u> BCC MEETING DATE: <u>9/4/19</u> COMMISSIONER: <u>JG</u> ZONE / AE / RNP: <u>M-3 (AE-60)</u> OVERLAY(S)? <u>MJD 1</u> PLANNED LAND USE: <u>WPCT</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N      NOTIFICATION RADIUS: <u>1500'</u> SIGN? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N      PFNA? <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>Koval Land, LLC</u> ADDRESS: <u>468 N. Camden Drive, Suite 300</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
APPLICANT	NAME: <u>Schulman Properties, LLC</u> ADDRESS: <u>840 S. Rancho Drive, #4-572</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> ACA CONTACT ID #: <u>n/a</u>	
CORRESPONDENT	NAME: <u>Elisabeth Deik - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eed@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u> <span style="float: right;"><u># 164820</u></span>	

ASSESSOR'S PARCEL NUMBER(S): a portion of 162-21-601-005  
 PROPERTY ADDRESS and/or CROSS STREETS: E. Rochelle Avenue / Koval Lane  
 PROJECT DESCRIPTION: Design review and special use permit for multi-family residential

(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)\* [Signature]  
 Property Owner (Print) Jeffrey B. Williams, authorized signature  
 STATE OF TEXAS  
 COUNTY OF DALLAS  
 SUBSCRIBED AND SWORN BEFORE ME ON July 2, 2019 (DATE)  
 By Ashley A. Cline  
 NOTARY PUBLIC: [Signature]



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



**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW  
LAS VEGAS OFFICE

ELISABETH E. DELK  
[eed@kcnvlaw.com](mailto:eed@kcnvlaw.com)  
702.792-7000

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE  
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RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

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

July 18, 2019

**VIA HAND DELIVERY**

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

**Re: *Justification Letter – Special Use Permit and Design Review for Multi-Family  
Development  
Schulman Properties, LLC  
APN: portion of 162-21-601-005***

Dear Mr. Tasko:

Please be advised our office represents Schulman Properties, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 9.07 acres the southeast corner of Rochelle Avenue and Koval Lane. The property is more particularly described as a portion of Accessor's Parcel Number 162-21-601-005 (the "Site"). The Applicant is requesting a special use permit and design review to allow for a 524 unit multi-family residential development. The Site is zoned H-1 and master planned CT.

**Special Use Permit for Multi-Family Residential**

Multi-family residential is permitted within H-1 zoned districts upon the approval of a special use permit. H-1 is the most intense zoning district for commercial and resort/apartments. Many multi-family residential developments have recently been approved throughout the Las Vegas valley, due to the high demand of rental properties. The majority of existing multi-family developments are at or near capacity. For example:

- Zone5 Apartments (215 and Buffalo) – 98% occupancy
- Level 25 at Durango (Durango & Post) – 100% occupancy
- The Wyatt (Buffalo and Badura) – 95% occupancy
- South Beach (Russell and 215) – 98% occupancy
- Aspire (Tropicana and 215) – 97% occupancy

Based on these recent apartment developments in the valley, and the overwhelming demand for additional housing, these trends support the request for the proposed development.

There are several existing multi-family and condominium developments located within a mile of the Site, including developments within the AE-60 noise corridor. In fact, the Harbor Island Apartments are located directly east of the Site, also within the AE-60 corridor. Therefore, additional multi-family would be a compatible use in the area. Additionally, the Site is located one block east of the Las Vegas strip, making it an ideal location for a rental property. The project will provide the perfect housing opportunity for residents who work on the strip and are looking for a location that will allow a more walkable lifestyle.

The proposed project will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, the Site will provide recreational amenities which will not burden Clark County recreation facilities. The project will not have any 3-bedroom units, discouraging families with school aged children and lessen the impact on surrounding schools.

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located near public facilities and mass transit stops necessary to support multi-family development and it is near other multi-family development residential neighbors and commercial uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the multi-family units will have complete use of the clubhouse, pool, restaurant and bar, arcade lounge, wellness center with wellness and fitness directors, concierge and lifestyle coach. The project is intended to provide amenities not found in other multi-family developments throughout the valley.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements and provide ample landscaping throughout the project.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies and will provide a new option for residents looking to live near the Las Vegas strip.

**Special Use Permit for Increased Density**

Multi-family developments within H-1 districts are permitted for up to 100 units to the acre upon the approval of a special use permit. Here, the Applicant is proposing a density of 57.7 units to the acre, just over the allowable 50 units to the acre. Due to the location of the Site, and the need for additional rental properties, the increase in density is appropriate. Furthermore, the requested density is far less than what would likely be developed on the Site had it been developed as a Resort Hotel.

**Special Use Permit for On-Premise Consumption of Alcohol, Arcade and Health Club**

The on-site restaurant will include a bar and lounge for residents, which requires a special use permit for on-premise consumption of alcohol. Another project the Applicant currently has under construction in Southern Highlands was approved for the same request. Here, the Site is located within steps from the Las Vegas strip. It will also allow residents to consume alcohol on site, eliminating the need to drive home. Therefore, this request is compatible with the area and will not negatively impact the surrounding uses.

The arcade and health club will be additional amenities available to guests that wouldn't otherwise be an option at standard apartment complexes. These added amenities will elevate the living experience for residents and allow for fewer trips away from home to get the services they need. The arcade and health club will be for residents only and will not impact the surrounding area.

**Design Review:**

The Applicant is proposing a 524 unit development between two buildings. The bedroom mix is as follows: 79 studio units, 242 one bedroom units, and 203 two bedroom units. The main entry is centrally located on the Site via a gated entry way along Rochelle Avenue. Additional egress points are located along the southwest corner of the Site and the northeast corner.

The buildings' elevations provide enhanced architectural enhancements such as balconies, building articulation and varying coloring scheme and architectural pop outs. Landscaping will be provided along the entire perimeter of the Site to assist with buffering, and well as landscaping throughout the parking area to provide shade and visual relief. The Applicant is providing a total of 225,707 square feet of open space where only 133,293 square feet is required.

The project will include a large central park in the center of the eastern most building, as well as rooftop balconies for residents to enjoy. The majority of the parking for the Site will be internally located on the first two floors of the buildings. The required pedestrian realm is included on the plans around the perimeter of the project. The pedestrian realm will include enhanced paving patterns, various planting areas (some with raised boxes), pedestrian lighting, benches, dog waste bags and limited trash receptacles which will be maintained regularly.

**Waiver to Allow Increase Building Height**

Building A is proposed to be 7-stories and Building B is proposed to be 6-stories. Per Title 30, the maximum height of the project is limited to 50-feet per the R-5 standards. The Applicant is requesting a height increase to allow for up 192-feet for Building A. This request is compatible with the surrounding area. To the west is Planet Hollywood. To the south are the Marie Antoinette condos which are 10-stories in height and the Wyndham timeshare at 14-stories in height. The Hard Rock Hotel is to the east of the Site and the Platinum Hotel is to the north, both several stories higher than the proposed project. Therefore, the requested height increase is compatible with the area.

**Waiver to Allow a Reduction in Parking**

The Applicant is proposing 653 parking spaces where 863 parking spaces are required, a 25% reduction. The Applicant has completed a parking analysis and justification that is included with this submittal. There have been several projects on or within close proximity of the Las Vegas strip that have been approved for parking waivers based upon residents and guests primarily using rideshare programs and/or walking to and from their destinations. Most recently, the multi-family project on Twain and I-15 (UC-17-1111) was approved for a 20% reduction. The Lotus Apartments on Spring Mountain were approved for a 16% reduction.

Additionally, the Site is located within close proximity to mass transit along Flamingo and Koval, and walking/biking distance from the strip. The Applicant is providing additional bike parking spaces (40 where 13 are required) to allow for transportation alternatives, reducing the need for a personal vehicle. The development will also provide a large transportation vehicle available to residents for transportation to special events around town.

The intent of the project is to allow residents the opportunity to not have to leave the premises as often as a normal apartment complex. The property will have a top of the line gym, with group fitness, yoga, and pilates, a full service restaurant and bar, group co-working business center, and a tremendous amount of other amenities that reduce the need for residents to leave the property and will lesser their dependence on cars.

**Waiver of Required Parking Landscaping Diamonds**


The Applicant is requesting to waive the requirement for a parking landscape diamond every 6 parking spaces. The majority of the parking spaces are internal and therefore covered, not requiring shade from landscaping. Additionally, the perimeter of the project will be heavily landscaped, which will provide added shade for the outside parking spaced and visual relief for the project as a whole. The Applicant also estimates to spend approximately \$3.5 million on landscaping, approximately 7 times the normal amount for a multi-family development in Las Vegas, providing adequate landscaping for the project in general.

Finally, due to the pending application on the remainder of the Site, the Applicant requests the following condition to be placed on the application: "Upon issuance of the building permits for the project, any Gaming Enterprise District approval attached to the multi-family portion of APN 162-21-601-005 shall be expunged."

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Elisabeth E. Delk



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)  <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7/19/19</u> PLANNER ASSIGNED: <u>JL</u> ACCEPTED BY: <u>JL</u> FEE: <u>875</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M/D 1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0575</u> TAB/CAC <u>PARADISE</u> TAB/CAC DATE: <u>8/13/19</u> TIME: <u>7pm</u> PC MEETING DATE: <u>X</u> BCC MTG DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>H-2(AEGs)</u> PLANNED LAND USE: <u>WPCT</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Koval Land, LLC</u> ADDRESS: <u>468 N. Camden Dr, Suite 300</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
----------------	--

APPLICANT	NAME: <u>Schulman Properties, LLC</u> ADDRESS: <u>840 S. Rancho Drive, #4-572</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-798-5111</u> CELL: <u>n/a</u> E-MAIL: <u>joe@lvdag.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Elisabeth Deik - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EED@kcnvlaw.com</u> REF CONTACT ID #: <u>164800</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): Portion of 162-21-601-005

PROPERTY ADDRESS and/or CROSS STREETS: Koval/Rochell

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.

	<u>Jeffrey B. Williams</u> authorized	
Property Owner (Signature)	Property Owner (Print)	

STATE OF TEXAS  
 COUNTY OF DALLAS

SUBSCRIBED AND SWORN BEFORE ME ON July 2, 2019 (DATE)  
 By Ashley A. Cline

NOTARY PUBLIC: Ashley A. Cline

\*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.

# DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning  
7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

July 9, 2019

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

Attention: Senior Planner

Regarding: Justification Letter for vacation of Right of Way  
APN #162-21-699-001 thru 004

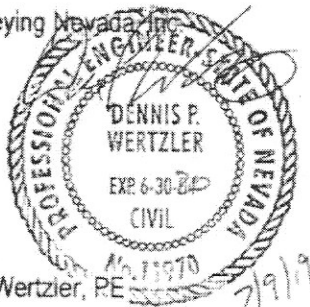
On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate portions of the existing right of way no longer needed by the public.

It is being proposed that the sidewalks along the project's frontage of Rochelle and Koval will be detached from the curb so to meet county requirement that the right of way be vacated to the back of the curb.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.



Dennis P. Wertzler, RE  
President



# 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 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 #)	<b>STAFF</b>	DATE FILED: <u>7/16/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: <u>13158</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0551</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>7pm</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>3400 Western Ave., LLC</u> ADDRESS: <u>3400 Western Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>800-908-6510</u> CELL: <u>800-908-6510</u> E-MAIL: <u>bscolari@trykecompanies.com</u>	
	<b>APPLICANT</b>	NAME: <u>Tryke Companies SONV, LLC</u> ADDRESS: <u>3400 Western Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>800-908-6510</u> CELL: <u>800-908-6510</u> E-MAIL: <u>bscolari@trykecompanies.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>High Impact Signs, LLC</u> <span style="float: right;"><u>John Sersch</u></span> ADDRESS: <u>820 Wigwam Pkwy #100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-886-7446</u> E-MAIL: <u>johns@highimpactsign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-17-503-012

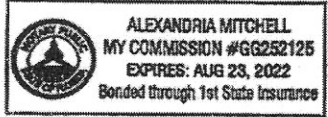
PROPERTY ADDRESS and/or CROSS STREETS: 3400 Western Ave, Las Vegas NV 89109

PROJECT DESCRIPTION: Reef Dispensary Signage - Freestanding & Wall Signs

(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.

Adam Ryan  
 Property Owner (Signature)\*  
 STATE OF Florida  
 COUNTY OF Palm Beach  
 3400 WESTERN AVENUE, LLC  
 BY TH REALTY II, LLC, ITS MANAGER  
 Property Owner (Print) By ADAM C RYAN, ITS MANAGER

SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2019 (DATE)  
 By Adam C Ryan  
 NOTARY PUBLIC: Alexandra Mitchell



\*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-19-0551



July 10, 2019  
Clark County Department of Comprehensive Planning  
500 South Grand Central Parkway  
Post Office Box 551744  
Las Vegas, Nevada 89155

**Project Justification Letter**

APN: 162-17-503-012  
Current Zone Use: M-1  
Planned Land Use: IND - Industrial  
Project: Reef Dispensary Signage - Freestanding & Wall Signs  
3400 Western Ave, Las Vegas NV 89109

To Whom It May Concern:

Pursuant to Clark County's requirement for justification letter for Waiver of Development Standards submittal for 3400 Western Avenue, LLC - landlord; please note the following required zoning application categories for this submittal:

1) Waiver of Development Standards

a) Freestanding Sign

Waiver of certain signage regulations per Table 30.44-1 - Medical Marijuana Establishment - Cultivation; & Dispensary. Refer to pages 30.44-54a & 40.44-54b. Refer to SLUCM Code 6510 for Dispensary category and SLUCM Code 5900 for Retail Marijuana Store category.

b) Wall Sign

Waiver of certain signage regulations per Table 30.44-1 - Medical Marijuana Establishment - Cultivation; & Dispensary. Refer to pages 30.44-54a & 40.44-54b. Refer to SLUCM Code 6510 for Dispensary category and SLUCM Code 5900 for Retail Marijuana Store category.

Parcel 162-17-503-009 is assigned an M-1 zoning use and IND land use, thus subject to Section 30.40.240 of Title 30.

1) Waiver of Development Standards

Applicant is requesting a Waiver of Development Standards to address the proposed exterior building signage which does not comply with the regulations outlined in table 30.44-1 as follows:

a) Freestanding Sign

- i) Table 30.44-1 stipulates that a Retail Marijuana Store may not be the only business being advertised on a freestanding sign. Applicant is proposing a freestanding sign on which Applicant will be the sole advertiser.
- ii) Table 30.44-1 stipulates that the maximum area for a wall sign or tenant panel of a freestanding sign shall be 30 SF. Applicant is proposing a freestanding sign with a total area of up to 2,000 SF.
- iii) Table 30.44-1 stipulates that a maximum of 25% of a wall sign or tenant panel of a freestanding sign may include a logo. Applicant is proposing a freestanding sign of which up to 50% is comprised of a logo.
- iv) Table 30.44-1 stipulates that no animation or electronic message units or displays are permitted. Applicant is proposing a freestanding sign with two electronic message units - 130 SF each on two opposing faces of the sign.

b) Wall Sign

- i) Table 30.44-1 stipulates that the maximum area for a wall sign or tenant panel of a freestanding sign shall be 30 SF. Applicant is proposing a wall sign with two opposing faces totaling up to 200 SF each, for a total of 400 SF.
- ii) Table 30.44-1 stipulates that a maximum of 25% of a wall sign or tenant panel of a freestanding sign may include a logo. Applicant is proposing a wall sign of which up to 80% is comprised of a logo.
- iii) Table 30.44-1 stipulates that wall signs shall not be a "cabinet" sign. Applicant is proposing a blade-shaped protruding wall sign comprised of a cabinet.
- iv) Table 30.44-1 stipulates that wall signs may contain no exposed lighting source. Applicant is proposing a wall sign with exposed neon, flashing, and incandescent lights.

Design Review:

Not a part of this application. No changes occurring.

Parking:

Not a part of this application. No changes occurring.

Landscaping:

Not a part of this application. No changes occurring.

Signage:

The Applicant is requesting a waiver of development standards for two signs - a freestanding sign and a wall sign - which, as proposed, do not meet the limitations placed on such signs as outlined in table 30.44-1 as detailed herein.

The building itself is visually challenged by vehicular traffic due to Interstate I-15 directly to the west and south; and UPRR railroad directly adjacent to the east. It should be noted that the elevated height of I-15 visually blocks traffic sightlines to the building. Further, the UPRR railroad easement and elevated berm tracks with industrial buildings directly adjacent (east) blocks both vehicular and pedestrian traffic to the east. In short, the existing building sits in a traffic pattern "hole" which is visually obstructed by an

Interstate highway, railroad easement, and surrounding warehouse buildings. The proposed signs have been designed to aid customers, both pedestrians and car traffic, in finding the building and its entrance.

a) Freestanding Sign

- i) The proposed area of signage is large in comparison to the allowable signage area listed in Title 30, but not large in relation to the size of the building beside which signage will be constructed. The "proportion" aspect ratio of the building mass to the proposed building signage is visually appropriate for both the location and the area of the proposed freestanding sign.
- ii) The Applicant's business is highly reliant on customers approaching from Desert Inn Road on the north. In recent months, a competitive business has opened very close to the Applicant's business, along the route of this common approach. Further, due to the shape and layout of the building on the parcel, and the location of the entrance to the business, it is difficult for customers to see the Applicant business until after they have already passed this competitive business. Applicant therefore desires to improve signage along this route so that customers are aware of its existence and location.
- iii) Applicant is the sole business operating on the parcel, so there is no opportunity for Applicant to advertise on a shared freestanding sign along with other tenants. For this reason, Applicant must construct the sign itself for its own use, resulting in a larger overall area because there are no "shared" or "common" elements, such as on a monument sign upon which a tenant can rent a panel.
- iv) Electronic Message centers are becoming more common and the most updated form of advertising in the sign industry. The value of a digital board to show products and their benefits allows the consumer to be totally informed of recent breakthroughs in the medical cannabis industry.

b) Wall Sign

- i) The proposed area of signage is large in comparison to the allowable signage area listed in Title 30, but not large in relation to the size of the building to which the signage will be applied. The "proportion" aspect ratio of the building mass to the proposed building signage is visually appropriate for both the location and the area of the proposed wall sign.
- ii) The parcel has nearly 1,000 ft of street frontage on Western Ave alone. Due to the length of the parcel, the entrance is 400 ft or more from the nearest adjacent intersection(s). Further, the entrance sits flat against the long side of the building, so it is exceedingly difficult to find, even when a customer is already on the property. The proposed wall sign protrudes from the side of the building to provide a landmark to help find the entrance to the business.
- iii) The interest of having a flashing or "twinkling" lights on the sign is to point pedestrians and traffic to the exact location of the customer entrance into the building. The additional lights will have an impact on safety and security throughout the compound. This will notify customers on where to exactly go into the building and not wander into or around high risk security areas of the building.
- iv) The twinkling lights and neon are also consistent with signage for other businesses in the immediate area, including the Applicant's competitor already referenced herein which recently opened across the street.



# 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 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>7/18/19</u> PLANNER ASSIGNED: <u>JR</u> ACCEPTED BY: _____ FEE: <u>\$475</u> CHECK #: <u>DEBIT</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0561</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>7PM</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-4</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>GIG CW Park Place, LLC</u> ADDRESS: <u>555 5th Avenue 10th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10017</u> TELEPHONE: <u>646 253 8812</u> FAX: _____ CELL: <u>917 836 6531</u> E-MAIL: <u>rlubin@cwcapital.com</u>	
	<b>APPLICANT</b>	NAME: <u>Park Place 1 Apartments</u> ADDRESS: <u>3850 South Mountain Vista Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>646 253 8812</u> FAX: _____ CELL: <u>917 836 6531</u> E-MAIL: _____	
	<b>CORRESPONDENT</b>	NAME: <u>KATIE RAFFINELLO</u> ADDRESS: <u>2300 W. SATTARA, STE 800</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-300-7060</u> FAX: _____ CELL: _____ E-MAIL: <u>KRAFFINELLO@</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-17-302-002 LATITUDEPMENT.COM

PROPERTY ADDRESS and/or CROSS STREETS: 3850 South Mountain Vista Street Las Vegas NV 89121

PROJECT DESCRIPTION: Apartment complex 152 Apartment Homes

(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) [Signature] Property Owner (Print) Rosina Rubin

STATE OF New York  
 COUNTY OF KINGS  
 SUBSCRIBED AND SWORN BEFORE ME ON June 27th, 2019 (DATE)  
 By Maria D. Cruz  
 NOTARY PUBLIC: [Signature]

**Maria D Cruz**  
 Notary Public, State of New York  
 No. 01CR6391885  
 Qualified in Kings County  
 Commission Expires May 20, 2023

\*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.

July 15, 2019

WS-19-0561

PLANNER  
COPY

7/18/19

**Justification:**

Clark County Planning Department  
500 Grand Central Parkway  
Las Vegas, Nevada

Re: Justification Letter – Waiver of Development Standards Application;  
Park Place One (the “Applicant”)  
3850 S Mountain Vista Street; APN 161-17-302-002  
Construction Year 1990  
Response to NOV from CC: Driveway West Entry Gate at Mountain Vista

Clark County Planning:

On behalf of Park Place One Apartment Complex we are seeking approval for waiver of development standards to keep existing automatic vehicle entrance gates associated to the property in place along Mountain Vista Street and Indios Ave. This justification letter on existing vehicle entrance gate is a response from Clark County notice of violation. We are seeking approval for reduced setback distance as required for Planning Code Title 30 Section 30.64.020 section number 5 (Access Gates restricted to a 50' minimum setback from the lip of gutter). We are also requesting reduced gate setbacks to include reduced modified parking count per current planning and development code.

**Objective:**

Mountain Vista West Gate

The existing vehicle entrance gate and fence located along Mountain Vista Street provides personal security for the tenants and allows for all resident vehicles secured access to parking. Our goal is to maintain vehicle security on the property for all its residences. In reference to Mountain Vista Street access gates, our objective is to provide a 25'-0" setback access entry depth and 20'-0" wide slide gate clear opening. Tenant parking will be located on each side of the drive lane behind the access gates. The owners objective is to retain as much existing parking area and drive lanes as possible behind the security gates and fence.

Mountain Vista South Entrance Gate

This is an entrance only gate located at the southwest corner of the property. The owners objective is to maintain this parking area as much as possible behind existing 6' high security gates and fence. With a 36'-8" gate setback our tenant parking is located directly behind the security entrance gates and on each side of the one way drive lane.

### Indios Gates

In reference to Indios Ave an exit only gate is located at the northeast corner of the property. The owners objective is to maintain this parking area as much as possible behind an existing 6' high security gate and fence. With a 14'-4" setback our tenant parking is located directly behind the security exit gates and on each side of the one way drive lane.

At the northwest area of Indios Ave is located a manual operated vehicle gate. This gate is installed for the office functions, guest parking and future residence parking. This manual entrance and adjacent exit gate will remain open during business hours. The owner is requesting to maintain the gates current location as staff will only operate this gate.

### On Site Parking Objective

The owner is requesting a parking modification from current Title 30 loading regulations. Currently the 152 unit complex provides 200 tenant parking spots. Each apartment unit is provided assigned parking plus 13 guest spots.

#### Parking Provided

200 Tenant 9'x18' Parking Stalls

13 Guest 9'x18' Parking Stalls

} REMOVE 2 STALLS  
} RELOCATE 2 STALLS }

PROVIDED TOTAL :  
211

#### Parking Required

(24-1Bedroom) at 1.25 Parking per unit = 30 Required

(104-2Bedroom) at 1.75 Parking per unit = 182 Required

(24-3Bedroom) at 2 Parking per unit = 48 Required

(Guest) at 1.5 Parking per unit = 31 Required

Parking required = 291 Parking Stalls

The owner is requesting a waiver of development standard for reduced parking to accommodate required turning radius for emergency vehicles at the Mountain Vista west gate.

The owner will remove a shed in this location to accommodate the offset parking.

The owner is requesting this waiver to development standards to accommodate emergency vehicle access and new gate location.

### Criteria for Waiver:

1. Tenant site access & circulation remains unchanged.
2. Building & Landscape materials will remain unchanged.
3. The residence safety and welfare are the owners concern as to secure the parking lot and maintain a private drive for vehicles.

### Conclusion

As the community is limited for onsite parking the owner has provided a gated community to the residence of Park Place One. However, to achieve safe and secured parking at this location the owner is requesting to maintain the community gates with modification on the Mountain Vista West Gate.

The gate setbacks as installed helps provide a safer and secure community.



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7/17/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,750</u> CHECK #: <u>4457</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>      </u> TRAILS? Y/N <input checked="" type="checkbox"/> PFNA? Y/N <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-19-500143</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>7PM</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: <u>      </u> ZONE / AE / RNP: <u>      </u> PLANNED LAND USE: <u>CG</u> NOTES: <u>      </u>
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PROPERTY OWNER	NAME: <u>East Flamingo Trust - Eddie Haddad</u> ADDRESS: <u>900 South Las Vegas Boulevards, Suite 810</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-491-5812</u> CELL: <u>      </u> E-MAIL: <u>eddie@huelofts.com</u>
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APPLICANT	NAME: <u>East Flamingo Trust - Eddie Haddad</u> ADDRESS: <u>900 South Las Vegas Boulevard, Suite 810</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-491-5812</u> CELL: <u>      </u> E-MAIL: <u>eddie@huelofts.com</u> REF CONTACT ID #: <u>      </u>
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CORRESPONDENT	NAME: <u>Taney Engineering - Ed Taney/Shannon Cooper</u> ADDRESS: <u>6030 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>      </u> E-MAIL: <u>ShannonC@taneycorp.com/EdT@taneycorp.com</u> REF CONTACT ID #: <u>      </u>
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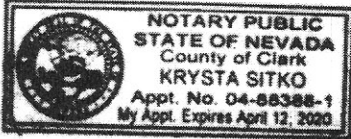
ASSESSOR'S PARCEL NUMBER(S): 161-18-402-012 & 013

PROPERTY ADDRESS and/or CROSS STREETS: East Flamingo Road & South Pearl Street

TENTATIVE MAP NAME: Flamingo & Pearl

NUMBER OF LOTS: 2 GROSS/NET ACREAGE 2.21 GROSS/NET DENSITY 1.11

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)* STATE OF <u>NV</u> COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>JUNE 26, 2019</u> (DATE) By <u>Eddie Haddad</u> NOTARY PUBLIC: <u>      </u>	Property Owner (Print) <u>Haddad, East Flamingo Road Trust</u> 
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\*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.