



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 27, 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.

Board Members:	Jon Wardlaw – Chair Susan Philipp Raymond Berg	John Williams - Vice Chair Robert Orgill
Secretary:	Maureen Helm 702-606-0747, mhelmtab@gmail.com	
County Liaison:	Blanca Vazquez 702-455-8531, 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 August 13, 2019 (For possible action)
- IV. Approval of Agenda for August 27, 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. **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, approximately 300 feet west of Mojave Road within Paradise. TS/sd/ma
(For possible action) **BCC 08/21/19**

2. **UC-19-0582-ISCSPE, LLC:**

USE PERMITS for the following: 1) allow additional sports related uses; 2) a restaurant; and 3) on-premises consumption of alcohol (a lounge) in conjunction with an existing recreational facility building on 2.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise. JG/al/jd (For possible action) **PC 09/17/19**

3. **UC-19-0601-RHCMP, LLC:**

USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service bar) on 0.5 acres in an H-2 (General Highway Frontage) Zone. Generally located on the west side of Boulder Highway and the north side of Flamingo Road within Paradise. TS/bb/jd (For possible action) **PC 09/17/19**

4. **VS-19-0595-CAESARS LINQ, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Spring Mountain Road and between Koval Lane and Las Vegas Boulevard South within Paradise (description on file). TS/jor/ja (For possible action) **PC 09/17/19**

5. **WS-19-0307-INLAND DVRSFD L V EASTERN BLTWY:**

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEW for a proposed automated vehicle wash within the existing Sam's Club parking lot on a portion of 11.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Spencer Street, 900 feet south of the 215 Beltway within Paradise. MN/rk/ja (For possible action) **PC 09/17/19**

6. **WS-19-0597-CLARK, DAVID & MONICA:**

WAIVERS OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residential on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Desert Shale Avenue and the east side of Nomo Street within Paradise. MN/bb/jd (For possible action) **PC 09/17/19**

7. **WS-19-0599-2121, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office complex on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Tropicana Avenue and the east side of Burnham Avenue within Paradise. JG/bb/jd (For possible action) **PC 09/17/19**

8. **TM-19-500158-BOUCHARD, CHRISTINE:**
TENTATIVE MAP consisting of 7 single family residential lots and common lots on 1.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 460 feet east of the Pecos McLeod Interconnect within Paradise. TS/al/jd (For possible action) **BCC 09/18/19**
9. **ZC-19-0592-BOUCHARD, CHRISTINE:**
ZONE CHANGE to reclassify 0.2 acres from C-P (Office and Professional) Zone to R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development on 1.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 460 feet east of the Pecos McLeod Interconnect within Paradise (description on file). TS/al/jd (For possible action) **BCC 09/18/19**
10. **WS-19-0596-CLARK COUNTY STADIUM AUTHORITY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; **2)** increase the number of animated signs allowed; **3)** increase the number of freestanding signs; **4)** increase freestanding sign area; **5)** reduced setbacks for freestanding signs; **6)** reduced freestanding sign separations; and **7)** roof signs.
DESIGN REVIEWS for a comprehensive sign plan including: **1)** animated signage; **2)** freestanding signage; **3)** roof signage; and **4)** the relocation of existing off-premises signs (billboards) in conjunction with a recreational facility (multi-function stadium and events center) on 70.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue within Paradise. MN/al/jd (For possible action) **BCC 09/18/19**

VII. General Business

1. Review FY 2019 budget request(s) and take public input regarding suggestions for FY 2021 budget request(s). (For possible action))
2. Appoint a Paradise TAB member to serve on the Community Development Advisory Committee (CDAC) for 2019/2020

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: September 10, 2019

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

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

BOARD OF COUNTY COMMISSIONERS
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Paradise Town Advisory Board

August 13, 2019

MINUTES

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

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

Steve DeMerritt; 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 July30, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0

Approval of Agenda for July 30, 2019

Moved by: Orgill
Action: Approve as submitted
Vote: 5-0 Unanimous

IV. Informational Items

1. Blanca announced the Coffee and Conversation with Commissioner Jim Gibson, Wednesday August 28 9:00-10:30AM Sunrise Coffee House 3130 E. Sunset Rd.

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/sr/ja (For possible action)

MOVED BY-Orgill

Added condition of a 2 year review as a public hearing

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp

Added Condition- Locked chain to be placed at the front setback

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-1 Philipp opposed

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**

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

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**

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

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**

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

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**

MOVED BY-Philipp

Added conditions- 1way in 1 way out driveway, close off school parking lot with crash gate during after school hours, School zone lights, Signage for 1 way as needed

APPROVE- Subject to staff conditions

VOTE: 4-1 Philipp opposed

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**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

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**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

- VI. General Business
1. Orgill motion to appoint Philipp as the representative to serve on the Technical Advisory Committee, vote was unanimous.
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 27, 2019
- IX. Adjournment
The meeting was adjourned at 9:27 p.m.

DRAFT

ACCESSORY STRUCTURES
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0453-HARMON CURTIS:

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

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

Generally located on the north side of Emerson Avenue, approximately 300 feet west of Mojave Road within Paradise. TS/sd/ma (For possible action)

RELATED INFORMATION:

APN:

162-13-503-013

USE PERMITS:

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

WAIVER OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Landscaping

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

Elevations

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

Floor Plans

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

Applicant's Justification

The applicant states that they would like to keep the existing storage containers located in the southwest corner of the property along Emerson Avenue for personal storage and to construct a new canopy.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits #1, #2, & #3

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. Although there is often a need for structures that are utilized for storage in residential areas, in general these types of storage containers are not architecturally compatible with the existing residence or adjacent properties. Currently, the existing storage containers are located in the front portion of the lot partially visible from both the street and adjacent properties to the south and west. With single family residences on the north, west, and south sides of the property, and with the grading that occurred on the site, staff cannot support these structures. Therefore, staff does not support these requests.

Use Permit #4

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

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Waiver of Development Standards

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

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



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>6/5/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$3,125</u> CHECK #: <u>1094</u> COMMISSIONER: <u>T.S.</u> OVERLAY(S)? <u>—</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: _____	APP. NUMBER: <u>UC-19-0453</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/2/19</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/7/19</u> ZONE / AE / RNP: <u>D-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Curtis Harmon</u> ADDRESS: <u>3924 Aquamarine Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 812-8170</u> FAX: <u>NA</u> CELL: <u>(702) 812-8170</u> E-MAIL: <u>curtiswharmon@gmail.com</u>	
	APPLICANT	NAME: <u>ACG Design/Hailey Shinton</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 931-2992</u> FAX: <u>NA</u> CELL: <u>(702) 931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	
	CONRESPONDENT	NAME: <u>ACG Design/Hailey Shinton</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 931-2992</u> FAX: <u>NA</u> CELL: <u>(702) 931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	


ASSESSOR'S PARCEL NUMBER(S): 162-13-503-013
 PROPERTY ADDRESS and/or CROSS STREETS: 3126 Emerson Ave
 PROJECT DESCRIPTION: SUP for storage containers and DR for increased finished grade

(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.

[Signature] Property Owner (Signature)* Curtis Harmon Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 21st, 2019 (DATE)
 By Curtis Harmon
 NOTARY PUBLIC: Hailey Shinton



*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.



CIVIL
ENGINEERING
UC-19-0453

June 4, 2019

Clark County Public Works – Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV. 89155

**RE: Design Review and Use Change
3126 Emerson Ave**

To Whom It May Concern,

Please find attached our application for a Design Review for increased finished grade and Use Change to allow storage containers onsite.

The existing home is currently set on an elevated pad and has been since constructed in 1956. Due to the use change request we are having to justify the increase in finished grade in relation to the adjacent properties. The finished floor of the existing home is 1918.13' where the finished floor of the building to the West is 1899.00', and the building to the North is 1898.26', totaling to a difference of roughly 20'. The proposed pad for the 3 storage containers will have an increased pad elevation of approximately 5' from the adjacent building to the West.

We would like to request the approval to allow 3 8'x20' storage containers. These containers will be located on the SW corner of the property and be used for personal storage due to the high theft in the area.

We respectfully ask for the approval of this application.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157



JUN 04 2019

09/17/19 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

OQUENDO RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0582-ISC SPE, LLC:

USE PERMITS for the following: **1)** allow additional sports related uses; **2)** a restaurant; and **3)** on-premises consumption of alcohol (a lounge) in conjunction with an existing recreational facility building on 2.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone.

Generally located on the south side of Oquendo Road and the west side of Topaz Street within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-202-028

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Topaz Street
- Site Acreage: 2.8
- Project Type: Recreational facility with accessory commercial uses (restaurant & lounge)
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 81,000
- Parking Required/Provided: 30/51

Request

The request is to modify an existing recreational facility by allowing additional sports related activities within the facility, and by allowing a restaurant and lounge as accessory commercial uses in conjunction with the facility. The recreational facility was approved for tennis by UC-1544-04 in November 2004. The applicant is requesting to have the following additional sports related uses: soccer, lacrosse, basketball, dodgeball, volleyball, football, baseball, trampoline/bounce house, weightlifting/fitness, cycling (stationary), ping pong, foosball, and other sports related activities. No changes are proposed to the exterior of the building or the site layout with this application.

Site Plan

The existing building is located on the southern portion of the lot with parking located to the north of the building. Access to the site is provided by an existing driveway from Oquendo Road. There is a vacant parcel under separate ownership adjacent to this site at the southwest corner of Oquendo Road and Topaz Street that is being used as an unimproved parking lot with no land use action to allow for this. If this facility is using this lot for parking then additional land use is required.

Landscaping

The plans depict the existing landscaping. No changes are proposed or required for the landscaping with this request.

Elevations

The existing building is 1 story and 40 feet in height. The building is constructed of metal and painted in earth tone colors.

Floor Plans

The existing building has an area of approximately 81,000 square feet and consists of 10 indoor tennis courts, with 5 courts each within the northern and southern portions of the building. The center of the building, in an atrium area is where the accessory commercial uses are located. Locker rooms, offices, and storage areas are located in the western portion of the building. Portions of the tennis court areas will be modified to accommodate other sport related activities. The plan indicates the proposed restaurant and lounge area will occupy approximately 4,000 square feet of the atrium area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that other recreational facilities have been permitted to have similar accessory commercial uses (restaurant and lounge) with no adverse effects to the facility or the abutting developments.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0729-13	Reduced setbacks for an awning attached to the front of the building	Approved by PC	December 2013
WS-0986-05	Reduced the front setback for a previously approved tennis court facility building	Approved by PC	August 2005
UC-1544-04	Decorative metal recreational facility consisting of 10 indoor tennis courts and reduced the front setback to 18 feet along Topaz Street	Approved by PC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Cannon Middle School
South	Business and Design/Research Park	R-E & M-D	Vacant
East	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & office/warehouse
West	Business and Design/Research Park	R-E & M-D	Undeveloped, single family residential, & financial service

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The site was originally approved for a recreational facility by UC-1544-04 in November 2004. Records show the existing facility was constructed in 2007 and since that time there is no record of any issues with negative impacts on abutting developments from this use. The surrounding community has transitioned from residential uses to commercial and industrial uses. There are only 2 existing single family residences abutting this site. Staff finds that the request to allow additional sports related activities within the facility is an appropriate modification to the facility. The additional activities are consistent and compatible with the original use of the facility for tennis; therefore, the request is consistent and compatible with existing uses on the abutting properties. The proposed restaurant and lounge are intended to be accessory uses for the benefit of the customers of the facility and are not intended to be used by the general public as a typical restaurant and lounge. Similar requests have been approved for other recreational facilities without creating adverse impacts on the abutting developments. Therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERNATIONAL SPORTS CENTER, LLC

CONTACT: INTERNATIONAL SPORTS CENTER, LLC, 5975 TOPAZ STREET, LAS VEGAS, NV 89120



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/25/19</u> PLANNER ASSIGNED: <u>PHH</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$475.00</u> CHECK #: COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>UC-19-0582</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/24</u> TIME: <u>2:00</u> PC MEETING DATE: <u>10/15/19</u> BCC MEETING DATE: ZONE / AE / RNP: <u>RE/AEGS</u> PLANNED LAND USE: <u>BOAP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>ISC SPE, LLC</u> ADDRESS: <u>5975 TOPAZ ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 435-7000</u> CELL: <u>(702) 525-4576</u> E-MAIL: <u>emily@LSCLV.COM</u>	
	APPLICANT	NAME: <u>International Sports Center LLC</u> ADDRESS: <u>5975 TOPAZ ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 435-7000</u> CELL: <u>(702) 525-4576</u> E-MAIL: <u>emily@LSCLV.COM</u> REF CONTACT ID #:	
	CORRESPONDENT	NAME: <u>Emily Chandler</u> ADDRESS: <u>5975 TOPAZ ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 435-7000</u> CELL: <u>(702) 525-4576</u> E-MAIL: <u>emily@LSCLV.COM</u> REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 102-30-202-028

PROPERTY ADDRESS and/or CROSS STREETS: 5975 TOPAZ ST LAS VEGAS, NV 89120

PROJECT DESCRIPTION: SUP for recreation facility w/ accessory building

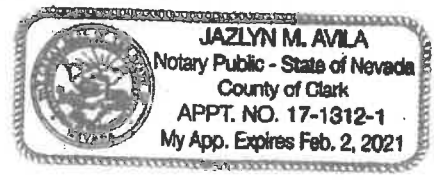
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

EMILY CHANDLER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 19, 2019 (DATE)
 By Emily Chandler

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.

July 23, 2019

Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a special use permit for a recreation facility for multiple activities, plus an accessory restaurant with on-premise beer and wine service, supplementing the existing uses approved by UC-1544-04, on APN 162-36-202-028:

1. The recreational uses contemplated for the property are listed in the attached letter of 1/19/17 which were approved for the property administratively, notwithstanding the parenthetical comment on UC-1544-04 "(tennis court facility)".
2. The applicant now also seeks to have an accessory restaurant including on-premises beer and wine in conjunction with the recreational uses.
3. The accessory restaurant with on-premises beer and wine is anticipated to occupy approximately 4% of the building floor area and function as an amenity for the recreational facility users.

Justification: Similar recreation facilities (hockey rinks, etc.) have been permitted to have similar accessory uses with no problems known to the applicant. A supplemental explanatory justification letter is attached. This request has been coordinated with Planning Director Amundsen who indicated that the new special use permit must be sought because Title 30 requires that the requested accessory use must to be approved in conjunction with a special use permit for the recreation facility, not separately sought.

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

LONGEVITY SPORTS CENTER

5975 Topaz Street
Las Vegas, NV 89120

January 19, 2017

Via Hand Delivery

Comprehensive Planning Department
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: UC 04-1544

Ladies and Gentlemen:

Consistent with the Sport Facility Master License issued since 2012 by the County's Department of Business License for our premises, we offer and have offered the following recreational activities in our building:

- Soccer
- Lacrosse
- Tennis
- Basketball
- Dodgeball
- Volleyball
- Football
- Baseball
- Trampoline/Bounce House
- Weightlifting/Fitness
- Cycling (stationary)
- Ping Pong
- Foosball

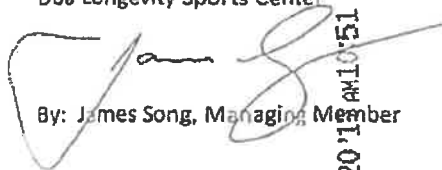
In the future we also may hope to offer similar sports-related activities in response to market demand, which may include Crossfit, Aerobics, Yoga, Dancing, Zumba, Tai Chi, Martial Arts, Pickleball and Tetherball.

The above should be reflected as permitted uses under the referenced Use Permit 04-1544 for this location. Thank you.

Sincerely,

INTERNATIONAL SPORTS CENTER, LLC
Dba Longevity Sports Center

By: James Song, Managing Member



JAN 20 10 51 AM '17

JUSTIFICATION LETTER

June 28, 2019

Regarding the special use permit for construction of a Category 2 Restaurant with retail beer and wine inside International Sports Center dba Longevity Sports Center.

Owner of Property: I S C S P E, LLC

Applicant: International Sports Center, LLC dba Longevity Sports Center

Physical Address: 5975 Topaz Street, Las Vegas, NV 89120

APN: 162-36-202-028

Issue at Hand: International Sports Center, LLC dba Longevity Sports Center manages and operates sports leagues and classes for adults and youth. The facility provides a safe, indoor environment for patrons to enjoy playing or watching sports. In order to foster and grow a sense of community among sports fans, players and spectators, Longevity Sports Center desires to add a Category 2 Restaurant with retail beer and wine (beer and wine on premises). The Category 2 restaurant will occupy a small portion of the 79,254 square foot building. With seating the restaurant will have a 3,159 square foot footprint; this is 3.9% of the property. The current zoning for the property is RE (Rural Estates Residential) with a special use permit to operate as a recreational facility. (See filed letter with the Clark County Planning Department.) Additionally, the site has been deed restricted to non-residential land uses. Many of the surrounding properties have been acquired by the Department of Aviation and restricted to non-residential development. The Paradise Land Use Plan designates this area for future commercial and industrial uses. The adjacent lots have been rezoned to M-D (Designed Manufacturing).

Longevity Sports Center desires to obtain an additional special use permit occupying less than 4% of the building in order to operate a Category 2 restaurant with beer and wine.

Thank you for your consideration,

Emily Chandler, Managing Member
I S C S P E, LLC
Tel: 702.525.4576
Email: emily@isclv.com

09/17/19 PC AGENDA SHEET

RESTAURANT/ON-PREMISES ALCOHOL
(TITLE 30)

BOULDER HWY/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0601-RHCMP, LLC:

USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service bar) on 0.5 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the west side of Boulder Highway and the north side of Flamingo Road within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

161-17-804-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4870 Boulder Highway
- Site Acreage: 0.5
- Project Type: Commercial restaurant
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 2,364
- Parking Required/Provided: 25/32

Site Plan

The proposed special use permits will allow the applicant to operate a restaurant with on-premises consumption of alcohol in an existing building previously occupied by Pizza Hut. The applicant could operate the restaurant without a special use permit as a continually operating nonconforming use under Section 30.76.050. A special use permit will allow the owner to rebuild or expand in conformance with Title 30. The building is 2,364 square feet and 22 feet in elevation and was most recently operated as a Pizza Hut since 1983. The long side of the building is oriented along the north property line with customer access facing Boulder Highway on the east and a second entrance facing south. The property has 32 paved parking spaces where 25 are currently required. The parking area is illuminated by 20 foot high box light poles. The

existing covered trash enclosure is behind the building with a concrete pad and a bus stop is located on the south side of the property. Right-in/right-out driveways and attached sidewalks are located at Boulder Highway and Flamingo Road frontages. No significant changes are proposed to the property.

Landscaping

The property has existing landscaping that appears to have been maintained over the life of the property.

Elevations

The 4 sided elevations depict a classic Pizza Hut structure with the modified hip roof and parapet walls forming at the high point of the roof. The restaurant has 2 entrances located on the east and south sides of the building. The structure has large windows on the north, west, and south sides of the building. No significant changes are proposed by the applicant for the exterior structure.

Floor Plans

The floor plan depicts a kitchen and service area for a 51 seat restaurant in a 2,364 square foot area. No significant changes are proposed by the applicant to the interior space and seating arrangement.

Signage

Signs are not a part of this application.

Applicant's Justification

The applicant is proposing a seafood restaurant with alcohol sales starting in September 2019. The liquor license for on-premises sale of alcohol will complement the restaurant business and be limited to dine-in customers.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0326-99	Remodel of an existing restaurant	Approved by PC	April 1999
AC-024-83 VC-024-83	Restaurant	Approved by BCC	April 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Restaurant
South	Commercial General & Office Professional	H-2, R-1	7-11 convenience store
East	Commercial Tourist	H-1, C-2	Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The restaurant and proposed on-premises sale of alcohol is compatible with the surrounding area and located within 600 feet of the intersection of Boulder Highway and Flamingo Road as required in Title 30, Table 30.44-1. The proposed sale of alcohol also meets the Chapter 30.08 definition of a service bar. A special use approval for the restaurant will allow the owner to rebuild in the event of a greater than 50% loss without seeking additional approval from Clark County.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZE WANG

CONTACT: ZE WANG, 4870 BOULDER HIGHWAY, LAS VEGAS, NV 89121

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-31-2019</u> PLANNER ASSIGNED: <u>ESB</u> ACCEPTED BY: <u>ESB</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>M4D-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0601</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7PM</u> PC MEETING DATE: <u>9-17</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>RHC MP, LLC</u> ADDRESS: <u>200 2nd Ave S #402</u> CITY: <u>St. Petersburg</u> STATE: <u>FL</u> ZIP: <u>33701</u> TELEPHONE: _____ CELL: <u>727.771.3818</u> E-MAIL: <u>stefan.cushman@gmail.com</u>	
	APPLICANT	NAME: <u>ZE WANG</u> ADDRESS: <u>4870 Boulder Hwy</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>6267894991</u> CELL: <u>6267894991</u> E-MAIL: <u>wangze61638@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>ZE WANG</u> ADDRESS: <u>4870 Boulder Hwy</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>6267894991</u> CELL: <u>6267894991</u> E-MAIL: <u>wangze61638@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-17-804-001

PROPERTY ADDRESS and/or CROSS STREETS: 4870 Boulder Highway, Las Vegas, 89121

PROJECT DESCRIPTION: Restaurant with Alcohol Service

(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 Maine
 COUNTY OF Hancock

SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2019 (DATE)

By _____

NOTARY PUBLIC:

MORGAN HANSEN
 Notary Public
 Maine
 My Commission Expires June 3, 2026

*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-19-0601

Cajun Crab LLC
4870 Boulder Hwy,
Las Vegas, NV 89121

July 24, 2019

I am one of the managing member, writing this letter of justification to apply for use permit for my seafood restaurant business, Cajun Crab LLC dba Hot'N Juicy Crab, located at 4870 Boulder Hwy., Las Vegas, NV 89121.

The purpose of the use permit is to apply for the liquor license for my seafood restaurant business. It's because I have to get the use permit before applying for the liquor license.

My seafood restaurant business will start to operate on September 1, 2019. My seafood restaurant business is just like any other food and beverage business and introduce Chinese cuisine in Las Vegas. I want to be able to have the liquor license so I can provide liquor, beer, wine to customers when they dine-in at our restaurant. This license is important to my business to improve the sales of my business.

Thank you,

Managing Member,


Ze Wang,

PLANNER
COPY

09/17/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0595-CAESARS LINQ, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Spring Mountain Road and between Koval Lane and Las Vegas Boulevard South within Paradise (description on file). TS/jor/ja (For possible action).

RELATED INFORMATION:

APN:

162-16-411-003; 162-16-411-005; 162-16-412-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

Per the submitted plans the applicant is requesting to vacate and abandon a pedestrian access easement (minimum of 10 feet of airspace above the finished grade). The pedestrian access easement is located along Las Vegas Boulevard South, adjacent to a new entry way and bar area (Re:Match Bar) at the LINQ Hotel and Casino. The Notice of Final Action for UC-18-0611 conditioned the applicant to execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way which includes the canopy for the exterior façade upgrades to the Re:Match Bar. Vacating the proposed airspace is necessary to accommodate the previously approved canopy.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0482	Allow a production and recording studio for ESPN	APPROVED/DENIED by BCC	August 2019
WS-19-0225	LINQ Hotel elevator addition and amendment to the approved comprehensive sign plan	Approved by BCC	June 2019
UC-19-0175	Recreational facility (virtual reality theater domes) and an amendment to an approved comprehensive sign plan	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0149	An amendment to an approved comprehensive sign plan including a roof sign	Approved by BCC	April 2019
WS-18-1022	Modifications to the LINQ Resort Hotel and the LINQ Promenade facade and an amendment to an approved comprehensive sign plan	Approved by BCC	February 2019
UC-18-0951	Modifications to the LINQ Resort Hotel and the LINQ Promenade and an amendment to an approved comprehensive sign plan	Approved by BCC	January 2019
DR-18-0934	Modifications to an approved comprehensive sign plan for the LINQ Resort Hotel	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved by ZA	December 2018
UC-18-0611	Restaurant with outside dining and modifications to an approved comprehensive sign package	Approved by BCC	October 2018
DR-18-0610	Modifications to an approved comprehensive sign package	Approved by BCC	October 2018
UC-18-0546	Outdoor sales structure/booth with amended sign plan	Approved by BCC	September 2018
UC-18-0364	Modifications to an approved comprehensive sign package	Approved by BCC	September 2018
UC-0979-17	Recreational facility (zip-line)	Approved by BCC	December 2017
UC-0625-16	Modifications for an approved comprehensive sign package	Approved by BCC	October 2016
DR-0294-15	Building addition (box office) and shade structures in conjunction with the LINQ	Approved by BCC	June 2015
UC-0244-15	Modifications to an approved comprehensive sign package	Approved by BCC	June 2015
UC-0203-15	Temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas	Approved by BCC	May 2015
UC-0584-14	Expansion of the Gaming Enterprise District to include portions of this site – withdrawn without prejudice	Withdrawn at PC	January 2015
DR-0105-14	Modifications to an approved comprehensive sign package	Approved by BCC	April 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0234-12	Additional parking lot on 1.5 acres for the LINQ (APNs 162-16-401-007 and 162-16-410-042)	Approved by BCC	July 2012
UC-0153-12	Increased height of a freestanding sign and design reviews for a freestanding sign, a roof sign, and modifications to a comprehensive sign package	Approved by BCC	July 2012
UC-0281-11	Allow commercial, retail, entertainment, restaurant, and recreational facility uses (LINQ project)	Approved by BCC	August 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of the easement to allow improvements for the tenant space to be 10 feet above the grade of the pedestrian walkway.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

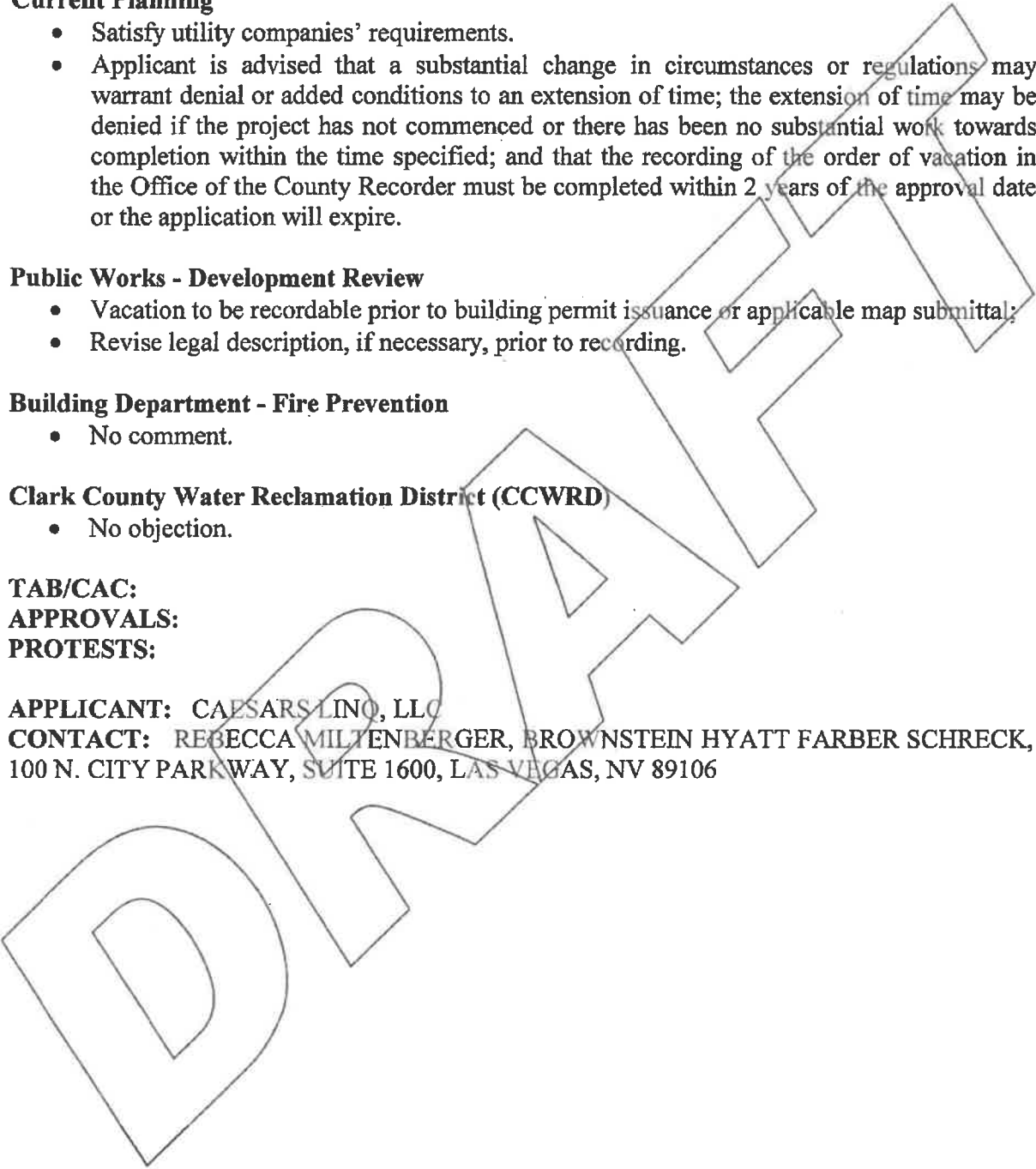
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINO, LLC

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





VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7-29-19</u>	APP. NUMBER: <u>VS 19-0595</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: _____	TAB/CAC <u>PARADISE</u>
		ACCEPTED BY: <u>TK</u>	TAB/CAC DATE: <u>8/27</u> TIME: <u>7am</u>
		FEE: _____ CHECK #: _____	PC MEETING DATE: <u>9/17</u> <u>7am</u>
		COMMISSIONER: <u>TS</u>	BCC MTG DATE: _____
		OVERLAY(S)? <u>MUD 1</u>	ZONE / AE / RNP: <u>H1</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>PDE CT</u>

PROPERTY OWNER	NAME: <u>3535 LV Newco, LLC & Caesars Linq, LLC</u> ADDRESS: <u>3535 Las Vegas Blvd South/ 3545 Las Vegas Blvd South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-322-0512</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
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APPLICANT	NAME: <u>3535 LV Newco, LLC & Caesars Linq, LLC</u> ADDRESS: <u>3535 Las Vegas Blvd South/ 3545 Las Vegas Blvd South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-322-0512</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck, LLP</u> ADDRESS: <u>100 North City Parkway, Ste. 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>Rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u>
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ASSESSOR'S PARCEL NUMBER(S): 162-16-412-002, 162-16-411-003 & 162-16-411-005

PROPERTY ADDRESS and/or CROSS STREETS: 3535 & 3545 S. Las Vegas Blvd., Las Vegas, Nevada 89109

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.

Gary Bogan, Authorized Signatory

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/12/2019 (DATE)
 By Gary Bogan
 NOTARY PUBLIC: Kim McAllister



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

**Brownstein Hyatt
Farber Schreck**

VS 19-1595

July 29, 2019

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

VIA VIA HAND DELIVERY

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

RE: Vacation Application – Pedestrian Easement Airspace

To Whom It May Concern:

We represent 3535 LV Newco, LLC ("3535 Newco"), owner of the Linq Hotel & Casino located at 3535 Las Vegas Boulevard South, Las Vegas, Nevada 89109 and bearing Clark County Assessor Parcel Number ("APN") 162-16-411-005 (the "Hotel Property"), and Caesars Linq, LLC ("Caesars Linq" and, together with 3535 Newco, the "Applicant"), owner of the Linq Promenade located 3545 Las Vegas Boulevard South, Las Vegas, Nevada 89109 and bearing APNs 162-16-412-002 and 162-16-312-003, in connection with the foregoing vacation application.

As a condition set forth in the Notice of Final Action, dated October 11, 2018, for the land use application UC-18-0611 (the "Re:Match Project"), 3535 Newco, as owner of the Hotel Property, was required to enter into a License and Maintenance Agreement with the Clark County Department of Public Works (the "County"), for any non-standard improvements within the right-of-way and easements, including, but not limited to, the retractable canopy (the "Canopy"). The License and Maintenance Agreement application was subsequently submitted to the County on January 28, 2019, as a condition to the Re:Match Project approvals, application number SD-19-990008 (the "License and Maintenance Agreement Application"). After review and consideration, the County requested that a portion of the airspace rights associated with that certain Agreement and Grant of Easement for Pedestrian Access, dated as of March 21, 2017, by and between Caesars Linq, LLC, a Delaware limited liability company, and the County, recorded on April 5, 2017 as Instrument No. 20170405-0002623 (the "Pedestrian Easement") in the Office of the County Recorder of Clark County, Nevada, be vacated in lieu of the License and Maintenance Agreement Application.

As such, the Applicant hereby submits the enclosed application and supporting materials to vacate a portion of the Pedestrian Easement airspace that is ten (10) feet or higher above the finished grade as more particularly described on the enclosed legal description for the portion that is necessary to relinquish the airspace rights for the Canopy.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger
Enclosures

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

4

09/17/19 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

SPENCER ST/215 BELTWAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0307-INLAND DVRSFD L V EASTERN BLTWY:

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEW for a proposed automated vehicle wash within the existing Sam's Club parking lot on a portion of 11.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Spencer Street, 900 feet south of the 215 Beltway within Paradise. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

177-23-611-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for an existing driveway along Spencer Street to a minimum of 63 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 58% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E Serene Avenue
- Site Acreage: 11.6 (portion)
- Project Type: Automated vehicle wash
- Number of Stories: 1
- Building Height (feet): 17 feet 4 inches
- Square Feet: 2,237
- Parking Required/Provided: 2,827/2,949

Site Plans

The plans depict a proposed 2,237 square foot vehicle wash within the existing Sam's Club parking lot. The proposed vehicle wash is located in front of the Sam's Club retail building which is part of a larger shopping center. More specifically the vehicle wash is oriented in a north/south direction that is located 22 feet from the west property line (Spencer Street), 125 feet

south of Sam's Club, and 150 feet north of an existing fuel pump station for Sam's Club members. Customers would enter from a southern queuing lane and exit through to the northern portion of the parking lot. The proposed use will take up 69 parking spaces within the existing parking lot; however, the overall shopping center exceeds parking requirements. A total of 2,949 parking spaces are provided for the shopping center where a minimum of 2,827 spaces are required. There are existing drive aisles for the shopping center located on the east side of the subject parcel which provides cross access with the remainder of the shopping center.

Landscaping

There are existing landscape areas along Spencer Street that were established with the initial development of the shopping center. New landscape areas consisting of trees, shrubs, and groundcover are proposed within the parking area on the east side of the building and along portions of the footprint of the west side of the building.

Elevations

The plans depict a 1 story building, generally 18 feet in height. The building materials consist of smooth face CMU with a multi-layer block design. The tunnel ingress/egress faces in a north/south direction.

Floor Plans

The plans show a proposed 2,237 square foot automated vehicle wash building with a wash tunnel, equipment, and a storage room.

Signage

Wall signs are shown as part of this request for the proposed building. There are 2 types of wall signs: 1) stating "Sam's Club Car Wash" with logo; and 2) directional signage "entrance/exit". The signage is located on the east and west elevations of the building totaling 78 square feet. The signs are comprised of internally illuminated channel letters and logo. The total wall signs are less than what is allowed by Code.

Applicant's Justification

The applicant indicates that the vehicle wash will be a suitable location for this use because the site is adequately parked and the properties to the south and east have similar commercial zonings. Furthermore, the applicant finds that the project is in full compliance with Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0828-99	Future retail store and an addition to an existing retail building	Approved by PC	July 1999
ZC-1650-96	Reclassified this site to C-2 zoning for a shopping center	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Sam's Club retail building
South	Commercial General	C-1	Retail center
West	Public Facilities	R-E & P-F	Silverado High School & a fire station
East	Commercial General	C-2	Remaining portions of the shopping center

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 site design is consistent with the existing land uses in the shopping center and on-site traffic circulation will not be negatively impacted by the location of the vehicle wash. There are queuing lanes provided for both ingress/egress that will alleviate the stacking of vehicles in the drive aisles. Staff finds this request complies with Urban Land Use Policy 75 of the Comprehensive Master Plan which encourages the physical and functional integration of surrounding buildings, along with existing pedestrian paths and streets when considering the location of the buildings on the site; therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards

The applicant worked with staff to redesign the entrance to improve the existing condition by routing the vehicle wash exit east into the existing parking lot instead of having direct access to the main drive aisle off Spencer Street. With the plans that were revised in August 2019, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

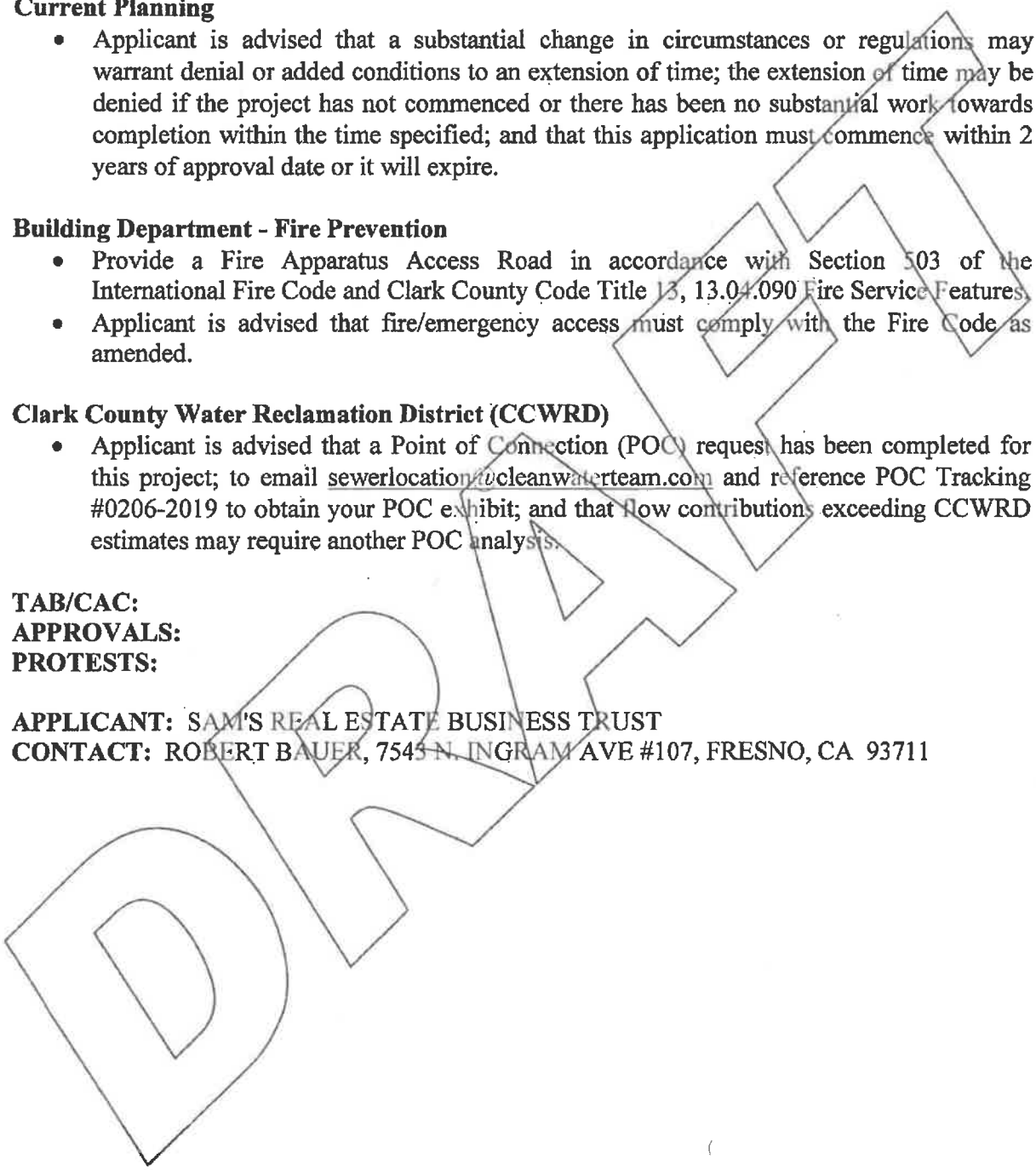
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAM'S REAL ESTATE BUSINESS TRUST

CONTACT: ROBERT BAUER, 7545 N. INGRAM AVE #107, FRESNO, CA 93711





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>4.18.19</u> PLANNER ASSIGNED: <u>RR</u> ACCEPTED BY: _____ FEE: <u>\$675.00</u> CHECK #: <u>1200</u> COMMISSIONER: <u>MM</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>0/N</u> TRAILS? <u>Y/0</u> PFNA? <u>Y/0</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR 19.0307</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>5/14/19</u> TIME: <u>7:00p</u> PC MEETING DATE: <u>6/14/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>WPCG</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/0</u> LETTER DUE DATE: <u>DE 0828-19</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Sam's Real Estate Business Trust / INLAND DIVERSIFIED LAS VEGAS EASTERN DISTRICT LLC</u> ADDRESS: <u>PO Box 8050, Mailstop 0555,</u> CITY: <u>Bentonville</u> STATE: <u>AR</u> ZIP: <u>72712</u> TELEPHONE: <u>479-777-1351</u> CELL: <u>479-787-0977</u> E-MAIL: <u>Ashley.may@walmart.com</u>	
	APPLICANT	NAME: <u>SAM'S REAL ESTATE BUSINESS TRUST</u> ADDRESS: <u>201 SE SIMPLE SAVINGS DR.</u> CITY: <u>BENTONVILLE</u> STATE: <u>AR</u> ZIP: <u>72716-0745</u> TELEPHONE: <u>479.277.1361</u> CELL: <u>479.787.0977</u> E-MAIL: <u>ashley.may@walmart.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>CEI ENGINEERING ASSOCIATES / JOHN DEGUNYA</u> ADDRESS: <u>7543 N. INGRAM AVE SUITE 107</u> CITY: <u>FRESNO</u> STATE: <u>CA</u> ZIP: <u>93711</u> TELEPHONE: <u>559-447-3119</u> CELL: <u>559-840-7614</u> E-MAIL: <u>JDEGUNYA@CEIENG.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-23-611-003

PROPERTY ADDRESS and/or CROSS STREETS: 1910 East Serene Avenue, Las Vegas, NV

PROJECT DESCRIPTION: Construction of free-standing car wash within existing parking lot as an accessory use of the existing Sam's Club

(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.

THW _____
 Property Owner (Signature)*

Thomas H. Wait
 Property Owner (Print)

STATE OF Arkansas
 COUNTY OF Benton

SUBSCRIBED AND SWORN BEFORE ME ON March 4, 2019 (DATE)
 By Thomas H. Wait
 NOTARY PUBLIC: _____

CYNTHIA M. VANDEVORT
 Washington County
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires October 20, 2024
 Commission No. 12401481

*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.



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

7543 N. Ingram Avenue, Suite 107
Fresno, CA 93711
(559) 447-3119 Fax (559) 447-3129
www.ceiang.com

March 18, 2019

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

CIVIL
ENGINEERING

**SUBJECT: 1910 E SERENE AVENUE, LAS VEGAS, NV
PROPOSED CARWASH ADDITION - JUSTIFICATION LETTER**

Clark County Planning Department,

Sam's Club is pleased to submit this justification letter for a proposed carwash addition to the existing Sam's Club site located at 1910 E Serene Avenue in Las Vegas, Clark County, Nevada.

APN: 177-23-611-003

The project will construct a free-standing car wash building within the existing Sam's Club parking lot. The parcel is currently zoned C-2 (General Commercial).

The carwash will be an accessory use for existing Sam's Club members. Ingress and egress will be primarily from Spencer Street while maintaining fuel truck access to the existing Sam's Club Gas Station. Utility services for Sewer, Water, Gas and Electric are anticipated to be from Spencer Street. There are sufficient public safety, transportation, flood control, and utility facilities available to serve the proposed addition while maintaining sufficient levels of service to the existing developments. Development of this site will impact the natural environment only in a way consistent with other developments in the area.

Please feel free to contact our office at (559) 447-3119 if you have any additional questions or comments regarding this project.

Sincerely,
CEI Engineering Associates, Inc.

John DeGunya, PE
Project Manager

Solutions for Land and Life

CALIFORNIA ■ TEXAS ■ ARIZONA ■ MINNESOTA ■ PENNSYLVANIA



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

7543 N. Ingram Avenue, Suite 107
Fresno, CA 93711
(559) 447-3119 Fax (559) 447-3129
www.ceieng.com

April 18, 2019

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

REVISED

**CIVIL
ENGINEERING**

**SUBJECT: 1910 E SERENE AVENUE, LAS VEGAS, NV
PROPOSED CARWASH ADDITION - JUSTIFICATION LETTER**

Clark County Planning Department,

Sam's Club is pleased to submit this justification letter for a proposed carwash addition to the existing Sam's Club site located at 1910 E Serene Avenue in Las Vegas, Clark County, Nevada.

APN: 177-23-611-003

The project will construct a free-standing car wash building within the existing Sam's Club parking lot. The parcel is currently zoned C-2 (General Commercial).

The carwash will be an accessory use for existing Sam's Club members. Ingress and egress will be primarily from Spencer Street while maintaining fuel truck access to the existing Sam's Club Gas Station. Utility services for Sewer, Water, Gas and Electric are anticipated to be from Spencer Street. There are sufficient public safety, transportation, flood control, and utility facilities available to serve the proposed addition while maintaining sufficient levels of service to the existing developments. Development of this site will impact the natural environment only in a way consistent with other developments in the area.

In closing, the proposed use will take up 69 parking stall spaces where 1,676 are provided in the overall commercial complex. The required amount of parking stalls is 1,515. Therefore, parking is not an issue at this site.

Please feel free to contact our office at (559) 447-3119 if you have any additional questions or comments regarding this project.

Sincerely,
CEI Engineering Associates, Inc.

John DeGunya, PE
Project Manager

Solutions for Land and Life

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA



CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

7543 N. Ingram Avenue, Suite 107
Fresno, CA 93711
(559) 447-3119 Fax (559) 447-3129
www.ceieng.com

DR-19-0307

CIVIL
ENGINEERING

9/17/19 PC

July 31, 2019

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155-1741

REVISED
8.2.19

SUBJECT: 1910 E SERENE AVENUE, LAS VEGAS, NV
PROPOSED CARWASH ADDITION - JUSTIFICATION LETTER

Clark County Planning Department,

Sam's Club is pleased to submit this justification letter for a proposed carwash addition to the existing Sam's Club site located at 1910 E Serene Avenue in Las Vegas, Clark County, Nevada.

APN: 177-23-611-003

The project will construct a free-standing car wash building within the existing Sam's Club parking lot. The parcel is currently zoned C-2 (General Commercial).

The carwash will be an accessory use for existing Sam's Club members. Ingress and egress will be primarily from Spencer Street while maintaining fuel truck access to the existing Sam's Club Gas Station. The proposed total throat depth is 63.4 feet from the carwash exit to Spencer Street. The project proposes to improve the existing throat depth at this location however it is still under the 150 feet minimum requirement for a site with more than 201 parking spaces. The applicant is requesting a variance for the throat depth requirement from Clark County.

Street Utility services for Sewer, Water, Gas and Electric are anticipated to be from Spencer Street. There are sufficient public safety, transportation, flood control, and utility facilities available to serve the proposed addition while maintaining sufficient levels of service to the existing developments. Development of this site will impact the natural environment only in a way consistent with other developments in the area.

In closing, the proposed use will take up 69 parking stall spaces where 633 are provided in the Sam's Club parking lot. The required amount of parking stalls is 552. Therefore, parking is not an issue at this site.

Please feel free to contact our office at (559) 447-3119 if you have any additional questions or comments regarding this project.

Sincerely,
CEI Engineering Associates, Inc.

John DeGunya, PE
Project Manager

Solutions for Land and Life

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

09/17/19 PC AGENDA SHEET

SETBACK
(TITLE 30)

NOMO ST/DESERT SHALE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0597-CLARK, DAVID & MONICA:

WAIVERS OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residential on 1.0 acre in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Desert Shale Avenue and the east side of Nomo Street within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-22-517-026

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the street side (corner) setback to 2 feet where 10 feet is required per Table 30.40-2 (an 80% reduction).
- b. Reduce the rear yard setback to 2 feet where 5 feet is required per Table 30.40-2 (a 60% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9088 Nomo Street
- Site Acreage: 1
- Project Type: Shed
- Number of Stories: 1
- Building Height: 7 feet 9 inches
- Square Feet: 139

Site Plan

The plan depicts a single family home on a 1 acre lot at the corner of Nomo Street and Desert Shale Avenue. The applicant built a 139 square foot shed in the rear yard on the street side of the lot, 6 feet from the house, 2 feet from the rear property line, and 2 feet from the north property line adjacent to Desert Shale Avenue. Building code allows a shed to be constructed

without a building permit if less than 200 square feet in area. Structures built without a building permit are still required to meet the setbacks found in Title 30, Table 30.40-2. The applicant has paid double the fees required for the waiver application in this case. The shed is 24 inches above the adjacent block wall and is located in the street side yard, so it is not required to meet the architectural compatibility standards of the existing home.

Landscaping

This residential lot has existing landscaping, with a tree located between the shed and Desert Shale Avenue.

Elevations

The shed doors open on the west side facing Nomo Street at the back of an RV parking area along the street side of the home. The shed is constructed from painted clapboard siding and asphalt shingle roofing material with a total height of 7 feet 9 inches. The home has a tile roof and textured earth tone stucco exterior with a modified hip roof pitch.

Floor Plans

The shed has a floor area of approximately 139 square feet.

Applicant's Justification

The applicant proposes to keep a shed in its current location after having been constructed 2 feet from the street side and rear property lines. The shed does not exceed 200 square feet and did not require a building permit. The applicant did not meet the required setbacks during construction and was subsequently cited on July 12, 2019 with a zoning violation. The shed is painted to match the residential home. The applicant included shed consent signatures from 3 neighbors located west and northwest across Nomo Street. One of these neighbors located at 9085 Nomo Street has a direct view of the shed from their front yard.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban	R-1	Single family residential

Clark County Public Response Office (CCPRO)

Notice of violation for CE19-10333 was sent July 12, 2019.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The use of the area adjacent to the property to the east will not be adversely affected considering the block walls on the north and east sides of the shed block the view of most of the shed. The continued existence of the shed will not be materially detrimental to the immediate neighborhood, considering most of the shed is blocked from view by trees, block walls and being elevated above Desert Shale Avenue. Desert Shale Avenue is existing right-of-way that will not require additional dedication and there are no above ground utility facilities in the area.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAVID CLARK
CONTACT: DAVID CLARK, 9088 NOMA STREET, LAS VEGAS, NV 89123



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>7-31-2019</u> PLANNER ASSIGNED: <u>BEB</u> ACCEPTED BY: <u>BEB</u> FEE: <u>775</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y N TRAILS? <input checked="" type="checkbox"/> Y N PFNA? <input checked="" type="checkbox"/> Y N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0597</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7PM</u> PC MEETING DATE: <u>9-17</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>David Clark & Monica Clark</u> ADDRESS: <u>9088 Nomo St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702 348 8083</u> CELL: <u>702 348 8083</u> E-MAIL: <u>Clarkfamily247@yahoo.com</u>	
APPLICANT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-22-517-026
 PROPERTY ADDRESS and/or CROSS STREETS: 9088 Nomo St LV NV 89123
 PROJECT DESCRIPTION: Reduce setback for shed

(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)*

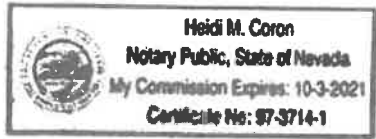
 David Clark
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/19/19 (DATE)

By David Clark

NOTARY PUBLIC: Heidi M. Coron



*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.

b

WS-19-0597

Justification letter

Dear Clark County Comprehensive Planning Department :

Please consider my proposal to reduce the setback of my shed to the north (street side yard) property line to 2ft where 10ft is required and 2ft to the east (rear) property line where 5ft is required. So that we can maintain the current 11' 9" x 11' 9" = 138.06 square foot dimensions and allow it to stay centered in the RV parking side lot.

- The shed is 7' 9" and there is a 6' tall CMU wall on the north and east property line.
- The shed is painted to match the house (beige walls with white trim).
- There is a 3' 8" wide landscaping area north of the block wall that provides additional separation from the street. Please see attached photos inside our property and from the street side.
- From the front of the property there are side yard gates with metal mesh which are painted to match the house and the shed.
- Attached are letters of support from our immediate neighbors with a map showing their location .

Our family has worked hard to find and purchase a house that our daughter can grow up in and we can settle down in. We have worked really hard on this house renovating the entire interior and now exterior to increase the value of our home and neighborhood. Our latest project was the shed and paving the RV parking side of the house. We are almost done with our home improvements so that we can enjoy our home for years to come.

We received a notice of violation CE19-10333 dated 7/12/19 we have seen several sheds in the neighborhood and surrounding areas located similar to ours and didn't understand why we received a violation. We have learned now that we don't need a building permit for this structure but need to maintain proper setbacks.

Thank You

PLANNED
COPY

David Clark
DJ 26
Monica Clark
m-clark

09/17/19 PC AGENDA SHEET

PARKING
(TITLE 30)

TROPICANA AVE/BURNHAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0599-2121, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office complex on 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Tropicana Avenue and the east side of Burnham Avenue within Paradise. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-26-504-001

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to allow 48 spaces where 51 spaces are required per Sections 30.60.020 and 30.60.035, and Table 30.60-1 (a 6% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2121 E. Tropicana Avenue
- Site Acreage: 0.8
- Project Type: Parking for a Place of Worship
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,976 place of worship/12,694 total
- Parking Required/Provided: 51/48

Site Plan

The plan shows a 2 story office building facing Tropicana Avenue with access from Burnham Avenue and a one-way exit at Tropicana Avenue. An annex building is located to the south of the office building, on the east side of the property. Parking is located in the rear of the office building, west of the annex building, and parallel parking is located along the eastern property line. The applicant is requesting to waive the parking requirement. Sixty-nine total spaces are

required by Table 30.60-1; however, by using the Table 30.60-3, shared parking schedule and Section 30.60.020, general regulations allowing 50% of on-street parking to be counted, the required parking is 51 spaces. The end result is a waiver request to allow the remaining deficit of 3 parking spaces.

Landscaping

The property has existing landscaping. Additional landscaping is not required or provided with this application.

Elevations

The concrete building is 2 stories with second level access from staircases on the north and south sides of the building. The façade walls are a modern aluminum slat texture and painted gray.

Floor Plans

The place of worship will be located in studio 1 on west side of the building on the first floor with a total of 2,976 square feet. Access is provided on the south side of the building adjacent to the parking lot. The studio has an open floor plan with 200 square feet of breakroom/office area and restrooms.

Signage

Signs are not a part of this request.

Applicant's Justification

The applicant will conduct weekly worship services on Thursday, Friday, and Sunday starting at 6:30 p.m. and again on Saturday mornings at 2:00 a.m. for international worship services. A majority of members arrive in groups or families of 2 or more for worship services. The worship services occur after regular business hours and facilitated the use of the shared parking table to determine actual parking impacts. Burnham Avenue appears to be able to accommodate 6 on-street parking spaces with 50% being proposed for use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0358-09	Reduced parking for a Place of Worship – expired	Approved by PC	July 2009
DR-2019-04	Office remodel	Approved by BCC	April 2004
ZC-1582-04	Reclassified from R-2 to C-1 zoning (south 50 feet)	Approved by BCC	October 2004
ZC-069-76	Reclassified from R-2 to C-1 zoning	Approved by BCC	June 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center & Commercial Neighborhood	R-4 & C-1	Multiple family residential & office
South	Commercial General	R-E	Single family residential
East	Commercial General	C-2	Retail hardware store
West	Institutional	R-2	Place of Worship

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. A place of worship is allowed by Conditional Use per Table 30.44-1 and the Administrative Design Review is not required when in conjunction with another land use application. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The applicant provided the parking analysis after using the shared parking table and on-street parking provisions of Title 30 and the hours of the use support a waiver from parking standards. The proposed use as a place of worship will not result in a substantial adverse effect when considering the hours of operation and available on-street parking. The proposed use is adequately served by existing public improvements and will not impose a burden on surrounding property owners or local businesses.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HENRY SADORRA

CONTACT: HENRY SADORRA, 2421 STERLING HEIGHTS DRIVE, LAS VEGAS, NV 89134

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>7-31-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y / N _____ PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0599</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7PM</u> PC MEETING DATE: <u>9-17</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>2121 LLC</u> ADDRESS: <u>2121 E Tropicana Ave, #2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)757-6555</u> CELL: <u>203-610-2683</u> E-MAIL: <u>grant@team.xyz</u>	
APPLICANT	NAME: <u>CHURCH OF GOD INTERNATIONAL</u> ADDRESS: <u>2121 E. TROPICANA AVE, STUDIO 1</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>702-606-9042</u> E-MAIL: <u>Kcantas.la.usa@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>HENRY SADORRA</u> ADDRESS: <u>2421 Sterling Heights Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-335-8999</u> E-MAIL: <u>hpsadorra@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-26-504-001

PROPERTY ADDRESS and/or CROSS STREETS: 2121 E Tropicana Ave, Las Vegas, NV 89119

PROJECT DESCRIPTION: Office building

(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.

[Signature] 2121 LLC, by Grant Carpenter, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-24-2018 (DATE)

By _____

NOTARY PUBLIC: See Attached Acknowledgment to B.

*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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 6.24.2018 before me, Kamran Behnam, Notary Public
(insert name and title of the officer)

personally appeared Grant Gordon Carpenter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kamran Behnam (Seal)



PLANNER
COPY



**Church Of God International, Members In The State Of Nevada
2121 E. Tropicana Avenue, Studio 1, Las Vegas, NV 89119. Tel. 702.606.9042**

July 29, 2019

Justification Letter

To Whom It May Concern:


The Church Of God International, Members In The State of Nevada is requesting your good office, Waiver of Development Standards to use and operate a place of worship at 2121 E. Tropicana Avenue, Studio 1, Las Vegas NV 89119.

Our Church Services and Activities are held during weekends, and at the end of business hours. The Service Schedules are; Thursday @ 6:30 pm, Friday @ 6:30 pm, Saturday @ 2:00 am, and Sunday @ 6:30 pm.

Members usually comes by group and families, usually by 2's and more. 48 parking spaces provided are sufficient enough to accommodate members and few people coming from other offices after business hours and weekends, considering additional street parking at Burnham Avenue that can more or less accommodate 6 on-street parking spaces on property frontage and on the other side-street for overflow. We usually occupy 15 to 40 spaces the maximum (every Thursday) after 6 pm. Adjacent to the property is a church with ample parking spaces.

Thank you for your kind consideration and understanding.

Sincerely,


Kath Canlas
Director


Anthony Mallari
Locale Church Deacon


Henry Sadorra
Group Servant

09/18/19 BCC AGENDA SHEET

3459 EAST VIKING ROAD
(TITLE 30)

VIKING RD/RECOS MCLEOD INT

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500158-BOUCHARD, CHRISTINE:

TENTATIVE MAP consisting of 7 single family residential lots and common lots on 1.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Viking Road, 460 feet east of the Pecos McLeod Interconnect within Paradise. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:
161-18-401-070

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3459 E. Viking Road
- Site Acreage: 1.4 development/0.2 zone change
- Number of Lots/Units: 7 residential/3 common
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,238/8,774
- Project Type: Single family residential development

The plan depicts a detached single family residential development consisting of 7 lots on 1.4 acres with a density of 5 dwelling units per acre. Access to the development is provided from Viking Road by a 38 foot wide private street that terminates in a cul-de-sac. No sidewalks are provided adjacent to the private street. The plan depicts a 3 foot wide easement along both sides of the private street for utilities and drainage. The proposed residential lots are located on the west and south sides of the cul-de-sac with common elements located along Viking Road and the east side of the cul-de-sac.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-3	Multiple family residential development
West	Office Professional	C-P	Office complex

Related Applications

Application Number	Request
ZC-19-0592	A zone change to reclassify a 0.2 acre portion of the site to an R-1 zone with a design review for a single family residential development on 1.4 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.

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;
- Full off-site improvements;
- Applicant is advised that street improvements must comply with Uniform Standard Drawings.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall have an approved street name with the suffix of Court.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMBLESIDE PROPERTIES, LLC

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7-29-19</u> PLANNER ASSIGNED: <u>A</u> ACCEPTED BY: <u>HA</u> FEE: <u>750</u> CHECK #: <u>58479 / 58463</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NH</u> TRAILS? Y / <input type="checkbox"/> PFNA? Y / <input type="checkbox"/>	APP. NUMBER: <u>TM-19-500158</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7:00</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>9-18 PA</u> ZONE / AE / RNP: <u>R-1 N, D, B, 2</u> PLANNED LAND USE: <u>R-3</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>AMBLESIDE PROPERTIES LLLP</u> ADDRESS: <u>235-15TH Street Bellevue Center Suite 300</u> CITY: <u>West Vancouver</u> STATE: <u>BC</u> ZIP: <u>V7T2X1</u> TELEPHONE: <u>(604)921-1810</u> CELL: _____ E-MAIL: <u>bevfunston@gmail.com</u>
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APPLICANT	NAME: <u>AMBLESIDE PROPERTIES LLP</u> ADDRESS: <u>235-15TH Street Bellevue Center Suite 300</u> CITY: <u>West Vancouver</u> STATE: <u>BC</u> ZIP: <u>V7T2X1</u> TELEPHONE: <u>(604)921-1810</u> CELL: _____ E-MAIL: <u>bevfunston@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>JPL Engineering Inc./James P. Lopez</u> ADDRESS: <u>6725 South Eastern Avenue, Suite 5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)898-6269</u> CELL: _____ E-MAIL: <u>james@jplengineeringinc.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 161-18-401-070

PROPERTY ADDRESS and/or CROSS STREETS: 3459 East Viking Road, Paradise

TENTATIVE MAP NAME: _____

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 1.41 GROSS/NET DENSITY _____

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 July 25, 2019 (DATE)
 By Maria Aleman
 NOTARY PUBLIC: Maria Aleman



*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.

8



July 24, 2019

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

RE: HOLD LETTER
Viking 7 Lot Residential Subdivision
Tentative Map APN No: 161-18-401-070

Dear Staff:

This TM is being submitted concurrently, with a ZC and SDR for this parcel. We request that this TM be held to be heard with these companion items.

Should you have any questions regarding the project, please feel free to contact our office at (702) 898-6269.

Sincerely,

JPL Engineering, Inc.

09/18/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

VIKING RD/PECOS MCLEOD INT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0592-BOUCHARD, CHRISTINE:

ZONE CHANGE to reclassify 0.2 acres from C-P (Office and Professional) Zone to R-1 (Single Family Residential) Zone.

DESIGN REVIEW for a single family residential development on 1.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Viking Road, 460 feet east of the Pecos McLeod Interconnect within Paradise (description on file). TS/al/jd (For possible action)

RELATED INFORMATION:

APN:
161-18-401-070

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3459 E. Viking Road
- Site Acreage: 1.4 development/0.2 zone change
- Number of Lots/Units: 7 residential/3 common
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,238/8,774
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,068
- Open Space Provided: 3,479 square feet

Site Plan

The plan depicts a detached single family residential development consisting of 7 lots on 1.4 acres with a density of 5 dwelling units per acre. Access to the development is provided from Viking Road by a 38 foot wide private street that terminates in a cul-de-sac. No sidewalks are provided adjacent to the private street. The plan depicts a 3 foot wide easement along both sides of the private street for utilities and drainage. The proposed residential lots are located on the

west and south sides of the cul-de-sac with common elements located along Viking Road and the east side of the cul-de-sac.

Landscaping

The plan depicts 2 common elements with a total area of 3,479 square feet that are located along Viking Road and the east side of the private street. Landscaping within each of these common elements consists of combinations of trees, shrubs, and groundcover. The common element along Viking Road is approximately 6 feet wide, has an area of 707 square feet, and has a screen wall located along the south side of the landscape area. The common element along the east side of the private street is approximately 15 feet wide with an area of 2,772 square feet.

Elevations

Plans were submitted for 1 home model. The proposed residence is 2 stories with a height of 25 feet. The plans depict 2 elevation styles for the home model with different variations of the roof lines and window fenestrations. The homes will have pitched roofs with concrete tile roofing material. The exterior of the homes will consist of a stucco finish painted in earth tone colors.

Floor Plan

The home model has an area of 2,068 square feet and each residence will have a 2 car garage. The plan depicts options for 3 or 4 bedrooms.

Applicant's Justification

The applicant indicates that the proposed project is consistent and compatible with existing development in the area. The applicant also states that the proposed development conforms to all zoning and development standards and is suitable for residential development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-3	Multiple family residential development
West	Office Professional	C-P	Office complex

Related Applications

Application Number	Request
TM-19-500158	A tentative map for a single family residential development is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE19-12342 is a complaint on file with CCPRO for a vagrant camp on the property.

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 zone change request is to reclassify an approximately 0.2 acre portion of the site from a C-P zone to an R-1 zone so that the entire parcel will have unified zoning. The C-P zoned portion of the site has a triangle shape and is located along the west side of the site. The zone change is in conformance to the land use plan, will clean up a zone boundary line on the parcel, and will allow for the unified development of the property as a single family residential development; therefore, staff supports the zone change.

Design Review

The proposed use of the site as a single family residential development is consistent and compatible with existing developments in this area. The proposed density of the project at 5 du/ac is below what is allowed by the Residential Suburban designation (up to 8 du/ac) in the Winchester/Paradise Land Use Plan. Therefore, staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The design of the proposed homes and the subdivision layout are compatible with the existing developments in this area which comply with Urban Specific Policy 10 of the Comprehensive Master Plan to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns. Therefore, staff supports the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Applicant is advised that street improvements must comply with Uniform Standards Drawings.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMBLESIDE PROPERTIES, LLC

CONTACT: RAHOUL SHARAN, 235-15TH STREET, BELLEVUE CENTRE SUITE 300,
WEST VANCOUVER, BC V7T2X

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-29-17</u> PLANNER ASSIGNED: <u>A</u> ACCEPTED BY: <u>A</u> FEE: <u>1725</u> CHECK #: <u>58479/58463</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? Y <input checked="" type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-19-0542</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-18-17</u> ZONE / AE / RNP: <u>R-1 / CIP / MAB</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>100'</u> SIGN <input checked="" type="checkbox"/> / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>AMBLESIDE PROPERTIES LLLP</u> ADDRESS: <u>235-15th Street Bellevue Centre Suite 300</u> CITY: <u>West Vancouver</u> STATE: <u>BC</u> ZIP: <u>V7T 2X1</u> TELEPHONE: <u>(604)921-1810</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>AMBLESIDE PROPERTIES LLLP</u> ADDRESS: <u>235-15th Street Bellevue Centre Suite 300</u> CITY: <u>West Vancouver</u> STATE: <u>BC</u> ZIP: <u>V7T 2X1</u> TELEPHONE: <u>(604)921-1810</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Rahoul Sharan</u> ADDRESS: <u>235-15th Street Bellevue Centre Suite 300</u> CITY: <u>West Vancouver</u> STATE: <u>BC</u> ZIP: <u>V7T 2X1</u> TELEPHONE: <u>(602)889-9051</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-18-401-070

PROPERTY ADDRESS and/or CROSS STREETS: 3459 E. Viking Rd. Paradise

PROJECT DESCRIPTION: _____

(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)*

RAHOUL SHARAN
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8/13/17 (DATE)

By Rahoul Sharan
 NOTARY PUBLIC: _____



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

July 24, 2019

Clark County Development Services
Current Planning
500 Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter for Zone Change and Site Design Review
3459 E. Viking Rd.
APN No: 161-18-401-070

Dear Staff,

On behalf of the applicant, Ambleside Properties LLLP, we are requesting a Zone Change and Site Design Review for a 7-lot residential subdivision on the above listed property located on 3459 East Viking Road.

The gross acreage for this property is 1.41 acres. The proposed density is 7units/1.41acre or 4.9 units/acre. This is consistent with the current R-1 Zoning which allows 5 units/acre and Planned Land Use designation of RS – Residential Suburban per Clark County Title 30.40. The property is surrounded by exiting CP zoning to the west, R3 to the east, R2 to the north and R1 zoning to the south. Viking Road will be developed to full street section per County per section Clark County Title 30.64.

Zone Change Request- We request the zone change for a portion of the property, (0.14-acres) along the west property line which is zoned CP. See exhibit included herein. It appears this was remnant zoning left over from either a property transaction or land use action. The request from CP to R1 will "clean up" the existing zoning and is also consistent with the planned land use (RS) and the current zoning (R1) of the rest of the parcel as indicated above.

Site Design Review- The subdivision consists of 7 single family residential 2 story homes (maximum height 25.0'). The units are minimum 2,068 sq-ft with increase to 2068 depending on the interior floor plan option chosen. Lots range from 5,232 sq-ft to 8,856 sq-ft. Each house includes a 2 car garage. Elevations and floor plans are provided with the submittal package. A 6' foot wide landscape strip adjacent to the ROW is being provided per code. An interior landscape strip also provided (not required per code).

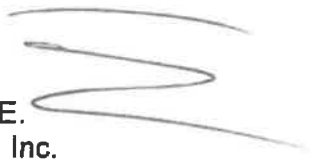
The proposed development conforms with all zoning and development standards and is suited for residential development in the area.

If you have any question of if we can provide further information please contact our office directly.

Sincerely



James Lopez, P.E.
JPL Engineering, Inc.



COMPREHENSIVE SIGN PLAN
(TITLE 30)

RUSSELL RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0596-CLARK COUNTY STADIUM AUTHORITY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; 2) increase the number of animated signs allowed; 3) increase the number of freestanding signs; 4) increase freestanding sign area; 5) reduced setbacks for freestanding signs; 6) reduced freestanding sign separations; and 7) roof signs.

DESIGN REVIEWS for a comprehensive sign plan including: 1) animated signage, 2) freestanding signage; 3) roof signage; and 4) the relocation of existing off-premises signs (billboards) in conjunction with a recreational facility (multi-function stadium and events center) on 70.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue within Paradise. MN/al/d (For possible action)

RELATED INFORMATION:

APN:

162-29-310-001; 162-29-310-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 100,999 square feet where a maximum of 150 square feet is permitted per Table 30.72-1.
2. Permit 48 animated signs where only 1 animated sign is permitted per Table 30.72-1.
3. Permit 470 freestanding signs where a maximum of 81 freestanding signs are permitted per Table 30.72-1.
4. Increase freestanding sign area to 54,064 square feet where a maximum of 11,056 is permitted per Table 30.72-1.
5. Reduce the setbacks for freestanding signs from streets to zero feet where a minimum of 10 feet is required per Table 30.72-1.
6. Reduce the separation between freestanding signs to 40 feet where a minimum of 100 feet is required per Table 30.72-1.
7. Allow roof signs where not permitted.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3333 Al Davis Way
- Site Acreage: 70.6
- Project Type: Comprehensive sign plan

Site Plan

The request is a comprehensive sign plan for the Allegiant Stadium (formally Raiders Stadium), a recreational facility (multi-function stadium and events center) that is currently under construction. The multi-use stadium and events center facility is anchored by a stadium building that is centrally located on the site. The main entry to the stadium is located on the northeast corner of the site and is anchored by a large pedestrian plaza and grand staircase. A balance of hardscape and landscaping accentuates the plaza area with additional pedestrian seating areas and water features which provide a focal point to the stadium entry. The areas along all streets consist of landscaping and other hardscape improvements that range from 10 foot to 15 foot wide sidewalks.

The stadium building is set back as follows: 1) 232 feet from Polaris Avenue; 2) 163 feet from Dean Martin Drive; 3) 530 feet from Hacienda Avenue; and 4) 1,220 feet from Russell Road. The plans depict 1 ingress and egress point along Russell Road, 3 ingress and egress points along Polaris Avenue, 1 ingress and egress point along Hacienda Avenue, and 6 ingress and egress points along Dean Martin Drive. On the northwest portion of the site are 3 access points to a proposed shuttle bus lot. On the northeast portion of the site are 2 access points to a proposed ridesharing and taxi lot.

Signage

The plans depict various freestanding, wall, and roof signs located throughout the site. The request includes a total of 470 freestanding signs; however not all of these are typical freestanding signs. The plans indicate there will be 2 freestanding signs that are 15 feet in height with an area 120 square feet that will serve as directional signs; however, these signs comply with the requirement of Code as freestanding signs due to the proposed height and area. There are an additional 268 freestanding signs that consist of placing 30 square foot banners on the light poles in the parking areas and along the walkway on the site. The main freestanding sign is a 2 sided sign that is 180 feet in height with an area of 18,000 square feet that includes animation (video screen). This sign is located along Dean Martin Drive on the central portion of the street frontage and is oriented toward Dean Martin Drive/I-15 to the east and the stadium facility to the west. There are 2 smaller freestanding signs that are located on the northwest and southwest corners of the site. Each of these freestanding signs will have a height of 45 feet with an area of 2,250 square feet that will include animation. The remaining freestanding signs are located throughout the site and are of various heights and areas that comply with the Code requirements as freestanding signs, but function as directional and/or informational signs. The plans depict 5 roof signs that are between 150 square feet and 2,880 square feet in area with one of these signs containing a video unit. The roof signs for this application include signs that project above the roofline of a building or canopy and not the proposed sign on the roof of the stadium itself. Signs that are flat on a roof are not visible from ground level and are not considered as signage

by Code. The wall signs are located mainly on the stadium building. The plans also indicate that 3 existing off-premises signs are being relocated on the site to accommodate the construction of the new public stadium.

The table below describes the proposed signs. Details related to the exact location and areas of each sign are provided in the file.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	0	54,064	54,064	11,056	389	0	470	470
Wall*	0	87,648	87,648	33,600	160.9	0	127	127
Roof*	0	5,130	5,130	0	N/A	0	5	5
Overall Total	0	146,842	146,842	44,656	N/A	0	602	602

*The freestanding roof and wall signs also contain animation.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	0	100,999	100,999	150	67232.7	0	48	48

Applicant's Justification

The applicant indicates that the proposed signage is for the Allegiant Stadium (formally Raiders Stadium), a unique multi-use sports and recreational facility for the Las Vegas Valley. The site is located in an H-1 zone in close proximity to the Resort Corridor, which are areas that allow for high density/intensity land uses. The proposed signage is necessary to promote the stadium and uses and events at the facility. The proposed signage is similar to other uses within the Resort Corridor including resort hotels and similar facilities like the T-Mobile Arena (existing) and Madison Square Garden (under construction) facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-1093-17	Development Agreement containing an outline, rules, and guidelines for the orderly development of a High Impact Project (Las Vegas Stadium)	Approved by BCC	January 2018
VS-0760-17	Vacated and abandoned portions of rights-of-way including Dean Martin Drive, Aldebaran Avenue, and Hacienda Avenue	Approved by BCC	October 2017
UC-0557-17	High Impact Project for a recreational facility (multi-function stadium and events center) with incidental commercial uses with waivers of development standards and design reviews	Approved by BCC	September 2017
TM-0106-17	2 lot commercial subdivision	Approved by BCC	August 2017

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0057-04	Reclassified APN 162-29-302-001 to H-1 zoning for future development subject to no resolution of intent and a design review as a public hearing	Approved by BCC	February 2004
UC-0539-02	Allowed 7 new off-premises signs (billboards)	Approved by PC	May 2002
ZC-1795-96	Reclassified the site (except APN 162-29-302-001) to H-1 zoning for 2 resort hotels	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 & M-1	Office & warehouse complex approved for office & retail uses, commercial building, & an undeveloped parcel
South	Commercial Tourist	H-1	Hotel (Staybridge Suites) & undeveloped parcel
East	Commercial Tourist	H-1	I-15, Mandalay Bay Resort Hotel, & Delano Hotel
West	Commercial Tourist	M-1	Industrial buildings, medical & retail marijuana cultivation & production facility, outside storage yards, & convenience store with gas pumps

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.

Waivers of Development Standards & Design Reviews

The Allegiant Stadium is located in an H-1 zone and was approved as a recreational facility (multi-function stadium and events center) that met the criteria for a High Impact Project. The site was determined to be appropriate for the stadium site due in part to the existing H-1 zone and close proximity to the Resort Corridor. The signage being requested by the applicant is similar

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

Department of Aviation

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

Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

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; and that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: LAS VEGAS STADIUM EVENTS CO, LLC
CONTACT: BROWN, BROWN & PREMSRIRUT LAW, 520 SOUTH FOURTH STREET,
LAS VEGAS, NV 89101



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) 425 ⁰² <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 2000 <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-27-19</u> PLANNER ASSIGNED: <u>01</u> ACCEPTED BY: <u>AL</u> FEE: <u>2,425⁰²</u> CHECK #: <u>1076</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>M40-1/2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> / <input checked="" type="checkbox"/> N PFNA? Y <input type="checkbox"/> / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0596</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>8-27</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-18-19</u> ZONE / AE / RNP: <u>H1 REGO</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Clark County Stadium Authority</u> ADDRESS: <u>c/o LV Stadium Events Co, LLC 6623 LV Blvd S #380</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.804.5900</u> CELL: _____ E-MAIL: <u>Don Webb <dwebb@lvstadiumcompany.com></u>	
	APPLICANT	NAME: <u>Las Vegas Stadium Events Co, LLC</u> ADDRESS: <u>6623 Las Vegas Boulevard South, #380</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.804.5900</u> CELL: _____ E-MAIL: <u>dwebb@lvstadiumcompany.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jay Brown / Lebene Ohene, Brown Brown & Premsrut Law C</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702.598.1429</u> CELL: _____ E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-29-310-001 & 002

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Russell & Polaris

PROJECT DESCRIPTION: Las Vegas Stadium - Comprehensive Sign Plan

(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)* Don Webb Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)

By Don Webb
 NOTARY PUBLIC: Treasea Wolf



*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.

Kimley»Horn

July 29, 2019

Mr. Al Laird
 Clark County Current Planning
 500 Grand Central Parkway, 1st floor
 Las Vegas, Nevada 89155

RE: Justification Letter- Las Vegas Stadium Comprehensive Signage Plan - APN: 162-29-310-001 & 002- NEC Russell Road and Polaris Avenue

Dear Mr. Laird,

Please accept this letter as our request for a design review and waivers of development standards for the Las Vegas Stadium Comprehensive Sign Plan being submitted on behalf of the Clark County Stadium Authority and LV Stadium Events Company, LLC.

PROJECT DESCRIPTION

The property is described as a recreational facility (closed-dome stadium) with accessory commercial, retail sales, restaurants, and on-premise consumption of alcohol. This facility is located between Hacienda Avenue on the north, Polaris Avenue on the west, Russell Road on the south and Dean Martin Drive along the eastern boundary. The project consists of Assessor's Parcel numbers: 162-29-310-001 & 002 consisting of 62.58 net acres. The project was original entitled under application UC-0557-17.

Stadium

This is a multi-purpose, 65,000 seat enclosed stadium for the relocation of the Oakland Raiders football team, to the Las Vegas valley. The stadium will also be available to the UNLV Rebels football team. In addition, it will be used for various entertainment and community events in order to maximize the buildings uses throughout the year.

Signage Summary

SIGN TYPE SUMMARY					Allowable SQ FT Calculations		
Type	Allowed per Title 30 (sq ft)	Proposed SQ FT	Variance Total SQ FT	Total Number of Signs	Linear Footage	LF Times Multiplier	Multiplier Amount
Wall ¹	33,800.0	87,647.3	54,047.3	127	5,600.0	33,600.0	6
Freestanding ¹	11,058.3	54,063.5	43,007.3	470	8,845.0	11,058.3	1.25
Roof ¹	0.0	5,130.0	5,130.0	5			
Overall Total	11,058.3	59,193.5	48,137.3	475			

¹ Wall, Freestanding and Roof signs may contain animation. Reference Sign Type Detail table for additional information

APPLICATIONS

We are requesting the following applications:

Waiver of Development Standards

- a. Waiver of Signage Location
 - Allow signage to be placed within public easement areas. (30.72.040)
 - Allow signage to encroach within perimeter setbacks as long as outside the sight visibility zone.
- b. Increase signage from Title 30 allowances per table above.

Design Review

Design review for comprehensive sign package for the project.

Billboards

This signage package includes the relocation of Off-premises advertising signs (Bill Boards) on the property which is allowed due to a construction of public improvements. As identified in Clark County Title 30.76.060 a., relocation of the billboards on the site is allowed.

Conclusion

On behalf of the entire Las Vegas Stadium team and the design team, we are excited to present this signage package for this project to Clark County and look forward to your support. Please contact me at (702) 327.2567 or jody.belsick@kimley-horn.com or Lebene Ohene at lohene@brownlawlv.com at 702-598-1429 should you have any questions.

Sincerely,



Jody Walker Belsick, P.E.

cc: LV Stadium Events Company, LLC