

V. Informational Items

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

VI. Planning & Zoning

1. **UC-19-0622-5800 EASTERN, LLC:**

USE PERMIT for a major training facility (human and veterinary services) within an existing convention facility building on 5.4 acres in an M-D (Design Manufacturing) (AE-60) & (AE-65) Zone. Generally located on the south side of Russell Road and the west side of Euclid Street within Paradise. JG/nr/jd (For possible action)

PC 9/17/19

2. **TM-19-500157-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

TENTATIVE MAP for 1 lot industrial subdivision on 17.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

BCC 9/18/19

3. **WC-19-400106 (ZC-18-0350)-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** provide a 6 foot high decorative block wall along Rogers Street; and **2)** provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility in conjunction with a proposed office/warehouse complex on a 9.3 acre portion of a 12.6 acre site in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

BCC 9/18/19

4. **WS-19-0589-POST ROAD CAPITAL REAL ESTATE FUND, LP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed office warehouse complex; and **2)** vivid hues for a proposed office/warehouse complex on a 9.4 acre portion of a 12.6 acre site in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

BCC 9/18/19

5. **VS-19-0588-SLETTEN CONSTRUCTION NEVADA, INC:**

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/md/ja (For possible action)

BCC 9/18/19

6. **UC-19-0642-AUTO GROUP, LLC:**

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial general) Zone. Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

PC 10/01/19

7. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**
WAIVER OF CONDITIONS of an Administrative Design Review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone. Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action) **PC 10/01/19**
8. **VS-19-0610-HARMON CURTIS:**
VACATE AND ABANDON a portion of a right-of-way being Flamingo Arroyo Court located approximately 563 feet west of Mojave Road at the intersection of Flamingo Arroyo Court and Emerson Avenue within Paradise (description on file). TS/bb/jd (For possible action) **PC 10/01/19**
9. **WS-19-0623-HARMON SQUARE SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase number of roof signs; **2)** increase animation sign area; **3)** allow revolving sign; and **4)** increase number of directional signs.
DESIGN REVIEW for signs in conjunction with an existing retail shopping center on 3.3 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the Southwest corner of Paradise Road and Harmon Avenue within Paradise. JG/sd/jd (For possible action) **PC 10/01/19**
10. **WS-19-0656-TIRL GEORGE & MARTINA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to 2; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/nr/jd (For possible action) **PC 10/01/19**
11. **DR-19-0620-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW to add a pickleball complex including all accessory structures within the Sunset Regional Park on a portion of 148.6 acres in a P-F (Public Facility) (AE-60, AE-65 & AE-70) Zone. Generally located on the southeast corner of Sunset Road and Eastern Avenue within Paradise. JG/pb/jd (For possible action) **BCC 10/02/19**
12. **DR-19-0646-CAESARS LINQ, LLC:**
DESIGN REVIEWS for the following: **1)** increase number of wall signs; **2)** increase total wall sign area; **3)** increase number of animated signs; **4)** increase animated sign area; and **5)** modifications to a previously approved comprehensive sign package in conjunction with approved commercial/retail/entertainment/restaurant uses with associated buildings and structures (shopping center) and recreational facility (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah's) on 64.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 150 feet north of Flamingo Road within Paradise. TS/sd/jd (For possible action) **BCC 10/02/19**
13. **DR-19-0647-MGP LESSOR, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to landscaping; and **2)** modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/pb/jd (For possible action) **BCC 10/02/19**

14. **VS-19-0648-MGP LESSOR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/pb/ja (For possible action) **BCC 10/02/19**
15. **UC-19-0624-S. VALLEY TWAIN, LLC & FAIRGROUNDS DRIVE RETAIL, LLC:**
USE PERMITS for the following: **1)** allow a proposed multiple family residential development; **2)** increase density; and **3)** allow a proposed accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased height; **2)** reduced parking; **3)** allow modified driveway design standards; **4)** reduced driveway separation; and **5)** reduced commercial driveway radius.
DESIGN REVIEW for a proposed multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/pb/jd (For possible action) **BCC 10/02/19**
16. **UC-19-0641-IMI MIRACLE HARMON, LLC:**
USE PERMIT to allow deviations per plans on file.
DEVIATIONS for the following: **1)** reduced setbacks; and **2)** all other deviations per plans on file.
DESIGN REVIEWS for the following: **1)** facade remodel to a portion of an existing shopping center (Miracle Mile Shops); and **2)** modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/pb/ja (For possible action) **BCC 10/02/19**
17. **UC-19-0644-HURD LAS VEGAS, LLC:**
USE PERMIT for a proposed marijuana establishment (retail marijuana store) in conjunction with an existing commercial building on 1.4 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise. JG/pb/ja (For possible action) **BCC 10/02/19**
18. **ZC-19-0643-HURD LAS VEGAS, LLC:**
ZONE CHANGE to reclassify 1.4 acres from H-1 (Limited Resort and Apartment) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.
USE PERMIT for a marijuana establishment (dispensary).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall sign area; and **2)** alternative landscaping.
DESIGN REVIEWS for the following: **1)** exterior remodel (façade) of an existing commercial building; **2)** signs in conjunction with a proposed marijuana establishment (dispensary/retail store); and **3)** alternative parking lot landscaping. Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise (description on file). JG/pb/ja (For possible action) **BCC 10/02/19**

19. **UC-19-0654-CHURCH ROMAN CATHOLIC BISHOP LV:**
USE PERMITS for the following: **1)** a proposed off-site overflow parking lot; and **2)** a proposed multi-purpose sanctuary hall building all in conjunction with an existing place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduce driveway distances from the intersection; **3)** modified driveway design standards; and **4)** drainage study in conjunction with a minor subdivision parcel map.
DESIGN REVIEWS for the following: **1)** off-site overflow parking lot; **2)** multi-purpose sanctuary hall building; **3)** alternative parking lot landscaping; and **4)** increased finished grade on 4.7 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Pearl Street and the south side of Sierra Patricia Avenue within Paradise. TS/rk/ja (For possible action)
BCC 10/02/19

VII. General Business

1. Review FY 2019 budget request(s) and review/finalize 2021 Budget request(s) and take public comment on the budget request(s). (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: September 24, 2019

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

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

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



Paradise Town Advisory Board

August 27, 2019

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams –Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – EXCUSED Robert Orgill – EXCUSED
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

Mark Donohue; 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 August 13, 2019 Minutes

Moved by: Berg
Action: Approve as submitted
Vote: 3-0

Approval of Agenda for August 27, 2019

Moved by: Williams
Action: Approve as submitted
Vote: 3-0 Unanimous

IV. Informational Items

1. Blanca announced the Fall Job fair. September 27, 2019 9:00am- 2:00pm Clark County Government Center 500 S. Grand Central PKWY

V. 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 8/21/19**

MOVED BY-Wardlaw

APPROVE- Waiver of Standards Subject to staff conditions

DENY- Use permit

VOTE: 3-0 Unanimous

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 9/17/19**

MOVED BY-Berg

APPROVE- Use Permits 1 and 2 Subject to staff conditions

DENY- Use Permit 3

VOTE: 3-0 Unanimous

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 9/17/19**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

4. **VS-19-0595-CAESARS LINO, 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 9/17/19**

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

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 9/17/19**

MOVED BY-Berg
DENY
VOTE: 3-0 Unanimous

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 9/17/19**

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

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 9/17/19**

MOVED BY-Berg
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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 9/18/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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) **BCC9/18/19**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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 9/18/19

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

VI. General Business

1. Discussion of 2020/2021 budget requests included the following items:

- **signage along major thoroughfares throughout Paradise Township welcoming drivers/pedestrians into Paradise Township.**
- **New surfacing at Desert Bloom tot lot**

Final budget items to be voted on at the 9/10/19 Paradise TAB meeting.

2. Motion was made to appoint Berg to serve as Representative on the CDAC committee Wardlaw as Alternate

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be September 10, 2019

IX. Adjournment

The meeting was adjourned at 8:53 p.m.

09/17/19 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

EUCLID ST/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0622-5800 EASTERN, LLC:

USE PERMIT for a major training facility (human and veterinary services) within an existing convention facility building on 5.4 acres in an M-D (Design Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Russell Road and the west side of Euclid Street within Paradise. JG/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-110-013

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5810 S Eastern Avenue
- Site Acreage: 5.4
- Project Type: Major training facility (human and veterinary services)
- Number of Stories: 3
- Building Height (feet): Up to 50
- Square Feet: 76,500
- Parking Required/Provided: 275/325

Site Plans

The plans show an existing 76,500 square foot convention facility building located on the southern portion of the site. A 5 foot tall decorative metal fence borders the property on a portion of Russell Road and along the entire length of Euclid Street and the southern property boundary. The northern portion of the site is a parking lot with additional parking on the west and south sides of the building. Loading areas are located on the east side of the building. Access to the site is via 1 driveway onto Euclid Street and a shared driveway onto Russell Road. There are no changes to the existing building, drive isles, or parking spaces. The applicant is requesting a training facility for human and veterinary services within the entire building.

Landscaping

The plans show a 15 foot wide existing landscape area with a detached sidewalk adjacent to Russell Road and a 6 foot wide landscape area adjacent to an attached sidewalk along Euclid Street. There is existing parking lot landscaping per Code and additional landscaping is shown adjacent to the building. No changes are proposed or required to the existing landscaping.

Elevations

The plans show an existing 3 story building with varied rooflines ranging in height from 25 feet to 50 feet. The façade consists of concrete brick tilt-up walls with metal panels, curtain wall glazing system, steel canopies, flat roofs with parapet walls, and a standing seam metal roof on a portion of the building. Roll-up doors are located on the north and east sides of the building.

Floor Plans

The plans show an existing banquet and convention facility that has various rooms to accommodate classrooms, lecture halls, labs, and storage. The third floor has an outdoor patio. The applicant indicates that the entire building will be used for the training facility for human and veterinary services.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is requesting a major training facility in conjunction with a convention facility which will be open year round. The building will be used for continuing education for medical/human health and animal veterinary professionals. The facility will continue to host conferences along with hands-on labs and training.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400167 (UC-0676-14)	Modified conditions to allow for live bands and longer hours	Approved by BCC	September 2018
AR-18-400007 (UC-0676-14)	Removal of time limit for review of the banquet hall	Approved by BCC	March 2018
WS-17-1089	Increased number of signs and separation	Approved by PC	February 2018
ADR-0966-17	Motion picture studio	Approved by ZA	September 2017
UC-0676-14 (AR-0006-17)	Review of banquet facility	Approved by BCC	March 2017
VS-0073-16	Access easements on Russell Road and Oquendo; easements on Euclid and Eastern	Approved by PC	April 2016
UC-0676-14	Banquet/convention facility	Approved by PC	August 2009

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0137-09 (UC-0664-99)	Second extension of time to review a school	Approved by PC	March 2009
ET-0356-08 (UC-1283-06)	Extension of time for an office building	Approved by PC	March 2009
UC-1283-06	Office building	Approved by PC	January 2007
ET-0173-04 (UC-0664-99)	Extension of time for a technical school	Approved by PC	September 2004
UC-1391-01	Pharmacy school	Approved by PC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-R	Child care facility
South	Business and Design/Research Park	C-2	Major training facility
East	Public Facilities	R-F	School
West	Business and Design/Research Park	M-D	Medical offices

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.

Goal 4 of the Winchester/Paradise Land Use Plan encourages uses that promote education and cultural activities including entertainment, the arts, as well as other services that enhance higher education. A major training facility (human and veterinary services) can be appropriate at this location. The use requested is not permitted by right in M-D zoning district and only permitted subject to consideration of a use permit. Staff's primary concerns with these types of uses in this area are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.

Major training facilities in other parts of Clark County have shown to be appropriate and compatible in areas that are predominantly commercial, industrial, and office/warehouse developments. This request, in conjunction with the existing development, creates an appropriate shared use of existing facilities and the requested use places no additional demands on the site in

terms of required parking, landscaping, or other design features. Staff finds the parking more than adequate for the proposed use as reflected on the parking analysis provided by the applicant.

Therefore, staff does not anticipate any adverse impacts from this major training facility and finds the use to be compatible with the existing and planned development in the surrounding area.

Department of Aviation

A portion of 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.

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: STEVE GEBHART

CONTACT: LEBENE AIDAM-OHENE, 520 SOUTH FOURTH STREET #200, LAS VEGAS, NV 89101

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 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>8/7/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>675</u> CHECK #: <u>63008</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0622</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>7pm</u> PC MEETING DATE: <u>10/01 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D / AE-60 / AE 65</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>5800 Eastern LLC / Eli Stearns</u> ADDRESS: <u>5810 South Eastern Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-948-0459</u> CELL: <u>702-510-2882</u> E-MAIL: <u>estearns@3GLP.com</u>	
	APPLICANT	NAME: <u>WVC / Steve Gebhart</u> ADDRESS: <u>2425 East Oquendo Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-443-9257</u> CELL: <u>N/A</u> E-MAIL: <u>S.Gebhart@wvc.org</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jay Brown / Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-36-110-013

PROPERTY ADDRESS and/or CROSS STREETS: Eastern Avenue and Russell Road

PROJECT DESCRIPTION: Major training facility and conference center

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

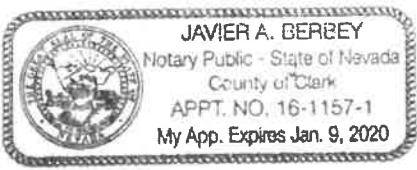
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 8/7/2019 (DATE)
 By ELI STEARNS

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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

August 5, 2019

**PLANNED
COPY**

UC-19-0622

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

**Re: 5800 Eastern, LLC
Russell Road and Eastern Avenue
Justification Letter – Special Use Permit for a Major Training
Facility and Conference Center**

Assessor's Parcel Number: 162-36-110-013

To Whom It May Concern:

On behalf of our client WVC Corporation, we respectfully submit this Special Use Permit application for a proposed major training facility and convention facility. The application is for a proposed major training facility and convention facility which is primarily a year round continuing education for medical/human health and veterinary professionals within an existing building. The parcel is zoned M-D and is located on the south side of Russell Road and the east side of Eastern Avenue. Access to the site is from Eastern Avenue to the west, Russell Road to the north, and Euclid Avenue to the east.

The proposed facility is within an existing 76,500 square foot building on 5.4 acres in an existing industrial complex. The building is three

stories and up to 50 feet high and is located on the southern portion of the parcel. The proposed use will only replace the existing and approved banquet and equipment sales uses which were approved by action on UC-0676-14. The most recent action on the original approval was AR-18-4007(UC-067-14) which reviewed the uses and removed the time limit. The uses that were previously approved in the building were for a banquet, convention, outside dining, equipment sales and rental, live entertainment and outside dining and drinking for lease to various corporate clients as an event/convention center. This proposed facility is for a major training and convention facility for a single user being the WVC (Western Veterinary Conference). The existing approvals for convention, outside dining and drinking and live entertainment in the covered courtyard (east side of building) and roof deck area (southwestern portion of building) will be maintained. These uses, although, approved as primary uses at this time will actual now function more as an accessory use to the training and convention facility by our Client. The facility and the existing uses are for use during training/educational sessions and conventions and conferences for their members and attendees. Total number at any one time will not exceed 300 or occupancy allowed by building code

Below is a brief summary of the organization and proposed use:

For nearly a century, WVC has provided the highest quality year-round continuing education to human health and veterinary professionals. WVC has established itself as a world leader by engaging recognized authorities to deliver valuable knowledge using innovative and effective teaching methodologies, that ultimately improve animal and human health worldwide. A trusted and highly regarded resource in the medical community, WVC advances the field of medicine through a wide variety of annual events. This includes the highly anticipated Annual

Conference as well as a series of hands-on labs, specialized conferences, and destination events ultimately demonstrating an investment in the overall advancement of medicine for patients of all walks of life.

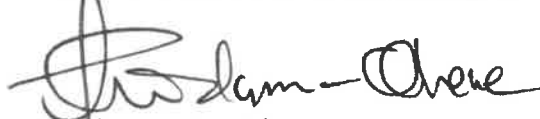
The uses proposed with this application are less intense uses than the previously approved uses as a banquet facility, live entertainment, outside dining and drinking and equipment sales and rental for a variety of individual corporate users. The proposal is for one end user who will operate the facility for their members. The applicant currently operates a similar facility at 2525 East Oquendo Road which is located south across Oquendo Road from this proposed facility.

We appreciate your consideration in the review and positive recommendation for the application.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

Brown, Brown & Premsrirut



Lebene A. Ohene

09/18/19 BCC AGENDA SHEET

POST DISCOVERY SPECTRUM
(TITLE 30)

POST RD/CAMERON ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500157-POST ROAD CAPITAL REAL ESTATE FUND, LP:

TENTATIVE MAP for 1 lot industrial subdivision on 17.6 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-019 through 162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-035 through 162-31-301-037; 162-31-401-006

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

The plans depict a proposed 1 lot industrial subdivision that will be utilized for a proposed office/warehouse complex and for future development (APNs 162-31-301-019 and 020). Access to the project site is granted via a single commercial driveway proposed along Post Road and a future driveway located adjacent to Cameron Street.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.6
- Number of Lots: 1
- Project Type: Office/warehouse complex and future development

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zone to an M-1 zone for a commercial vehicle and trailer rental facility	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0666	Reclassified a portion of APN 162-31-301-036 east of the Union Pacific Railroad to an M-1 zone for a parking lot	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at PC	September 2017
UC-0711-14	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at BCC	December 2014
ZC-0076-06	Reclassified APNs 162-31-301-019 and 020 from R-E and M-1 to an M-1 zone for a future office/warehouse complex	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial and Public Facilities	P-F	Detention basin
South	Industrial	M-1	Landscape storage yard & office/warehouse complex
East	Industrial	M-1, M-D, & R-E	Union Pacific Railroad, office/warehouse building & undeveloped
West	Industrial	M-1	Undeveloped

Related Applications

Application Number	Request
WS-19-0589	A waiver of development standards to reduce parking lot landscaping and a design review for an office/warehouse complex is a companion item on this agenda.
WS-19-0588	A request to vacate and abandon government patent easements is a companion item on this agenda.
WC-19-400106 (ZC-18-0350)	A waiver of conditions for a zone change 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. However, since staff cannot support the companion waivers of development standards, design reviews, and waiver of conditions requests, staff recommends denial of this tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Expunge TM-18-500159.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;
- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Demonstrate legal access;
- Provide paved legal access.

Current Planning Division - Addressing

- No comment.

Building Department - Geotechnical

- The applicant is advised that a fault has been previously mapped onsite. New foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; and that the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: POST ROAD CAPITAL REAL ESTATE FUND, LP

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DR #450 LAS VEGAS, NV 89135

DRAFT

* No justification letter



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>7/26/19</u>	APP. NUMBER: <u>TM-19-500157</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC: <u>PADDOUCE</u>
		ACCEPTED BY: <u>MNO</u>	TAB/CAC MTG DATE: <u>8/27/19</u> TIME: <u>2:00</u>
		FEE: <u>\$750</u>	PC MEETING DATE: <u>-</u>
		CHECK #: _____	BCC MEETING DATE: <u>9/10/19 9:00 A.M.</u>
		COMMISSIONER: <u>HAFT</u>	ZONE / AE / RNP: <u>M1/AE-55/NONE</u>
		OVERLAY(S)? <u>NONE</u>	PLANNED LAND USE: <u>LURFNO</u>
		TRAILS? <input checked="" type="checkbox"/> <u>NO</u>	PFNA? <input checked="" type="checkbox"/> <u>NO</u>
		NOTES: <u>LS-19-0581 TO ACCOMPANY</u>	

PROPERTY OWNER	NAME: <u>Sletten Construction Nevada Inc.</u>
	ADDRESS: <u>5825 S. Polaris</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Post Road Capital Real Estate Fund LP</u>
	ADDRESS: <u>6405 S. Tenaya Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(415) 722-8223</u> CELL: _____
	E-MAIL: <u>frankabbott@earthlink.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo, P.E.</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 835-3496</u> CELL: _____
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-021, 162-31-301-029, 162-31-301-030, 162-31-301-035, 162-31-301-036, 162-31-301-037, 162-31-401-006, 162-31-301-019, 162-31-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Post and Cameron

TENTATIVE MAP NAME: Post Discovery Spectrum

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 13.03 GROSS/NET DENSITY _____

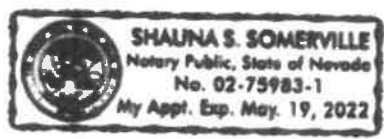
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] SLETTEN CONSTRUCTION OF NV, INC.
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2019 (DATE)
 By Dane Carter

NOTARY PUBLIC: Shauna Somerville



*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.

09/18/19 BCC AGENDA SHEET

OFFICE/WAREHOUSE COMPLEX
(TITLE 30)

POST RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400106 (ZC-18-0350)-POST ROAD CAPITAL REAL ESTATE FUND, LP.

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) provide a 6 foot high decorative block wall along Rogers Street; and 2) provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility in conjunction with a proposed office/warehouse complex on a 9.3 acre portion of a 12.6 acre site in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-036; 162-31-401-006

LAND USE PLAN:

WINCHESTER/PARADISE-INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3 (project site)/12.6 (overall site)
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 44.5
- Square Feet: 80,504 (Building A)/66,618 (Building B)/23,134 (Building C)
- Parking Required/Provided: 256/267

Site Plans & History

The previously approved plans for ZC-18-0350 depicted a proposed commercial vehicle (semi-trucks) and trailer rental facility on a 7.8 acre site accessed by a single commercial driveway located along Rogers Street. A 6 foot high chain-link fence with mesh screening was proposed along the perimeter of the project site to screen the facility from the surrounding developed and undeveloped properties.

The current plans for WS-19-0589 depict a proposed warehouse complex with accessory office uses consisting of 3 buildings located on a 9.3 acre portion of a 12.6 acre site. The remaining 3.3 acre portion of the subject property is zoned M-1 and is located to the east of the Union Pacific Railroad right-of-way. Building A consists of 80,504 square feet, Building B measures 66,618 square feet, and Building C has an area of 23,134 square feet. Building A is set back 42 feet from the north property line and 52 feet from the east property line. Building B is set back 37 feet from the north property line and 59 feet from the west property line. Building C is set back 78 feet from the west property line and 38 feet from the south property line. The loading dock doors are located on the west side of Building A, and the east side of Building B, facing towards the interior of the lot. The loading dock doors associated with Building C are located on the east side of the warehouse, oriented towards the interior of the project site. A 5 foot wide pedestrian pathway is located along the east side of Building A and the west side of Buildings B and C. The 3 buildings are interconnected with a 5 foot wide pedestrian pathway internal to the project site. Future cross-access points to the adjacent properties are provided along the south and west property lines of the development. A total of 3 trash enclosures are provided throughout the warehouse complex. Access to the project site is granted via a proposed commercial driveway along Post Road and a secondary driveway along Rogers Street. An attached 5 foot wide sidewalk is provided along a portion of Post Road. An attached 5 foot wide sidewalk is provided adjacent to Rogers Street. Bicycle parking spaces are provided at the northwest corner of the building. Parking for the complex is located along the perimeter and within the interior of the site. A 12 foot high shade structure will cover the parking spaces along the east property line. The warehouse complex requires 256 parking spaces where 256 parking spaces are provided.

Landscaping

The previously approved plans for ZC-18-0350 depicted a proposed 10 foot wide landscape area located behind a 5 foot wide attached sidewalk adjacent to Post Road and Rogers Street. The street landscape area featured a combination of 24 inch box trees, shrubs, and groundcover.

The current proposal depicts a 10 foot wide landscape area located at the southwest corner of the project site. Immediately adjacent to the landscape area is a 5 foot wide attached sidewalk connecting to a 5 foot wide pedestrian pathway leading to the entrance of Building C. A 12 foot wide landscape area is located along the northwest property line consisting of 250 linear feet of landscaping with the remaining 330 linear feet consisting of rip-rap material. A 7.5 foot wide landscape area is located along the south property line of the project site. A 5 foot wide landscape area is located along the southeast portion of the site while the northeast portion features a 5 foot wide area containing rip-rap material. A 12 foot high fence/wall combination (6 foot high wrought iron fence/6 foot high retaining wall) is located along the northeast property line between the rip-rap area and a proposed 6 foot high retaining wall. A 7.5 foot wide landscape area is located adjacent to the north property line. An 8 foot high wall and fence combination (6 foot wrought iron fence/2 foot retaining wall) is located along the north property line between the landscape area and a proposed 8 foot high retaining wall. All landscape areas around the perimeter of the project site consist of trees, shrubs, and groundcover. Interior parking lot landscaping is distributed throughout the parking lot; however, a waiver of development standards is requested to reduce the number of landscape finger islands to 15 where 47 islands are required.

Elevations

The plans depict varying rooflines along the west elevations of Buildings A and C and the east elevation of Building B ranging between 27 feet to 44.5 feet in height. The elevations of the 3 buildings, including the north and south sides, consist of a combination of exterior materials featuring black steel, cement fiber board, wood siding product, corrugated metal, and glass paneling. The east (interior) elevation of Buildings A and C and the west (interior) elevation of Building B consist of overhead roll-up doors and windows, and a flat roofline with an overall height of 29.5 feet. The interior elevations of the 3 buildings consist of stucco coated, concrete tilt-up panels. The west elevations of Buildings A and C and the east elevation of Building B feature a varying color palette consisting of red accent material (constitutes vivid hues), charcoal, black, and earth tone colors.

Floor Plans

The cumulative warehouse area for the 3 buildings totals 103,742 square feet (61 percent of the development), while the total office area measures 60,514 square feet (39 percent of the development). The floor plans depict warehouse/storage units with offices as accessory uses dispersed among 3 buildings containing a total of 43 individual industrial units. The units vary in size from approximately 2,800 square feet to 4,800 square feet. Building A features 10 individual, 49 square foot cantilevered balconies located on the second floor of the warehouse. Building B features 5 individual, 49 square foot cantilevered balconies located on the second floor the warehouse, while Building C includes 2 cantilevered balconies each measuring 49 square feet. The balconies are located on the east sides of Buildings A and C, the west side of Building B. All warehouse units feature restroom facilities. An elevator with rooftop access is provided for each building.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0350:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development on the portion of APNs 162-31-001-030 & 036 east of the Union Pacific Railroad;
- Provide a 6 foot high decorative block wall along Rogers Street;
- Provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required on Post Road west of the Union Pacific Railroad (UPRR) and on Rogers Street, as shown on the plans;
- Full off-site improvements on Post Road east of the UPRR and Arville Street shall be required unless the project approved by ZC-18-0666, or alternate approved project, does not commence prior to the submittal of the drainage study for the project on the west side of the UPRR;
- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street; and on the east side of the UPRR to include 30 feet for Post Road, 40 feet for Arville Street, and a curve at the intersection with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Grant an access easement to Clark County Department of Aviation, owner of APN 162-31-301-035 and 162-31-301-037, or obtain a signed and notarized letter from the Director of Aviation or her designee indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Demonstrate legal access;
- Provide paved legal access.
- Applicant is advised that a waiver of off-site improvements is only temporary and full off-site improvements may be required with any future land use application; that the proposed street improvements for the Post Road and Rogers Street intersection do not meet standards and must be redesigned; that the northernmost driveway creates a conflict with eastbound traffic on Post Road, which must be approved by the Traffic Engineer or redesigned; that additional north/south and/or east/west roadways may be necessary to prevent land locking parcels.

Department of Aviation

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

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0268-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that if Rogers Street is not dedicated and constructed as a public right-of-way, the 6 foot high decorative block wall will not be necessary. Furthermore, the block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility was a condition based on the previous use which is no longer an active project for this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zone to an M-1 zone for a commercial vehicle and trailer rental facility	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
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UC-0396-17	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at PC	September 2017
UC-0711-14	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial and Public Facilities	P-F	Detention basin
South	Industrial	M-1	Landscape storage yard
East	Industrial	M-1, M-D, & R-E	Union Pacific Railroad, office/warehouse building & undeveloped
West	Industrial	M-1	Undeveloped

Related Applications

Application Number	Request
WS-19-0589	A request for waivers of development standards with design reviews is a companion item on this agenda.
TM-19-500157	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
VS-19-0588	A request to vacate and abandon government patent easements 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

Waiver of Conditions #1

The intent of the original condition was to provide a decorative screen wall behind the landscape area along the future right-of-way for Rogers Street. The screen wall would assist in mitigating any visual impact that the previously approved commercial vehicle (semi-truck) and trailer rental facility would have on the surrounding land uses and future right-of-way. The request to waive the previously imposed condition is reasonable, as the proposed use of the site has changed.

However, since staff is not supporting the waiver of development standards and design review for the project, staff recommends denial of this request.

Waiver of Conditions #2

The intent of the original condition to provide a block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility was to mitigate any impact the facility could have on the surrounding land uses and properties. Staff finds the request to waive this condition reasonable as landscaping has been provided around the perimeter for a majority of the project site. Additionally, the loading dock doors for Buildings A and B are oriented towards the interior of the site. However, since staff is not supporting the waiver of development standards and design review for the project, staff recommends denial of this request.

Staff Recommendation

Denial.

Approval of the waivers of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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 this application is related to WS-19-0589; and that conditions waived by this application will be applied to ZC-18-0350 if developed.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: POST ROAD CAPITAL REAL ESTATE FUND

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DR #450, LAS VEGAS, NV 89135



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 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) ZC-18-0350 (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>7/26/19</u> PLANNER ASSIGNED: <u>MPO</u> ACCEPTED BY: <u>MPO</u> FEE: <u>\$650</u> CHECK #: _____ COMMISSIONER: <u>NAFT</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400166</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>8/27</u> TIME: <u>7:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18/19 9:00 AM</u> ZONE / AE / RNP: <u>M-1/AE-65/NONE</u> PLANNED LAND USE: <u>WPSP</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Post Road Capital Real Estate Fund</u> ADDRESS: <u>6405 S. Tenaya Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(415) 722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@earthlink.net</u>	
	APPLICANT NAME: <u>Post Road Capital Real Estate Fund</u> ADDRESS: <u>6405 S. Tenaya Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(415) 722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@ledlightandpower.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 866-9535</u> CELL: <u>(702) 835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-(021,029,030,035,036,037), 162-31-401-006

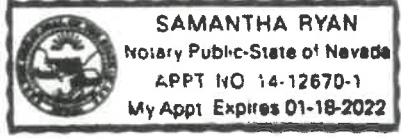
PROPERTY ADDRESS and/or CROSS STREETS: Post and Cameron

PROJECT DESCRIPTION: Office/Warehouse

(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.

By: [Signature] Property Owner (Signature)*
Post Road Capital Real Estate Fund, LP Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 30, 2019 (DATE)
 by Frank Abbott
 NOTARY PUBLIC: Samantha Ryan



*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.

ZENITH ENGINEERING

July 26, 2019

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

CIVIL
ENGINEERING

WC-19-400106

* WILL REQUEST
SEPARATE WC JUSTIFICATION
LETTER

Re: Post Road Discovery Spectrum, Zenith Project No. 191009
Waiver of Condition Justification Letter
Waiver of Standards Justification Letter

* WILL HAVE APPLICANT
COMBINE WOS
REQUEST W/ REVERSE
S/L FOR DR.

Dear Sir or Madam:

Zenith Engineering has been retained by Post Road Capital, LP to file a Waiver of Condition application associated with property located near Post Road and Cameron Street (Assessor's Parcel Numbers 162-31-301-019, 020, 021, 029, 030, 035, 036, 037 and 162-31-401-006). The parcel is approximately 9.37 (gross) acres in size, currently zoned as M-1 (Light Manufacturing), and IND (Industrial) land-use.

We are requesting waivers for the following conditions:

Application: VS-18-0683 → ADDITIONAL W/C APPLICATION NEEDED, WILL CONTACT APPLICANT

Condition:

"Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street."

Application: ZC-18-0350

Condition:

"Full off-site improvements shall be required on Post Road west of the Union Pacific Railroad (UPRR) and on Rogers Street, as shown on the plans. Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post and Rogers Street for 60 foot wide roadways, including all or a portion of a cul-de-sac at the eastern terminus of Post Road, and the portion of a cul-de-sac at the southern terminus of Rogers Street."

Justification:

In lieu of dedicating public right-of-way and installing full off-site improvements for Rogers Street and the portion of the cul-de-sac at the southern terminus of Rogers Street, we would like to dedicate right-of-way and construct full off-site improvements for Post Road and a terminus cul-de-sac at the eastern end of Post Road adjacent to our site, as shown on the enclosed plans. We would also provide an access and

WC-19-400106



utility easement to APNs 162-31-401-010 and 011. We have met with the property owner of APNs 162-31-401-010 and 011, and they are in agreement with being granted an access and utility easement rather

than having a publicly dedicated road to their parcel. In addition, APN 162-31-401-010 already has been granted a reciprocal access easement from APN 162-31-401-033 (20060706:0005069). This would allow both property owners to develop their parcels fully, while still providing legal access.

Application: ZC-18-0350

Condition:

"Provide a 6 foot high decorative block wall along Rogers Street."

Justification:

We are also requesting to waive the requirement of the 6 foot high wall along Rogers Street. If the street is not dedicated and constructed as a public street, then a wall is not necessary.

Application: ZC-18-0350

Condition:

"Provide block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility."

Justification:

We are also requesting to waive the requirement of the block wall around the perimeter of the commercial vehicle (semi-trucks) and trailer rental facility, as this was a condition based on the previous use which is no longer an active project for this site.

We are requesting waivers for the following standards:

Waiver of Standard Throat Depth Requirements per CCAUSD Drawing No. 222.1.

Justification:

We would also like to waive the requirements of meeting the standard throat depth on the proposed driveway. The access to this project is through a proposed driveway at the cul-de-sac at the eastern end of Post Road. Because this is a dead end street and our driveway width exceeds the minimum width for a commercial driveway, there is a very low possibility that vehicles would back up into Post Road from the site.

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WC-19-400106



Waiver of Standard Maximum 6-foot High Retaining Wall per 30.64.020.

Justification:

The site slopes from south to north to the existing Tropicana Detention Basin. The site grades are controlled by the existing elevation of Post Road as that is the public access into the site. In order to provide the required ADA access route throughout the site, the building finished floor elevations are higher than the existing grade at the north property line that abuts the detention basin. It is necessary to install a retaining wall along the northern property line in order to maintain the finished floor elevations for the buildings. The retaining wall along the north property will be 8-foot high maximum, which is 2-feet above the allowed standard. We are requesting to increase the height of the retaining wall by 2-feet in order to construct the proposed buildings.

Waiver of dead end street in excess of 500-feet with Clark County approved turn-around per 30.52.052.

Justification:

We are requesting to waive the length of a dead end street (Post Road) with a Clark County approved turn-around in excess of 500-feet. The distance from the centerline intersection of Post Road and Cameron Street to the center of the bulb in the proposed cul-de-sac at the east end of Post Road is 682.35-feet. If the street were shortened to 500-feet in length, the cul-de-sac would end before reaching our subject site and would prevent public access into our site.

Waiver for a reduction of required parking lot landscaping fingers required per Figure 30.64-14.

Justification:

We are requesting a reduction to 14 landscape fingers where 46 are required (a total of 64% reduction). The 14 fingers that are provided are around the perimeter parking where 15 of the 46 would be required. There are 5 fingers provided on the east side of the project where the parking spaces are all covered requiring 0 fingers. The parking adjacent to Building C has 2 fingers where 3 would be required. The remainder of the fingers (28 Fingers) that would be required and are not provided are located at the parking that is adjacent to the loading docks and grade doors of the Industrial component of the site which are internal to the project and have landscaping provided around the perimeter of the site (where landscaping is not required) to east, west and south property lines to offset where landscaping fingers are not provided. This project is bordered to the east by the Union Pacific Railroad, to the south and west by Light Industrial Zoning where perimeter landscaping is not required. On the overall site the landscaping provided includes 141 medium sized trees and 22 large trees. The amount of trees required for the parking and landscaping at the north property line is 93. We are providing 48 additional trees then would be required with the fingers and northern property landscape buffer.

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WA-19-400106

ZE ZENITH ENGINEERING

We feel that this proposed project would be a great addition to the area. We would greatly appreciate the staff's recommendation for approval. Being submitted with this waiver are companion items (Design Review, Use Permit, and Tentative Map), which show the proposed development for reference.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

**CIVIL
ENGINEERING**

09/18/19 BCC AGENDA SHEET

OFFICE/WAREHOUSE COMPLEX
(TITLE 30)

POST RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0589-POST ROAD CAPITAL REAL ESTATE FUND, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) proposed office warehouse complex; and 2) vivid hues for a proposed office/warehouse complex on a 9.4 acre portion of a 12.6 acre site in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-021; 162-31-301-029; 162-31-301-030; 162-31-301-035 through 162-31-301-037; 162-31-401-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where required per Figure 30.64-14.
2. Reduce throat depth for a commercial driveway on Post Road to 7.5 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 92.5% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4 (project site)/12.6 (overall site)
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 44.5
- Square Feet: 80,504 (Building A)/66,618 (Building B)/23,134 (Building C)
- Parking Required/Provided: 256/256

Site Plans

The plans depict a proposed warehouse complex with accessory office uses consisting of 3 buildings located on a 9.4 acre portion of a 12.6 acre site. The remaining 3.2 acre portion of the subject property is zoned M-1 and is located to the east of the Union Pacific Railroad right-of-way. Building A consists of 80,504 square feet, Building B measures 66,618 square feet, and Building C has an area of 23,134 square feet. Building A is set back 42 feet from the north property line and 52 feet from the east property line. Building B is set back 37 feet from the north property line and 59 feet from the west property line. Building C is set back 78 feet from the west property line and 38 feet from the south property line. The loading dock doors are located on the west side of Building A, and the east side of Building B, facing towards the interior of the lot. The loading dock doors associated with Building C are located on the east side of the warehouse, oriented towards the interior of the project site. A 5 foot wide pedestrian pathway is located along the east side of Building A and the west side of Buildings B and C. The 3 buildings are interconnected with a 5 foot wide pedestrian pathway internal to the project site. Future cross-access points to the adjacent properties are provided along the south and west property lines of the development. A total of 3 trash enclosures are provided throughout the warehouse complex. Access to the project site is granted via a proposed commercial driveway along Post Road and a secondary driveway along Rogers Street. An attached 5 foot wide sidewalk is provided along a portion of Post Road. An attached 5 foot wide sidewalk is provided adjacent to Rogers Street. Bicycle parking spaces are provided at the northwest corner of the building. Parking for the complex is located along the perimeter and within the interior of the site. A 12 foot high shade structure will cover the parking spaces along the east property line. The warehouse complex requires 256 parking spaces where 256 parking spaces are provided.

Landscaping

The plans depict a 10 foot wide landscape area located at the southwest corner of the project site. Immediately adjacent to the landscape area is a 5 foot wide attached sidewalk connecting to a 5 foot wide pedestrian pathway leading to the entrance of Building C. A 12 foot wide landscape area is located along the northwest property line consisting of 250 linear feet of landscaping with the remaining 330 linear feet consisting of rip-rap material. A 7.5 foot wide landscape area is located along the south property line of the project site. A 5 foot wide landscape area is located along the southeast portion of the site while the northeast portion features a 5 foot wide area containing rip-rap material. A 12 foot high fence/wall combination (6 foot high wrought iron fence/6 foot high retaining wall) is located along the northeast property line between the rip-rap area and a proposed 6 foot high retaining wall. A 7.5 foot wide landscape area is located adjacent to the north property line. An 8 foot high wall and fence combination (6 foot wrought iron fence/2 foot retaining wall) is located along the north property line between the landscape area and a proposed 8 foot high retaining wall. Interior parking lot landscaping is distributed around the perimeter of the parking lot; however, a waiver of development standards is requested to reduce the number of landscape finger islands to 15 where 47 islands are required. All landscape areas around the perimeter of the project site consist of trees, shrubs, and groundcover. A total of 68 parking spaces are distributed throughout the interior of the parking lot and located immediately adjacent to 9 loading docks. Landscape finger islands have not been provided within the vehicular parking spaces adjacent to the loading docks.

Elevations

The plans depict varying rooflines along the west elevations of Buildings A and C and the east elevation of Building B ranging between 27 feet to 44.5 feet in height. The elevations of the 3 buildings, including the north and south sides, consist of a combination of exterior materials featuring black steel, cement fiber board, wood siding product, corrugated metal, and glass paneling. The east (interior) elevation of Buildings A and C and the west (interior) elevation of Building B consist of overhead roll-up doors and windows, and a flat roofline with an overall height of 29.5 feet. The interior elevations of the 3 buildings consist of stucco coated, concrete tilt-up panels. The west elevations of Buildings A and C and the east elevation of Building B feature a varying color palette consisting of red accent material (constitutes vivid hues), charcoal, black, and earth tone colors.

Floor Plans

The cumulative warehouse area for the 3 buildings totals 103,742 square feet (61 percent of the development), while the total office area measures 66,514 square feet (39 percent of the development). The floor plans depict warehouse/storage units with offices as accessory uses dispersed among 3 buildings containing a total of 43 individual industrial units. The units vary in size from approximately 2,800 square feet to 4,800 square feet. Building A features 10 individual, 49 square foot cantilevered balconies located on the second floor of the warehouse. Building B features 5 individual, 49 square foot cantilevered balconies located on the second floor of the warehouse, while Building C includes 2 cantilevered balconies each measuring 49 square feet. The balconies are located on the east sides of Buildings A and C, the west side of Building B. All warehouse units feature restroom facilities. An elevator with rooftop access is provided for each building.

Signage

Signage is not a part of this request.

Applicant's Justification

All buildings provide a modern aesthetic design with neutral colors and an appealing red accent color to help provide additional visual composition to the buildings. The façade of the buildings were designed to undulate back and forth to allow areas of the building to act as shading devices for the exterior storefront windows in lieu of standard steel canopies and help divide the façade into separate areas instead of a standard monolithic façade.

The applicant requests to waive the throat depth requirement as access to this project is through a proposed driveway at the cul-de-sac at the eastern end of Post Road. Because this is a dead-end street and the driveway width exceeds the minimum width for a commercial driveway, there is a very low possibility that vehicles would back up into Post Road from the site.

Fourteen landscape fingers are provided around the perimeter parking where 15 of the required 47 landscape planters would be required. There are 5 fingers provided on the east side of the project where the parking spaces are all covered. The parking adjacent to Building C has 2 fingers where 3 are required. The remaining area where the 28 landscape fingers should be provided is located within the parking spaces adjacent to the loading docks and grade doors centrally located within the site. This project is bordered to the east by the Union Pacific

Railroad, to the south and west by light industrial zoning where perimeter landscaping is not required. On the overall site the landscaping provided includes 141 medium sized trees and 22 large trees. The number of trees required for the parking and landscaping at the north property line is 93. Forty-eight additional trees are provided then would be required with the fingers and northern property line landscape buffer.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0350	Reclassified 4.8 acres from R-E and M-1 zone to an M-1 zone for a commercial vehicle and trailer rental facility	Approved by BCC	October 2018
TM-18-500159	1 lot commercial subdivision	Approved by BCC	October 2018
VS-18-0683	Vacated and abandoned government patent easements	Approved by BCC	October 2018
ZC-18-0666	Reclassified a portion of ARN 162-31-301-036 east of the Union Pacific Railroad to an M-1 zone for a parking lot	Approved by BCC	October 2018
UC-0396-17	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at PC	September 2017
UC-0711-14	Vehicle dismantling yard and waiver of development standards to reduce the setback between a vehicle dismantling yard and a non-industrial use	Withdrawn at BCC	December 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial and Public Facilities	P-F	Detention basin
South	Industrial	M-1	Landscape storage yard
East	Industrial	M-1, M-D, & R-E	Union Pacific Railroad, office/warehouse building & undeveloped
West	Industrial	M-1	Undeveloped

Related Applications

Application Number	Request
TM-19-500157	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
VS-19-0588	A request to vacate and abandon government patent easements is a companion item on this agenda.

Related Applications

Application Number	Request
WC-19-400106 (ZC-18-0350)	A waiver of conditions of a zone change 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

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff recognizes the fact the applicant has provided additional trees along the perimeter of the project site to compensate for the elimination of the required interior parking lot landscaping. However, since there are not any unique circumstances related to the property, such as the shape, configuration, or topography of the site, staff cannot support the request as it is a self-imposed hardship.

Design Reviews

Staff finds the proposed office/warehouse complex complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed warehouse buildings are compatible with and complementary to the existing industrial buildings located west and south of the project site. Staff does not object to the red accent color, which constitutes a vivid hue, being utilized as a complimentary color on the facades of the warehouse buildings. However, staff cannot support these design reviews for the site as the development cannot function independently from the waiver requests, which staff does not support.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth since the site can be redesigned to meet the throat depth at the location shown on the plans or by placing the driveway in an alternate location with the proper throat.

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.

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;

- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- Demonstrate legal access;
- Provide paved legal access.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

#0426-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: POST ROAD CAPITAL REAL ESTATE FUND
CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980
FESTIVAL PLAZA DR #450, LAS VEGAS, NV 89135

DRAFT

WS-19-0589



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0350</u> (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>2/26/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK #: <u>-</u> COMMISSIONER: <u>NAET</u> OVERLAY(S)? <u>ADDFE</u> PUBLIC HEARING? <u>A/N</u> TRAILS? <u>V/A</u> PFNA? <u>V/A</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>WS-19-0589</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>8/27/19</u> TIME: <u>2:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>9/16/19 9:30 A.M.</u> ZONE / AE / RNP: <u>M-1/JR-65/ADDFE</u> PLANNED LAND USE: <u>WPIND</u> NOTIFICATION RADIUS <u>500'</u> SIGN? <u>V/A</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER NAME: <u>Post Road Capital Real Estate Fund</u> ADDRESS: <u>6405 S. Tenaya Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(415) 722-8223</u> CELL: <u>-</u> E-MAIL: <u>frankabbott@earthlink.net</u>	APPLICANT NAME: <u>Post Road Capital Real Estate Fund</u> ADDRESS: <u>6405 S. Tenaya Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(415) 722-8223</u> CELL: <u>-</u> E-MAIL: <u>frankabbott@earthlink.net</u> REF CONTACT ID #: <u>-</u>
	CORRESPONDENT NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 866-9535</u> CELL: <u>(702) 835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>-</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-31-301-(019,020,021,029,030,035,036,037), 162-31-401-006

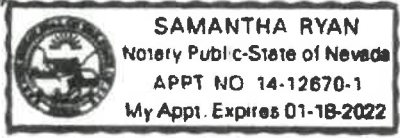
PROPERTY ADDRESS and/or CROSS STREETS: Post and Cameron

PROJECT DESCRIPTION: Office/Warehouse

(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)*
FRANK ABBOTT Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 9, 2019 (DATE)
 by FRANK ABBOTT
 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

WS-19-0589

July 22, 2019

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

CIVIL ENGINEERING

Re: **Justification Letter:** APN: 162-31-301-021, 162-31-301-029, 162-31-301-030, 162-31-301-036, 162-31-401-006

Clark County Applications: Condition Use Permit and Design Review (Conceptual)

To Whom it may concern:

We would like to apply for a Design Review for the Post Discovery Spectrum Multi-Tenant Development located at the east end of West Post Road and west of the Union Pacific Railroad.

The parcel is approximately 9.37 (gross) acres in size, currently zoned as M-1, Light Manufacturing District Warehouse/Storage - As Principle Use land-use. We are proposing the Warehouse/Storage- As Principle Use as the commercial component to the project connected to these parcels. Per Title 30 Table 30.44-1, Warehouse Storage - As Principle Use, is a Permitted Use in M-1 zoning under SLUCM Code 6370.

We are requesting a for this development to be classified as Warehouse/Storage - As Principle Use. The Warehouse area is more than 61% of the total area: The total warehouse area is +-103,742 square feet (61.0% of the total development area) and the total office area is +-66,514 square feet (39.0% of the total development area). The proposed development includes warehouse/storage units with office as an incidental use in three individual structures, containing 43 individual industrial units. The units vary in size from approximately 2,800 square feet to 4,800 square feet.

For parking requirements, Title 30 Table 30.60-1 – Schedule of Parking Requirements, requires 1.5 parking spaces per 1000 sf. = 256 parking spaces. We have provided 267 parking spaces.

We are requesting a Design Review for the Warehouse/Storage Use development. The proposed new site design includes three separate structures containing 19 industrial units (building "A"), 16 industrial units (building "B") and 8 industrial units (building "C"). Each unit contains 24-foot clear height warehouse space with adjoining, office space attached. Per Title 30 Table 30.40-5 Industrial Districts- Bulk Yard and Space Regulations:

- Lot coverage: Approximately 34.2%
- Setbacks
 - Front Setback meets the 20'-0" minimum. The Height Setback Ratio per Figure 30.56-4 (Setbacks from Streets- Buildings Over 35 Feet) does not apply.
 - Interior Side and Rear: The project is not adjacent to a non-industrial or non-commercial use or street. Setbacks are not required.

WS-19-0589

- **Height:** All building heights are within the 50ft. height limit: All three buildings are +- 32'-6" above finish floor on the front elevations and up to +- 37ft above adjacent grade in the rear elevations. The elevator penthouses are at +- 44'-6" above adjacent grade and located at the sides of each building.
- **Aesthetics:** All buildings provide a modern aesthetic with neutral colors and an appealing red accent color to help provide additional visual composition to the buildings. The building's facades were designed to undulate back and forth to allow areas of the building to act as shading devices for the exterior storefront windows in-lieu of standard steel canopies and help divide the facade into separate areas instead of a standard monolithic façade.

We feel that this proposed project would be a great addition to the area, follows the requirements set forth by Clark County Title 30 and will provide a needed amenity to Las Vegas. We would greatly appreciate the staff's recommendation for approval. If you have any questions, or should need any additional information, please advise.

Thank you,

Frank Abbott

CIVIL
ENGINEERING

09/18/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

POST RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0588-SLETTEN CONSTRUCTION NEVADA, INC:

VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sabb Avenue (alignment) within Paradise (description on file). MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

162-31-301-019; 162-31-301-020

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on the subject property for a future industrial development. The plans depict the vacation and abandonment of 33 foot wide government patent easements internal to the project site and along the north, south, east, and west sides of the site. The applicant indicates the vacation of the easements are needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0985-07	Vacated and abandoned government patent easements – expired	Approved by PC	September 2007
ZC-0076-06	Reclassified APNs 162-31-301-019 and 020 from R-E and M-1 to M-1 zoning for a future office/warehouse complex	Approved by BCC	February 2006
TM-0028-06	1 lot industrial/commercial subdivision – expired	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Detention basin

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Industrial	M-1	Office/warehouse complex
East	Industrial	M-1	Undeveloped

Related Applications

Application Number	Request
TM-19-500157	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WS-19-0589	A waiver of development standards to reduce parking lot landscaping and a design review for an office/warehouse complex is a related item on this agenda.
WC-19-400106 (ZC-18-0350)	A waiver of conditions for a zone change is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

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

- Right-of-way dedication on the west side of the UPRR to include the necessary portions of Post Road and Rogers Street for 60 foot wide roadways, including all or a portion of

an elbow or knuckle at the eastern terminus of Post Road with the radius to be approved by Public Works - Development Review, and the portion of a cul-de-sac, or alternate right-of-way approved by Public Works - Development Review, at the southern terminus of Rogers Street, and 30 feet for Cameron Street;

- Right-of-way dedication on the east side of the UPRR to include a curve at the intersection of Post Road and Arville Street with the radius to be as large as possible to be approved by Public Works - Development Review;
- Grant an access easement to the Union Pacific Railroad, owner of APN 162-31-401-024, or obtain a signed and notarized letter from an official with the company indicating that access is not needed, or, if access is needed and an easement is not satisfactory, grant right-of-way necessary to accommodate a future 60 foot wide roadway;
- 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: POST ROAD CAPITAL REAL ESTATE FUND LP

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DR #450, LAS VEGAS, NV 89135



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <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 #)	STAFF	DATE FILED: <u>7/26/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: \$ <u>875</u> CHECK #: _____ COMMISSIONER: <u>PAET</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0588</u> TAB/CAC <u>PARADISE</u> TAB/CAC DATE: <u>8/27/19</u> TIME: <u>7:00 P.M.</u> PC MEETING DATE: <u>—</u> BCC MTG DATE: <u>9/18/19 9:00</u> ZONE / AE / RNP: <u>M-1/AE-65/NONE</u> PLANNED LAND USE: <u>W P I N D</u>
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PROPERTY OWNER	NAME: <u>Sletten Construction Nevada Inc.</u> ADDRESS: <u>5825 S. Polaris</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Post Road Capital Real Estate Fund LP</u> ADDRESS: <u>6405 S. Tenaya Way #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>415-722-8223</u> CELL: _____ E-MAIL: <u>frankabbott@earthlink.net</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive #450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-866-9535</u> CELL: <u>702-835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 162-31-301-019 and 162-31-301-020

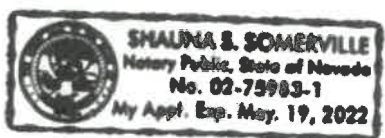
PROPERTY ADDRESS and/or CROSS STREETS: Post and Cameron

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.

[Signature]
 Property Owner (Signature)*

DANE CARTER
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2019 (DATE)
 By Dane Carter
 NOTARY PUBLIC: Shaina Somerville



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

WS-19-0588

ZE ZENITH ENGINEERING

July 22, 2019

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

Re: Post Road Discovery Spectrum, Zenith Project No. 191009
Patent Easement Vacation

Dear Sir or Madam:

Zenith Engineering has been retained by Post Road Capital Development, LP to file a vacation application to vacate existing Patent Easements associated with property located north of Post Road, on the east side of Cameron Street (Assessor's Parcel Numbers 162-31-301-019, 162-31-301-020).

We are requesting with this application to vacate the existing 33-foot wide patent easement in order to further develop the parcel.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

**CIVIL
ENGINEERING**

10/01/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0642-AUTO GROUP, LLC:

USE PERMIT for increased display spaces for an existing auto sales business on a 0.6 acre lot in a C-2 (Commercial general) Zone.

Generally located on the north side of Tropicana Avenue and west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-24-404-006

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2950 E Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 9/10

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The original application was for an accessory structure. The original plans showed a parking area north of the building with 6 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant is now proposing 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 40 display spaces in the rear of the property. The rear and side of the building are un-delineated parking/display areas without pedestrian access. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the properties to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site can accommodate 40 display spaces and 10 parking spaces, along with bicycle racks. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
WC-19-400114 (ADR-18-900333)	A waiver of conditions request to remove the limitation on 5 vehicle display spaces is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed in May of 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

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.

Code allows for 5 vehicle display spaces in a C-2 zone when the business shares parking with another business. Since there is shared access with the property to the east and west, parking is considered to be shared. The administrative design review which was approved in June of 2018 specifically limited the use to 5 display cars. Based on the submitted site plan the property has far exceeded the allowance of 5 display vehicles and the CCPRO violation confirms the overage of vehicles on the site. A redesign of the site may be warranted for staff to support the request. A redesign could include providing customer parking with limited display spaces in the front of the building as shown on the original site plan. Providing pedestrian access from the front of the site to the rear of the site and ensuring circulation patterns for customers is essential to proper management for the use of the site. Based on the design of the site and the history of the use on the site, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 3 customer parking spaces and no more than 3 display spaces in the front of the property;
- Provide clear pedestrian access from the front of the building to the rear parking area;
- All vehicles on-site must be operable.
- Applicant is advised that the site is not approved for an auction; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVE, LAS VEGAS, NV 89169

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>8/15/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>1175</u> CHECK #: <u>001403</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0642</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>630</u> PC MEETING DATE: <u>10/01 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>THE AUTO GROUP LLC</u> ADDRESS: <u>522 EAST TWAIN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 471 1118</u> CELL: <u>702-604-3928</u> E-MAIL: <u>OBM2@MSN.COM</u>	
	APPLICANT	NAME: <u>SDME YAIR BEN MOSHE</u> ADDRESS: <u>522 EAST TWAIN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 471 1118</u> CELL: <u>702 604 3928</u> E-MAIL: <u>OBM2@MSN.COM</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SDME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-24-404-000
 PROPERTY ADDRESS and/or CROSS STREETS: 2950 E. TROPICANA
 PROJECT DESCRIPTION: AUTO SALES

(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.

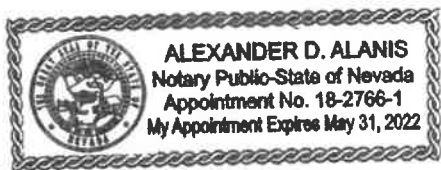
Property Owner (Signature)*

YAIR BEN MOSHE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug. 5, 2019 (DATE)

By _____
 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.

DENNIS E. RUSK
522 EAST TWAIN AVE
LAS VEGAS, NV 89169
702-373-7983
denniserusk@gmail.com

DATE: August 5, 2019 (revised August 15, 2019)

TO WHOM: Clark County Planning Department

PROJECT: Auto Group LLC
2950 E Tropicana
APN 162-24-404-006

ITEM: Justification Letter
Special Use Permit
Waiver of Conditions

The proposed special use permit request is located at 2950 E Tropicana to allow up to 40 autos outside per Title 30 Vehicle Sales and Rental Conditional Use in a C-2 condition 1. However, a site plan with parking analysis may be submitted to the Zoning Administrator who will determine if more automobiles or off-highway vehicles may be permitted.

On May 14, 2018 an Administrative Design Review was submitted and approved. ADR- 18-900333

The existing building is 3600 square feet with 900 square feet of storage, full accessible restrooms, required exiting and is code compliant. The proposed use is for Auto/ Vehicle sales, leasing and rental in compliance of Title 30 Conditional Use, 1 single business, 2 outdoor display permitted, 3 no test-drives on any residential local streets. Vehicles whose primary purpose is moving goods shall not be visible from public streets or residential developments screen from view in the rear of the property behind the main building.

The existing landscaping is in compliance with Title 30, no changes.

This request for 40 outdoor display automobiles includes the 10 parking spaces required with four bicycles racks and one van accessible space. There is a cross drive access to the properties to the east and west and a 30' drive from McLeod Drive to Harrison Drive on the north side of all the properties. There is also two

gates, one on the north side and one on the west side 25 feet wide for Fire Department access.

Dumpsters are provided to the site.

The design is homogeneous to the surrounding area.

The following is a detailed parking analysis of all the parcel subject to the cross drive access by address and parcel number, use and parking from Harrison Drive on the west, McLeod Drive on the east, East Tropicana Ave on the south and Paradise Park on the north:

1. Paradise Park
APN 162-24-403-001
71 public spaces along Harrison Drive
2. Bright Trading Inc Office Building
4850 Harrison Drive
APN 162-24-404-011
11,700 sf x (4 per 1000) 47 spaces
26 spaces provided
3. Dutch Bros drive thru coffee
2840 East Tropicana Ave
APN 162-24-404-002
1000 sf x (10 per 1000) 10 spaces
14 spaces provided
4. Casa di Amore restaurant
2850 East Tropicana Ave
APN 162-24-404-012
3500 sf (10 x 1000) 35 spaces
2000 sf outdoor (4 x 1000) 8 spaces (35 + 8 = 43)
22 spaces provided (possible waiver)
5. Gun Store
2900 East Tropicana Ave
APN 162-24-404-014
6450 sf x (4 x 1000) 26 spaces
6 bay range (1 x bay) 6 spaces (26 + 6 = 32)
58 spaces provided
6. Auto Payday Loans
2910 East Tropicana Ave
APN 162-24-404-005
1400 sf (4 x 1000) 6 spaces

2000 warehouse (1.5 x 1000) 3 spaces (6 + 3 = 9)
16 spaces provided

7. The Auto Group LLC
Tenant Auto Paykan
2950 East Tropicana Ave
APN 162-24-404-006
3600 sf (2 x 1000) 8 spaces
1 x 20 display (20 / 40 = 2) 2 spaces (8 + 2 = 10)
10 spaces provided + 40 display
8. 5 Unit 2 bed apartment building
4855 McLeod Drive
APN 162-24-404-007
5 (2 bed) (1.75 x 5 + 1 x 5) 10 spaces
15 spaces provided
9. Speedee Mart Convenience Store
2980 East Tropicana Ave
APN 162-24-404-008
3240 sf (4 x 1000) 13 spaces
14 spaces provided

There are 174 spaces required and 175 spaces provided. This is excluding the requested 40 display spaces and 71 public parking spaces on Harrison Drive.

Therefore this request is reasonable and does not impact the adjoining properties.

Sincerely,

Dennis E. Rusk

10/01/19 PC AGENDA SHEET

AUTO SALES
(TITLE 30)

TROPICANA AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:

WAIVER OF CONDITIONS of an Administrative Design Review allowing a maximum of 5 cars for display in conjunction with an auto sales/rental business on a 0.6 acre lot in a C-2 (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue, 100 feet west of McLeod Drive within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-24-404-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

General Summary

- Site Address: 2950 E Tropicana Avenue
- Site Acreage: 0.6
- Project Type: Auto sales
- Parking Required/Provided: 9/10

Site Plans

The plans depict an existing 3,600 square foot office/retail building with a 900 square foot storage building on the north side of the main building. The application was for an accessory structure. The original plans showed a parking area north of the building with 6 parking spaces and 4 parking spaces south of the building in the front of the lot. The applicant is now proposing 4 customer parking spaces and 2 display spaces in the front of the lot, and 6 customer parking spaces with 40 display spaces in the rear of the property. The rear and side of the building are undelineated parking/display areas without pedestrian access. The plans show a 6 foot high chain-link fence on the rear portion of the property separating the front display area from the rear display area. There are two, 25 foot wide access gates, 1 on the north side of the property off the alley, and the second on the west side of the property. The site has shared access to the property to the east and west.

Landscaping

The plans show a 6 foot wide landscape strip in between the driveways on the site, with 2 landscape boxes on the outer edges of the property along Tropicana Avenue. Mature trees are located on the west, east, and north sides of the building. No new landscaping is provided or required.

Elevations

The photos show a masonry white building with a pitched roof.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADR-18-900333:

Current Planning

- Until June 1, 2020 to commence;
- Maximum of 5 cars for display.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that the site can accommodate the 40 display spaces and the 10 parking spaces, along with bicycle racks on the site. The applicant provided a parking analysis to indicate that due to the cross access with the neighboring sites, the property can accommodate the increase in display vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900333	Construction of a storage building and increased display spaces	Approved by ZA	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public facilities	P-F	Paradise Park Community Center
South	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family housing
East	Commercial General	C-2	Convenience store
West	Commercial General	C-2	Check cashing business

Related Applications

Application Number	Request
UC-19-0642	A use permit to allow more than the 5 display vehicles is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

Case CE19-08360 is an active case filed in May of 2019 for auto auction/sales/rental and storage of 39 vehicles on a property approved for 5 display spaces.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that there have been no changes in the surrounding area to warrant removal of the current condition; however, the companion application on the agenda shows that the site can accommodate more than 5 display vehicles. Staff finds that although the property can accommodate more display vehicles, the increase would present circulation issues, sight visibility issues, and possible safety concerns; therefore, staff cannot support the request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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.

- 3 customer parking spaces and no more than 3 display spaces in the front of the property;
- Provide clear pedestrian access from the front of the building to the rear parking area.
- 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:

PROTEST:

APPLICANT: YAIR BEN MOSHE

CONTACT: YAIR BEN MOSHE, 522 E. TWAIN AVENUE, LAS VEGAS, NV 89169

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

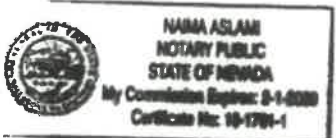
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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 checked="" 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>8/15/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>775</u> CHECK #: <u>001402</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ 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>WC-19-400114</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>6:30</u> PC MEETING DATE: <u>10/01 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>THE AUTO GROUP LLC</u> ADDRESS: <u>522 EAST TWIN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 471 1118</u> CELL: <u>702 604 3928</u> E-MAIL: <u>OBM2@MGM.COM</u> # <u>189098</u>	
	APPLICANT	NAME: <u>YAIR BEN MOSHE</u> ADDRESS: <u>522 EAST TWIN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 471 1118</u> CELL: <u>702 604 3928</u> E-MAIL: <u>OBM2@MGM.COM</u> REF CONTACT ID #: <u>189098</u>	
	CORRESPONDENT	NAME: <u>SOME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-24-404-006
 PROPERTY ADDRESS and/or CROSS STREETS: 2950 E TROPICANA
 PROJECT DESCRIPTION: AUTO SALES

(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)*
 Nevada
 Clark

YAIR BEN MOSHE
 Property Owner (Print)



SUBSCRIBED AND SWORN BEFORE ME ON 8-13-2019 (DATE)
 By Yair Ben Moshe
 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.

DENNIS E. RUSK
522 EAST TWAIN AVE
LAS VEGAS, NV 89169
702-373-7983
denniserusk@gmail.com

WC-19-400114

DATE: August 5, 2019 (revised August 15, 2019)
TO WHOM: Clark County Planning Department
PROJECT: Auto Group LLC
2950 E Tropicana
APN 162-24-404-006
ITEM: Justification Letter
Special Use Permit
Waiver of Conditions

The proposed special use permit request is located at 2950 E Tropicana to allow up to 40 autos outside per Title 30 Vehicle Sales and Rental Conditional Use in a C-2 condition 1. However, a site plan with parking analysis may be submitted to the Zoning Administrator who will determine if more automobiles or off-highway vehicles may be permitted.

On May 14, 2018 an Administrative Design Review was submitted and approved. ADR- 18-900333

The existing building is 3600 square feet with 900 square feet of storage, full accessible restrooms, required exiting and is code compliant. The proposed use is for Auto/ Vehicle sales, leasing and rental in compliance of Title 30 Conditional Use, 1 single business, 2 outdoor display permitted, 3 no test-drives on any residential local streets. Vehicles whose primary purpose is moving goods shall not be visible from public streets or residential developments screen from view in the rear of the property behind the main building.

The existing landscaping is in compliance with Title 30, no changes.

This request for 40 outdoor display automobiles includes the 10 parking spaces required with four bicycles racks and one van accessible space. There is a cross drive access to the properties to the east and west and a 30' drive from McLeod Drive to Harrison Drive on the north side of all the properties. There is also two

WP-19 400114

gates, one on the north side and one on the west side 25 feet wide for Fire Department access.

Dumpsters are provided to the site.

The design is homogeneous to the surrounding area.

The following is a detailed parking analysis of all the parcel subject to the cross drive access by address and parcel number, use and parking from Harrison Drive on the west, McLeod Drive on the east, East Tropicana Ave on the south and Paradise Park on the north:

1. Paradise Park
APN 162-24-403-001
71 public spaces along Harrison Drive
2. Bright Trading Inc Office Building
4850 Harrison Drive
APN 162-24-404-011
11,700 sf x (4 per 1000) 47 spaces
26 spaces provided
3. Dutch Bros drive thru coffee
2840 East Tropicana Ave
APN 162-24-404-002
1000 sf x (10 per 1000) 10 spaces
14 spaces provided
4. Casa di Amore restaurant
2850 East Tropicana Ave
APN 162-24-404-012
3500 sf (10 x 1000) 35 spaces
2000 sf outdoor (4 x 1000) 8 spaces (35 + 8 = 43)
22 spaces provided (possible waiver)
5. Gun Store
2900 East Tropicana Ave
APN 162-24-404-014
6450 sf x (4 x 1000) 26 spaces
6 bay range (1 x bay) 6 spaces (26 + 6 = 32)
58 spaces provided
6. Auto Payday Loans
2910 East Tropicana Ave
APN 162-24-404-005
1400 sf (4 x 1000) 6 spaces

2000 warehouse (1.5 x 1000) 3 spaces (6 + 3 = 9)
16 spaces provided

WC-19-400114

7. The Auto Group LLC
Tenant Auto Paykan
2950 East Tropicana Ave
APN 162-24-404-006
3600 sf (2 x 1000) 8 spaces
1 x 20 display (20 / 40 = 2) 2 spaces (8 + 2 = 10)
10 spaces provided + 40 display
8. 5 Unit 2 bed apartment building
4855 McLeod Drive
APN 162-24-404-007
5 (2 bed) (1.75 x 5 + 1 x 5) 10 spaces
15 spaces provided
9. Speedee Mart Convenience Store
2980 East Tropicana Ave
APN 162-24-404-008
3240 sf (4 x 1000) 13 spaces
14 spaces provided

There are 174 spaces required and 175 spaces provided. This is excluding the requested 40 display spaces and 71 public parking spaces on Harrison Drive.

Therefore this request is reasonable and does not impact the adjoining properties.

Sincerely,

Dennis E. Rusk

10/01/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MOJAVE RD/EMERSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0610-HARMON CURTIS:

VACATE AND ABANDON a portion of a right-of-way being Flamingo Arroyo Court located approximately 563 feet west of Mojave Road at the intersection of Flamingo Arroyo Court and Emerson Avenue within Paradise (description on file). TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-503-013

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

BACKGROUND:

Project Description

The plans depict a 340 square foot portion of excess right-of-way to be vacated at the intersection of Flamingo Arroyo Court and Emerson Avenue, approximately 563 feet west of Mojave Road, located in the southwest corner of the property. The spandrel shaped area is not needed for right-of-way at the intersection of Flamingo Arroyo Court and Emerson Avenue. A small triangle shaped area is proposed to be dedicated at the extreme southwest corner of the property and northwest of the vacation request.

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Right-of-way dedication to include intersection of Emerson Avenue and Flamingo Arroyo Court;
- 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: ACG DESIGN

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>8/5/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JRT</u> FEE: <u>875</u> CHECK #: <u>1079</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>N</u> TRAILS? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N	APP. NUMBER: <u>VS-19-0610</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>9/10/19</u> TIME: <u>7pm</u> PC MEETING DATE: <u>10/1/19</u> <u>7pm</u> BCC MTG DATE: <u>—</u> ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>WPRS</u>
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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> CELL: <u>702-812-8170</u> E-MAIL: <u>curtiswharmon@gmail.com</u>
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APPLICANT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 3126 Emerson Ave 162-13-503-013

PROPERTY ADDRESS and/or CROSS STREETS: 3126 Emerson Ave

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.

 _____ Property Owner (Signature)*	Curtis Harmon _____ Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>July 30th, 2019</u> (DATE) By <u>Curtis Harmon</u> NOTARY PUBLIC: <u>Hailey Shinton</u>	

*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.



VS-19-0610

July 30, 2019

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

**RE: Vacation
3126 Emerson Ave**

To Whom It May Concern,

Please find attached our application for a ROW Vacation. This item also relates to the project under application # UC19-0453.

The purpose of this ROW vacation is to help the street flow better from Emerson Ave to Flamingo Arroyo Ct. Our firm has been in discussion the Public Works department and collectively we have decided that vacating the portion of ROW described will make things flow nicer and overall benefit both Public Works and the property owner.

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



JUL 3 0 2019

**CIVIL
ENGINEERING**

VS-19-0610

10/01/19 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0623-HARMON SQUARE SPE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase number of roof signs; 2) increase animation sign area; 3) allow revolving sign; and 4) increase number of directional signs.

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

Generally located on the Southwest corner of Paradise Road and Harmon Avenue within Paradise. JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-22-312-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the number of roof signs to 6 where not permitted and where 3 roof signs were previously approved (a 100% increase).
2. Increase the area of animated signage for wall signs by 360 square feet for a total of 856 square feet where 100 square feet is allowed per Table 30.72-1 (a 140% increase) (150 square feet was permitted in the H-1 zone at the time of original approval).
3. Allow a revolving sign within a commercial complex with a freestanding sign where a revolving sign shall only be in lieu of a freestanding sign per Table 30.72-1.
4. Increase the number of directional sign to 8 where 7 were previously approved (a 15% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4501 Paradise Road
- Site Acreage: 3.3
- Project Type: Signage

Site Plans

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

The proposed roof signs will be located on the east and north elevations of the new White Castle restaurant. In addition, a revolving sign is proposed on the roof of the canopy above the drive-thru. Two wall signs are located on the facias of the drive-thru canopy as well. The proposed animation will be included in the proposed wall signage on the north and east elevations. Lastly, the directional signs are being proposed at the north entrance off of Harmon Avenue, near the entrance off of Paradise Road, along the east elevation of White Castle building, and in the center portion of the shopping center. The applicant is also adding 115 feet of neon lighting to the building.

The following is a summary:

The following waivers will be required:

- Increase Roof Signage by 67 square feet where zero square feet is allowed. (Signs C3, C4, C5 = 418 square feet less 351 from previous C3 square feet)
- Increase Animated Sign square feet by 376 where 150 is the maximum for the property, 480 square feet of animated signage was previously approved. (Property total = 756 square feet)
- Increase number of directional signs to 8 where 6 signs are the maximum and 7 signs were previously approved.

The changes to the building are summarized as follows:

- Decreased wall signage by 12 square feet
- Increased roof signage by 418 square feet
- Increased animated signage by 376 square feet
- Increased neon by 120 linear feet
- Increased directional signage by quantity of 1 and a total of 6 square feet
- Decreased projecting signage by 64 square feet
- Added awnings - no signage on awnings

The changes to the whole shopping center are summarized as follows:

- Decreased wall signage by 12 square feet
- Increased roof signage by 67 square feet
- Increased animated signage by 376 square feet
- Increased neon by 120 linear feet
- Increased directional signage by quantity of 1 and a total of 6 square feet
- Decreased projecting signage by 64 square feet

Landscaping

No changes to landscaping is proposed or required with this request.

Signage

The original signage was approved when the property was zoned H-1. The previous application approved 3 roof signs, 480 square feet of animated signage, and 7 directional signs. The C-2 zone allows 100 square feet of animated signage, but is limited to an electronic message unit only. The original approval was based on the allowance of 150 square feet of animation for an electronic message unit, and an increase was permitted with approval of a design review.

The proposed roof signs will be constructed of dual lit wall sign cabinet with illuminated channel letters and are located on the north and east elevations and measure 188 square feet each for a total of 360 square feet. As part of the proposal, 1 of the 3 roof signs will revolve less than 8 revolutions per minute and will be constructed of illuminated flex face cabinet with sign rotator and is approximately 42 square feet in size. The directional signs will increase to 8 on-site from the previously approved allowance of 7. They measure approximately 3 feet tall, 2 feet wide and 9 feet in width and are constructed of polished aluminum laminate with illuminated translucent digital printed background. These will be spaced throughout different section of the site according to the plans submitted.

In addition, the applicant has stated the proposed White Castle restaurant will include the installation of a 3 feet 6 inches by 36 feet awning along the east and north elevations of White Castle building and will be constructed of blue cloth canvas materials.

Applicant's Justification

The applicant states that they are requesting a design review and waivers of development standards to existing signage in an existing commercial shopping center. Being that the site is part of the tourist district which already has large and out of the box designated signs and are part of the existing landscape. The applicant indicates the proposed signage is necessary for tenant identification and the intent of the centers signage is to be flamboyant and larger than life. The proposed revolution for the proposed roof sign will be less than a maximum 8 revolutions per minute allowed per Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-1021	Increase wall sign area and logo in conjunction with marijuana retail	Approved by BCC	March 2019
WS-18-0531	Increase wall signage in conjunction with a marijuana establishment (retail marijuana store) within an existing shopping center	Approved by BCC	September 2018
UC-18-0336	A marijuana establishment (retail marijuana store) within an existing shopping center	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0335	Reclassified the existing shopping center from H-1 to C-2 zoning with a use permit to allow a marijuana establishment (dispensary)	Approved by BCC	June 2018
ADR-1059-17	Modification to signage in conjunction with an existing shopping center	Approved by ZA	October 2017
ADR-0290-17	Modification to signage in conjunction with an existing shopping center	Approved by ZA	February 2017
WS-0814-15	Reduced landscaping, increased number of signs, reduce the separation between signs, waive the location of directional signs; and allow roof signs	Approved by BCC	January 2016
UC-0988-14	Various shopping center uses, alternative street landscaping, and renovations to an existing shopping center	Approved by PC	February 2015
UC-0712-12	Banquet facility, restaurant and service bar in conjunction with an existing recreational facility (mini-golf)	Approved by PC	January 2013
WS-0568-11	Increased wall sign area	Approved by PC	January 2012
UC-0433-11	Expansion to an existing recreational facility (mini-golf) and arcade	Approved by PC	November 2011
UC-0293-11	Recreational facility (mini-golf) and arcade - expunged	Approved by PC	August 2011

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

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

The applicant's request is to increase the number of roof signs, increase the animation of a sign, and increase the number of directional signs for an existing commercial retail shopping center. Staff finds that the proposed roof sign is compatible with the restaurant while maintaining aesthetics of a commercial property. The increase in the animation sign will help direct customers to the site and the increase in directional signage will better enable customers navigate the whole development. The proposed increase in roof signs, animation sign area and number of directional signs are not visually obtrusive and are compatible with the surrounding development. This request is in the Resort Corridor, where this will be compatible with signage associated within that area and for developments in close proximity to the Resort Corridor; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Per plans on file.
- 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: HARMON SQUARE SPE LLC

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

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 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 #)	STAFF	DATE FILED: <u>8/8/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: _____ COMMISSIONER: <u>J.G.</u> OVERLAY(S)? _____ 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>WS-19-0623</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/19</u> TIME: <u>7PM</u> PC MEETING DATE: <u>10/1/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>G1</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>HARMON SQUARE SPE LLC</u> ADDRESS: <u>1271 6TH AVENUE 5TH FLOOR</u> CITY: <u>NV</u> STATE: <u>NV</u> ZIP: <u>10020</u> TELEPHONE: <u>(702) 701-6664</u> CELL: <u>same</u> E-MAIL: <u>malek@develop1@gmail.com</u>	
	APPLICANT	NAME: <u>same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	KORRESPONDENT	NAME: <u>MARK WHITEHOUSE</u> ADDRESS: <u>820 S WIGWAM PKWY</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 736-7446</u> CELL: <u>(702) 336-3336</u> E-MAIL: <u>whitehouse@highnet.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): _____

PROPERTY ADDRESS and/or GROSS STREETS: 4801 S PARADISE LN NV 89169 162-22-312-001

PROJECT DESCRIPTION: SIGNAGE

(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 insure 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 the property for the purpose of advising the public of the proposed application.

ELI Applebaum
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 19, 2019 (DATE)
 By Eli Applebaum

NOTARY PUBLIC: Jeanne McConnell

JEANNE MCCONNELL
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT No. 97-4725-1
 MY APPT. EXPIRES MAY 23, 2022

*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

WS-19-0623

To: Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas NV 89155

From: Harmon Square SPE LLC
1271 6th Avenue, 39th Floor
New York, New York 10020

Contact: Mark Whitehouse

Re: WS 814-15 (DR with wavier for Public Hearing)

To whom it may concern;

We respectfully request a Design Review of signage with Waivers for original application WS 15-814. Per the conditions of original approval an ADR or DR is required for changes in sculptures and signage. HD Harmon is submitting changes to the following:

- Signs F13 & F14 wall signs and G1 & G2 projecting signs are being removed. This is a decrease in 42 square feet of wall signage and 64 square feet of projecting signage.
- Sign C3 roof sign is being removed from Building 3. This is a decrease in 351 square feet of roof signage and is being re-designated to the White Castle building (Bldg. 1) and will now be 42 square feet. This sign will also revolve 360 degrees. This movement will be consistent with what 30.72 will allow. (-309 sf net decrease of roof signage)
- Sign C4 & C5 roof signs are being added to the White Castle building (Bldg. 1) (+67 sf net increase of roof signage)
- Sign C4 & C5 roof signs will animate with color changing bulbs.
- Sign F21 & F22 wall signs are being added to the White Castle building (Bldg. 1) (+30 sf net increase of wall signage)
- Sign I8 directional sign is being added to the White Castle building (Bldg. 1) (+6 sf net increase of directional signage)
- Sign H neon will increase from 120 linear feet to 240 linear feet.
- Sign J1 & J2 awnings are being added to the White Castle building (Bldg. 1) (No signage on awnings)



The following wavier will be required;

- Increase Roof Signage by 67 sf where 0 sf is allowed. (Signs C3, C4, C5 = 418 sf less 351' from previous C3 sf)
- Increase Animated Sign sf by 376' where 150' is the maximum for the property, 480 sf of animated signage was previously approved. (Property total = 756 sf)
- Increase number of directional signs to 8 where 6 signs are the maximum and 7 signs were previously approved.

We feel this request is justified for the following reasons;

- This is the tourist district and extremely large and "out of the box" designed signs are already part of the landscape.
- This suite is hidden behind the pad site building on the hard corner and this storefront is not clearly visible.
- Finally, this center's signage was approved to be extremely flamboyant and larger than life. This signage will be consistent with the 30' liquor bottle, the 25' coffee cup, the teriyaki bowl and other sculptures and signs currently existing at this center.

This sign will not negatively impact the surrounding area. Thank you in advance for consideration of this request.

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

10/01/19 PC AGENDA SHEET

SETBACKS
(TITLE 30)

SANDHILL RD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0656-TIRL GEORGE & MARTINA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow an accessory structure not architecturally compatible with the principal building; 3) increase the number of driveways to 2; and 4) reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

161-19-815-053

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce front setback to zero feet where 20 feet minimum is required by Table 30.40 (a 100% decrease).
- b. Reduce setback from a street to zero feet where 10 feet is required by Table 30.40-2 (a 100% decrease).
- c. Reduce setback from a street zero feet where 10 feet is required per Section 30.56.040 (a 100% decrease).
2. Allow an accessory structure (carport) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Increase the number of driveways to 2 where 1 driveway is the maximum amount if allowed per Uniform Standard Drawing 222 (a 100% increase).
4. Reduce distance to curb return for a second driveway to 7 feet where 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3897 Vista Largo Drive
- Site Acreage: 0.2
- Project Type: Setbacks

- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 529 (detached carport)/375 (attached carport)/360 (accessory structure)
- Parking Required/Provided: 2/6

Site Plans

The plans show an existing 1,308 square foot single family residence with a 6 foot high block wall along a portion of the northwest side (interior side), along the entire southwest side (rear), and a portion of the southeast side of the property (street side). The front of the property and a portion of the southeast side (street side) of the property are enclosed by a 4 foot high combination solid and decorative metal fence. There is an attached carport on the front of the garage on the north side of the property with a zero foot setback. The attached carport is 31 feet long and 15 feet wide (471 square feet). A detached carport is located on the southeastern side (street side) of the property in the front side of the yard visible from the street with a secondary driveway underneath the carport. The detached carport is 23 feet wide by 23 feet long (529 square feet). A 20 foot by 18 foot (360 square feet) pergola is located in the rear of the property with a zero foot setback to the 6 foot high block wall. The property is accessed via Vista Largo Drive.

Landscaping

There is existing mature landscaping on the property. The applicant has stated that 6 new trees will be added to the front of the property to reduce the visual impact to the neighboring properties.

Elevations

The plans show the carport attached to the garage in the front yard is 7 feet 7 inches high and the detached carport in the side yard is 9 feet high. The carports are constructed with steel reinforced concrete columns with steel roofing and the pergola is of wood construction.

Applicant's Justification

The applicant indicates that a contractor provided him with improper information as to the setbacks on the property. The carports are to shield the applicant's vehicles from the sun. The applicant has provided 8 letters of support from surrounding property owners.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

Case #CE 19-07759 is an active case filed in June of 2019 in regard to building without a permit.

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 #1 & #2

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate impacts and possible safety issues. It appears from the air photo of the neighborhood that accessory structures with little or no setbacks are common in the area. The accessory structure in the rear yard was constructed by a previous property owner and was included with this application in order to bring the property into compliance. Accessory structures and carports within the front setback are not common in the surrounding area. The applicant has provided letters of support from 8 neighboring property owners and has agreed to plant 6 trees in the front yard to reduce the visual impacts. However, staff cannot support the request due to incompatibility with the surrounding area and possible safety issues with sight visibility with additional driveways on residential streets.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff finds the request to reduce the distance from curb return from the second driveway to 7 feet where 12 feet is required per Uniform Standard Drawing 222 a self-imposed hardship; therefore, since the second driveway cannot meet the minimum standards per Uniform Standard Drawing 222 staff cannot support waivers #3 and #4.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 6 months to obtain a building permit and diligently pursue completion;
- 1 year to complete with any extension of time to be a public hearing;
- Applicant to plant 6 trees in the front yard to reduce the visual impacts.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time

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

Public Works - Development Review

- Applicant is advised that the installation of driveways must comply with Uniform Standard Drawings 222 and 223, unless waived by subsequent applications and drainage structures cannot drain into the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GEORGE TIRL

CONTACT: GEORGE TIRL, 3897 VISTA LARGO DRIVE, LAS VEGAS, NV 89121

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

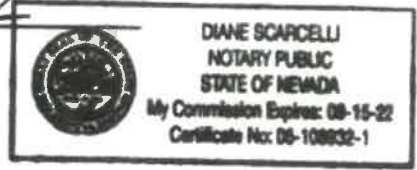
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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>8/16/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>775</u> CHECK #: <u>484</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>N/A</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>WS-19-0656</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>7pm</u> PC MEETING DATE: <u>10/01 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>GEORGE & MARTINA TIRL</u> ADDRESS: <u>3897 VISTA LARGO DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-987-0205</u> CELL: <u>310-739-1710</u> E-MAIL: <u>GEORGETIRL@PRODIGY.NET</u>	
	APPLICANT	NAME: <u>GEORGE TIRL</u> ADDRESS: <u>3897 VISTA LARGO DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-987-0205</u> CELL: <u>310-739-1710</u> E-MAIL: <u>GEORGETIRL@PRODIGY.NET</u> REF CONTACT ID #: <u>193712</u>	
	CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-19-815-053
 PROPERTY ADDRESS and/or CROSS STREETS: Sandhill/Tropicana - 3897 Vista Largo Dr.
 PROJECT DESCRIPTION: Setback waiver

(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)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-16-19 (DATE)
 By: George Tirl
 NOTARY PUBLIC: Diane Scarcelli

GEORGE TIRL
 Property Owner (Print)



*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
WS-19-0656

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

August 5, 2019

My name is George Tirl, resident of Clark County, and I wish to hereby apply for a variance in land use permit and/or waiver of development standards concerning my two carports that I have built on my property.

Having received a bad advise from a contractor, who has neglected to mention the 20 feet front, and 7 feet side street set backs, I have not applied for a building permit, for which I sincerely apologize.

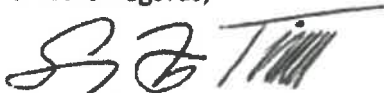
For several years now, I needed more covered parking space on my property due to frequent visits of business acquaintances interested in my motion picture production. Having built two high end carports in Roman style, I added three (3) parking spaces of 345 square feet, 207 square feet and 275 square feet, whereby achieving my goal to make my elegant yet modest home office more attractive. Concerning this seemingly volatile aspect, I would like to add, that every detail matters, as it should, since for the majority of the business people, the perception is the reality. We observe this daily on the fickle stock market. The construction consists of continuously poured, steel reinforced concrete columns in Roman/Greek style, 6x4, 4x4 and 2x4 inch woodwork with corrugated steel roofing sheets.

In addition, as a vintage car collector and a member of Mercedes Club of America, I own classic 1980 Mercedes Benz 450 SL vehicles with exotic wood paneling, leather seats, canvas tops and other delicate details. Without a protection from the murderous Nevada sun, these beautiful cars would rapidly deteriorate.

In closing, I would like to present ten letters of support and approval from my neighbors, spontaneously and without an exception praising the design, the execution and the curb appeal of my carports. All of them expressed a wish of owning similar carports to extend the life span of their cars as well as increasing their property values

I also intend to plant several trees in my front yard, as shown on the site plan.

Sincere Regards,


George Tirl

10/02/19 BCC AGENDA SHEET

RECREATIONAL FACILITY (PICKLEBALL COURTS)
(TITLE 30)

SUNSET RD/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0620-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW to add a pickleball complex including all accessory structures within the Sunset Regional Park on a portion of 148.6 acres in a P-F (Public Facility) (AE-60, AE-65 & AE-70) Zone.

Generally located on the southeast corner of Sunset Road and Eastern Avenue within Paradise.
JG/pb/jd (For possible action)

RELATED INFORMATION:

APN:

177-01-201-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 2601 E. Sunset Road
- Site Acreage: 148.6 (portion)
- Project Type: Pickleball court complex and accessory structures
- Building Height (feet): Up to 14 (buildings and shade structures)/up to 50 (light poles)
- Square Feet: 2,400 (tournament command center building)

Site Plan

The request is to replace an existing 3.7 acre open space area on the northwestern portion of the Sunset Regional Park with a Pickleball court complex. The plans depict 24 pickleball courts, a tournament command center building with restrooms, shade covered bleachers, 17 shade ramadas, picnic tables, benches, and other accessory structures. The complex will be surrounded by an 8 foot high black vinyl coated chain-link fence and is located to the north of 2 existing parking areas within the Sunset Regional Park.

Landscaping

The plans show proposed shade and ornamental trees around the perimeter of the complex and throughout the interior repairs.

Elevations

The plans depict a tournament command center building connected to the restroom building by a breezeway. The buildings range in height from 8 feet 10 inches to 14 feet 8 inches. The walls are tan CMU block to match existing buildings in the park and the roof is flat terra cotta steel. The various shade ramadas are 11, 12, and 13 feet in height with terra cotta colored posts and roofs matching the tournament command center building. The light poles range in height from 30 feet to 50 feet. The complex will be surrounded by an 8 foot high black vinyl coated chain-link fence.

Floor Plans

The plans depict an approximate 587 square foot tournament command center building connected to an approximate 1,014 square foot restroom building by a 20 foot wide breezeway. An overall building area of 2,400 square feet.

Signage

Various temporary banner signs ranging from 1.5 square feet to 6 square feet will be attached to the building and fencing.

Applicant's Justification

The applicant indicates 20 courts will be available to open/public use and 4 courts will be located in a secured, tournament area with shade covered bleacher seating. There will be 17 shade ramadas, precast concrete picnic tables, benches, and litter receptacles as well as the tournament command center building with restrooms, drinking fountains, and vending machines. The materials, colors of the shade covers, and buildings will match the existing structures in the park.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0689	Improvements to the volleyball court complex and accessory structures	Approved by PC	October 2018
ADR-0993-17	Replaced an existing restroom facility within Sunset Regional Park	Approved by ZA	September 2017
ADR-0536-09	Redesigned and improvements to an existing park	Approved by ZA	June 2009
ADR-0505-07	Renovations to an existing park	Approved by ZA	April 2007
VC-0526-97	Allowed a temporary modular building in conjunction with tennis court operations at the park – expired	Approved by PC	May 1997
DR-1864-96	Offices and other facilities for the Park Rangers (Park Police)	Approved by PC	December 1996
DR-1391-95	Office building in conjunction with a park	Approved by PC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-2	Park 2000, retail sales, restaurants, offices, warehouses, & manufacturing uses
South & East	Public Facilities	P-F	Additional park area
West	Business and Design/Research Park	C-2 & M-D	Hotel, retail sales, restaurants, offices, warehouses, & manufacturing uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed improvements comply with the requirements of Title 30 and will enhance the Sunset Regional Park and provide state of the art facilities for the public. Staff finds that the proposed designs of the structures are consistent with other structures within Sunset Regional Park and finds the improvements to be positive for the community. Therefore, staff can support this request.

Department of Aviation

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

The property lies within the A1-65 (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

- 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 50.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: SHANE ICE
CONTACT: LAGE DESIGN INC, 214 SOUTH WATER STREET, STE 120, HENDERSON,
NV 89015

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 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>8/7/19</u> APP. NUMBER: <u>DR-19-0620</u> PLANNER ASSIGNED: <u>AK</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>7/10</u> TIME: <u>7:00P</u> FEE: <u>Waived</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>10/12/19</u> COMMISSIONER: <u>JG</u> ZONE / AE / RNP: <u>PF/BE/10,15,20</u> OVERLAY(S)? <u>N/A</u> PLANNED LAND USE: <u>PF</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 South Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>(702) 455-2907</u> CELL: <u>(702) 455-2907</u> E-MAIL: <u>LisaK@ClarkCountyNV.gov</u>	
APPLICANT	NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 South Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>(702) 455-0258</u> CELL: <u>(702) 510-5080</u> E-MAIL: <u>Tara.Carrell@ClarkCountyNV.gov</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Lage Design Inc.</u> ADDRESS: <u>314 South Water Street, Ste. 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: <u>(702) 479-5225</u> CELL: _____ E-MAIL: <u>shaneice@lagedesigninc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-01-201-001
 PROPERTY ADDRESS and/or CROSS STREETS: 2601 East Sunset Road, Las Vegas, NV 89120
 PROJECT DESCRIPTION: 24 Court Pickleball Complex with Shade Ramadas, Restroom and Tournament Court

(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.

Lisa Kremer Lisa Kremer
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 7, 2019 (DATE)
 By LISA KREMER
 NOTARY PUBLIC: MAURENE MANALAC



*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.



314 South Water Street, Ste. 120 – Henderson, NV 89015

August 7, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744

**RE: Justification Letter-Rev 1
Clark County - Sunset Park Pickleball Complex
CC-RPM Project RP# G0219088**

We are pleased to submit to you this Letter of Justification for Design Review for The Sunset Park Pickleball Complex, located within existing Sunset Park at 2601 East Sunset Road.

The site improvements include for this 3.7 acre project site, include the removal of 8 existing non-LED high mast sport lights, and the addition of 24 new pickleball courts with court fencing. Of the 24 courts, 20 courts will be available to open/public use, with 4 courts located within a secured tournament area, with shade covered bleacher seating. Also included will be 17 new shade ramadas, ADA compliant pre-cast concrete picnic tables, benches and litter receptacles, as well as a new restroom building with attached drinking fountain and chilled water bottle filler and tournament command center building with sports office and public address system. The complex will have perimeter and interior landscaping, consisting of shade and ornamental trees and shrubs, a synthetic turf area, as well as LED sport lighting with security lighting fixtures mounted below on shared poles, and 30' height lighted flagpole. Color coded wayfinding and operational signage will be provided within the complex. Signage will be mounted on chainlink fence/building walls, and light/fence posts. Fencing will be Black vinyl coated chain link fence, which will be provided at all courts and at perimeter of complex to secure designated medalist courts at the west side of the complex. The existing irrigation system and on-site utilities will be utilized to service the new complex. Existing areas impacted by new construction will be repaired. The materials and colors for the shade covers and buildings will match the existing structures currently at the park.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane Ice", written over a horizontal line.

Shane Ice,
Project Manager, Lage Design Inc.

Tel. 702.479.5225

www.lagedesigninc.com

SIGNAGE
(TITLE 30)

FLAMINGO RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0646-CAESARS LINQ, LLC:

DESIGN REVIEWS for the following: 1) increase number of wall signs; 2) increase total wall sign area; 3) increase number of animated signs; 4) increase animated sign area; and 5) modifications to a previously approved comprehensive sign package in conjunction with approved commercial/retail/entertainment/restaurant uses with associated buildings and structures (shopping center) and recreational facility (LINQ) in conjunction with existing resort hotels (Flamingo, The Quad, and Harrah's) on 64.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-16-412-002 ptn

DESIGN REVIEWS:

1. Increase the number of wall signs to 216 where 213 were previously approved.
2. Increase overall wall sign area to 242,643 square feet where 242,593 square feet was previously approved and 23,780 square feet is allowed.
3. Increase the number of animated signs to 30 where 27 were previously approved.
4. Increase the animated sign area to 43,467 square feet where 43,417 square feet was previously approved.
5. Modifications to an approved comprehensive sign package for an existing shopping center (LINQ Promenade) in conjunction with existing resort hotels (The LINQ and Harrah's).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3475, 3535, and 3545 S. Las Vegas Boulevard
- Site Acreage: 31.9 (portion)

- Project Type: Signage

Site Plan & Signage

The request is to amend an approved comprehensive sign package for the LINQ Promenade shopping center, The LINQ Resort Hotel, and Harrah's Resort Hotel. The proposed signage is specifically for the Ice Bar located within a lease area on the eastern portion of the LINQ Promenade shopping center.

The plans show 1 full color animated digital wall sign at 50 square feet replacing an existing sign of 30 square feet and 3 animated LCD television digital display boards for menu and pricing at 10 square feet each for a total increase of 50 square feet. All proposed signage will be located on the west and north elevations of the existing bar. The applicant is proposing 3 wall signs and a replacement sign for a new total on-site of the LINQ to 216 wall signs.

The following table is a summary for signage:

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per# of existing signs	# of proposed signs (Ice Bar)	Total # of signs
Wall*	242,593	50	242,643	23,780	213	3	216
Freestanding	6,340	0	6,340	12,600	15	0	15
Directional	25	0	25	32	1	0	1
Roof	7,592	0	7,592	0	18	0	18
Hanging	18	0	18	32 per tenant	2	0	2
Revolving	10	0	10	Per design review	1	0	1
Projecting	585	0	585	32 per tenant	7	0	7
Overall Total	257,163	50	257,213	36,476	257	3	260

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

Type of sign	Approved (sq. ft)	Proposed (sq. ft)	Total (sq. ft)	Allowed Title 30 (sq. ft)	per# of existing signs	# of proposed signs	Total # of signs
Animated*	43,417	50	43,467	150	27	3	30

Applicant's Justification

The applicant states that the proposed changes are all on the exterior of the existing building. The proposed design review is for 1 internally illuminated "Ice Bar" static wall sign replacing previously approved static wall signage. Specifically, the applicant is requesting approval to increase the number of wall signs, increase the total wall sign area, increase the number of animated signs, and increase total animated sign area. The applicant is proposing 1 full color animated digital display sign (50 square feet) which is replacing a 30 square foot like sign and 3 animated LCD television digital display boards for menu and pricing information at 10 square feet in size for a net total of 50 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0482	Modifications to an approved comprehensive sign package for the LINQ	Approved by BCC	August 2019
WS-19-0149	Modifications to an approved comprehensive sign package for the LINQ	Approved by BCC	April 2019
WS-18-1022	Modifications to an approved comprehensive sign package and façade changes to a lease area at the LINQ Promenade (Kind Heaven)	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 package	Approved by BCC	January 2019
DR-18-0934	Modifications to an approved comprehensive sign package for the LINQ Resort Hotel and the LINQ Promenade	Approved by BCC	January 2019
ADR-18-900800	Exterior remodel of an existing restaurant with outside dining	Approved 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, food and beverage sales with outdoor dining, and drinking areas	Approved by BCC	May 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	Caesars Forum Meeting Center & parking lot
West	Commercial Tourist	H-1	Mirage & Caesars Palace Resort Hotels & The Forum Shops

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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.

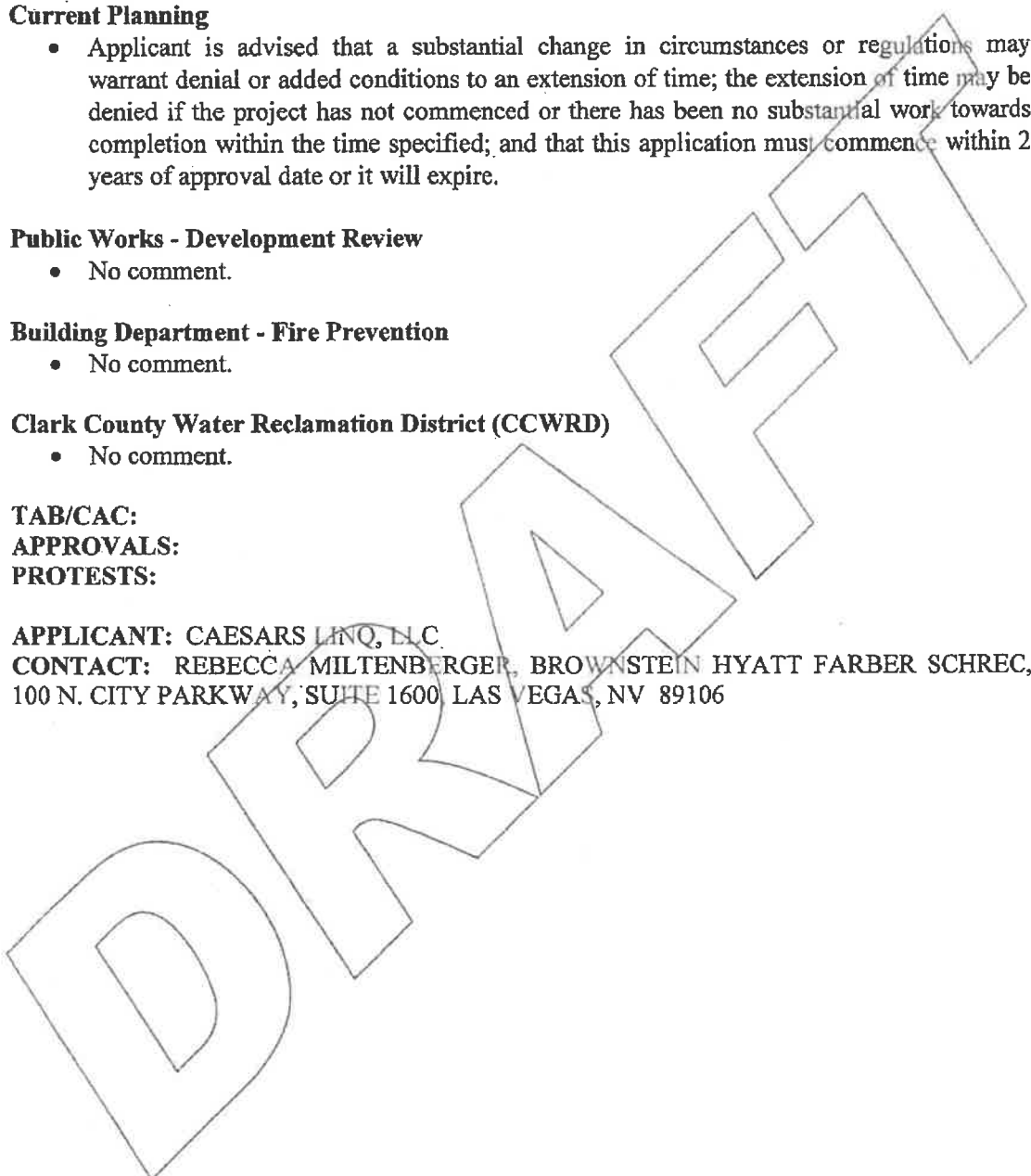
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAESARS LINQ, LLC

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





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>675</u> CHECK #: <u>413</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>DR-19-0646</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CF</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Caesars LINQ, LLC</u> ADDRESS: <u>One Caesars Palace Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-369-5042</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	CORRESPONDENT	NAME: <u>Rebecca Miltenberger - Brownstein Hyatt Farber Schreck</u> ADDRESS: <u>100 North City Parkway Ste 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>rmiltenberger@bhfs.com</u> ACA CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 162-16-412-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3545 S Las Vegas Boulevard
 PROJECT DESCRIPTION: Ice Bar Signage

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

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 13, 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.

August 15, 2019

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

VIA HAND DELIVERY

Steve DeMerritt, Senior Planner
Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

**RE: Justification Letter – Ice Bar Signage - Design Review
APNs: 162-16-412-002, 162-16-411-005 & 162-16-312-002**

Dear Mr. DeMerritt:

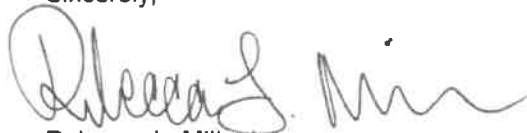
We represent Caesars Linq, LLC, a Delaware limited liability company ("Applicant"), owner of the LINQ Promenade located at 3545 Las Vegas Boulevard South, Las Vegas, Nevada bearing Clark County Assessor Parcel Number ("APN") 162-16-412-002 (the "Property"). The Applicant is requesting approval of the enclosed design review in connection with Ice Bar to modify the comprehensive sign package for the LINQ Hotel, LINQ Promenade and Harrah's Hotel and Casino.

Specifically, the Applicant is requesting approval to (a) increase the number of wall signs; (b) increase the total wall sign area; (c) increase the number of animated signs; and (d) increase the total animated sign area. The Applicant is proposing one (1) full color animated digital display wall sign (approximately 50 square feet), and three (3) animated LCD television digital display boards for menu and pricing (each approximately 10 square feet, for a total of 30 square feet), as shown on the enclosed plans.

All exterior remodel with façade enhancements, and one (1) internally illuminated "Ice Bar" static wall sign replacing approved static wall signage at this location (approximately 30 square feet) was submitted for the Ice Bar under application number ADR-19-900513. The Applicant is only requesting approval for the new animated wall signs as set forth above. Additionally, enclosed for your review is the updated sign chart for the Property.

We appreciate 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

12

10/02/19 BCC AGENDA SHEET

LANDSCAPING/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/PARK AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0647-MGP LESSOR, LLC:

DESIGN REVIEWS for the following: 1) modifications to landscaping; and 2) modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/pb/jd (For possible action)

RELATED INFORMATION:

APN:
162-20-716-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3770 Las Vegas Boulevard South
- Site Acreage: 20.8
- Project Type: Landscape remodel to a portion of an existing resort hotel and modifications to an approved comprehensive sign package

Site Plan

The site plan depicts an existing resort hotel (Park MGM, formally the Monte Carlo), located on the west side of Las Vegas Boulevard South, and 950 feet north of Tropicana Avenue. Access to the site is provided from a private street (Park Avenue), and a shared drive aisle with the New York New York Resort Hotel. The request is to enhance and remodel the exterior frontage plaza and to amend the approved comprehensive sign plan to add wall signs and a freestanding sign.

Landscaping

The plans show the expansion of an existing landscape area adjacent to the pedestrian bridge escalators located adjacent to Las Vegas Boulevard South. The landscape materials include additional trees, shrubs, and groundcover. No other changes are proposed or required to the existing landscape areas.

Elevations

The plans depict a portion of an existing resort hotel ranging in height from 32 feet to 56 feet. Wall signs will be added above 4 exterior revolving doors.

Signage

The plans depict four, 57 square foot, LED wall signs added above the exterior revolving doors. Two are above the main entrance located at the southeastern portion of the building, 1 is above the door located on the southwestern portion of the building adjacent to Park Avenue, and 1 is above the door located on the northeastern portion of the building adjacent to Las Vegas Boulevard South. A 13 foot high, 91 square foot, LED, freestanding sign is located in the proposed landscape planter adjacent to the pedestrian bridge escalators.

The table below describes the existing and 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 *	10,872	91	10,963	8,600	N/A	12	1	13
Monument	189	0	189	70***	N/A	5	0	5
Wall*	20,431	228	20,659	3,400	N/A	48	4	52
Directional	100	0	100	320	N/A	5	0	5
Projecting	277.6	0	277.6	32**	768%	12	0	12
Hanging	1,384	0	1,384	192	N/A	15	0	15
Overall Total	33,253.6	319	33,572.6	43,614	N/A	97	5	102

*The freestanding and wall signs also contain animation.

**Per tenant.

***Per Monument sign.

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	8,036	268	8,304	150****	N/A	4	5	9

**** Per street frontage.

Applicant's Justification

The applicant indicates the proposed enhancements are consistent with the Park MGM project and other projects associated with resort casino developments.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0451	Amended sign plan for a projecting sign	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0414	Vacated pedestrian access easement (vertical height)	Approved by PC	July 2019
DR-19-0336	Amended the sign plan for Park MGM for a wall sign (The Crack Shack)	Approved by BCC	June 2019
VS-1016-17	Vacated a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York New York, Monte Carlo and the T-Mobile Arena	Approved by Staff	May 2016
DR-0362-15	Addition and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015
UC-0024-14	Amended a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modification to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduced on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0616-07	Restaurant with outside dining area in conjunction with a resort hotel and allow alternative means of access for an accessory use – expired	Approved by PC	October 2007
RS-0186-07	Record of Survey for the site	Reviewed by staff	September 2007
UC-0612-07	Signs including roof signs in conjunction with a restaurant (Diablo's)	Approved by BCC	July 2007
DR-0424-07	Outside dining and drinking area in conjunction with an approved restaurant (Diablo's)	Approved by PC	June 2007
UC-0047-95	Resort hotel with variances and permit outdoor commercial activities, other uses, and activities	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	IL-1	CityCenter Resort Hotel & CVS Pharmacy
South	Commercial Tourist	H-1	New York New York Resort Hotel, T-Mobile Arena, & Toshiba Plaza
East	Commercial Tourist	H-1	Showcase Mall, MGM Resort Hotel, restaurants, retail shops, & Walgreens Pharmacy
West	Commercial Tourist	H-1	CityCenter Resort Hotel & I-15

Related Applications

Application Number	Request
VS-19-0648	A vacation and abandonment request of the pedestrian access easement 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
Design Review #1

The Clark County pedestrian study within the Resort Corridor indicates that the sidewalks along portions of Las Vegas Boulevard South have unacceptable levels of congestion that negatively impact pedestrian flows. However, the proposed request does not interfere with the pedestrian access easement/sidewalk along Las Vegas Boulevard South or the existing pedestrian area along Park Avenue. The request complies with Urban Specific Policy 86 of the Comprehensive Master Plan which encourages usable and functional, pedestrian friendly developments where building

entrances are clearly identifiable and directly accessible from public sidewalks. Staff finds the proposed landscape area will enhance the pedestrian experience area and this request should have minimal impact on pedestrian flows in the area.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

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

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 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>8/15/19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>PHB</u> FEE: <u>\$675.00</u> CHECK #: _____ COMMISSIONER: <u>JL</u> OVERLAY(S)? <u>MUR1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>JR-19-0647</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>2:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H/A/E/GO</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 750</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 692-2213</u> CELL: _____ E-MAIL: <u>aleone@mgmresorts.com</u>	
	APPLICANT	NAME: <u>Park MGM</u> ADDRESS: <u>3770 South Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 730-7601</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South Fourth Street Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-20-716-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3770 South Las Vegas Blvd
 PROJECT DESCRIPTION: Park MGM - Frontage Enhancements (added landscaping and signage)

(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.

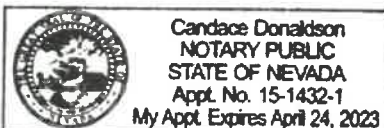
ANDREW HAGOPIAN III
SECRETARY

 Property Owner (Print)

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 6, 2019 (DATE)
 By ANDREW HAGOPIAN III

NOTARY PUBLIC: Candace Donaldson



*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.



26 July, 2019

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, P.O. 551744
Las Vegas, NV 89155-1744

Attention: Comprehensive Planning Department

Reference: Park MGM – Frontage Enhancements
Justification Letter
Architect's Project No. 192024
MRI Project No. 19067

Dear Ladies / Gentlemen:

Marnell Architecture is currently assisting MGM Resorts International with the submittal of an application for Design Review for the Proposed Park MGM – Frontage Enhancements. The project is to be constructed as part of the Park MGM project which is located in Las Vegas, Nevada. The proposed project includes the construction/remodel of a portion of the exterior frontage plaza at the Park MGM adjacent to the Las Vegas Blvd. and added signage.

The proposed enhancement project includes additional landscaping along the pedestrian bridge escalators located adjacent to Las Vegas Blvd. The project also includes added signage to be installed above the revolving doors on the building exterior and a free-standing sign to be installed within the added landscape area.

The proposed enhancements include the following program elements:

- Exterior Plaza
 - Added/expanded landscaping
 - Added signage
 - Signage above exterior revolving doors
 - Free standing sign within added landscape planter

The design of the proposed enhancements is consistent with the Park MGM project and other projects associated with resort casino developments. A Design Review is being requested for the proposed project.

Thank you for your consideration of this request. Please do not hesitate to contact our office should you have any questions or require any additional information.

Sincerely,

MARNELL ARCHITECTURE

Mitchell A. Trageton AIA
Senior Vice-President of Architecture

MT/aa

cc: Anthony Leone, Trey Brewer, Aaron Davis, MGM Resorts Design & Development
Dave Howryla, Marnell Architecture

10/02/19 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0648-MGP LESSOR, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Tropicana Avenue and Harmon Avenue (alignment) within Paradise (description on file). JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:
162-20-716-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of the existing pedestrian access easement identified and recorded by 20190305001868. The vacation is necessary to allow the granting of new pedestrian access easement to accommodate landscape and other improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0451	Amended sign plan for a projecting sign	Approved by BCC	August 2019
VS-19-0414	Vacated and abandoned pedestrian access easement (vertical height)	Approved by PC	July 2019
DR-19-0336	Amended the sign plan for Park MGM for a wall sign (The Crack Shack)	Approved by BCC	June 2019
VS-1816-17	Vacated and abandoned a pedestrian access easement for sidewalks granted to Clark County	Approved by PC	January 2018
DR-0742-17	Amended sign plan for the T-Mobile Arena to add directional and monument signs	Approved by BCC	November 2017
UC-0521-17	Rebrand of the Monte Carlo Resort Hotel to the Park MGM with building addition, modification and an amended sign plan	Approved by BCC	August 2017
DR-0680-16	Amended sign plan for the Monte Carlo Resort Hotel	Approved by BCC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0511-16	Additions, modifications, remodel, and rebranding of a portion of an existing resort hotel (Monte Carlo)	Approved by BCC	September 2016
ADR-0362-16	Converted the Aria Theatre into additional convention space which amended the combined parking for CityCenter, New York New York, Monte Carlo, and the T-Mobile Arena	Approved by Staff	May 2016
DR-0362-15	Additions and modifications to the Monte Carlo Resort Hotel for a theatre/concert hall	Approved by BCC	August 2015
UC-0177-15	Amended comprehensive sign plan and modifications and realignment of sidewalks/pedestrian access easements	Approved by BCC	May 2015
UC-0076-15	Temporary events in conjunction with the Monte Carlo Resort Hotel	Approved by BCC	April 2015
UC-0024-14	Amend a comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	March 2014
UC-0749-13	Arena and events center with a parking reduction in conjunction with the New York New York, Monte Carlo, and CityCenter Resort Hotels	Approved by BCC	January 2014
UC-0738-13	Comprehensive sign plan for the Monte Carlo Resort Hotel	Approved by BCC	December 2013
UC-0101-13	Modifications to the Monte Carlo Resort Hotel including addition of new tenant spaces and redesign of the pedestrian plaza	Approved by BCC	April 2013
UC-0283-11	Tavern with an outside drinking area and outdoor live entertainment	Approved by PC	December 2011
UC-0364-09	Reduce on-site parking for 2 resort hotels (CityCenter and Monte Carlo)	Approved by BCC	July 2009
UC-0616-07	Restaurant with outside dining area in conjunction with a resort hotel and allow alternative means of access for an accessory use – expired	Approved by PC	October 2007
RS-0186-07	Record of Survey for the site	Reviewed by staff	September 2007
UC-0612-07	Signs including roof signs in conjunction with a restaurant (Diablo's)	Approved by BCC	July 2007
DR-0424-07	Outside dining and drinking area in conjunction with an approved restaurant (Diablo's)	Approved by PC	June 2007
UC-0047-95	Resort hotel with variances and permit outdoor commercial activities, other uses, and activities	Approved by BCC	March 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	CityCenter Resort Hotel & CVS Pharmacy
South	Commercial Tourist	H-1	New York New York Resort Hotel, T-Mobile Arena, & Toshiba Plaza
East	Commercial Tourist	H-1	Showcase Mall, MGM Resort Hotel, restaurants, retail shops, & Walgreens Pharmacy
West	Commercial Tourist	H-1	CityCenter Resort Hotel & I-15

Related Applications

Application Number	Request
DR-19-0647	A design review for a landscape remodel to a portion of an existing resort hotel and modifications to an approved comprehensive sign package 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**Public Works - Development Review**

Staff has no objection to the vacation of the pedestrian access easement since a portion of the redesigned landscaping will be within the current easement. A new easement will be granted in place of the vacated easement.

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

- Grant a new easement as required by Public Works;
- 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: PARK MGM

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

DRAFT

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
VS-19-0648/M G P LESSOR L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Staff has no objection to the vacation of the pedestrian access easement since a portion of the redesigned landscaping will be within the current easement. A new easement will be granted in place of the vacated easement.

Recommendation:
Approval.

Applied by: Jason Allswang
Date entered: 8/28/2019

Preliminary Conditions

- Grant a new easement as required by Public Works with the only portion of the airspace being removed is that area as approved by VS-19-0414;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording. /ja

Applied by: Jason Allswang
Date entered: 9/3/2019

APN(s):
162-20-716-002



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input 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 #):	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>2575.00</u> CHECK #: _____ COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M40-1</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>1519-0648</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>9/12</u> TIME: <u>700</u> PC MEETING DATE: _____ BCC MTG DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H1/AE/D</u> PLANNED LAND USE: <u>CT</u>
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PROPERTY OWNER	NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 750</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 692-2213</u> CELL: _____ E-MAIL: <u>aleone@mgmresorts.com</u>
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APPLICANT	NAME: <u>Kendar Mize - Lochsa Engineering</u> ADDRESS: <u>6345 S. Jones, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 365-9312</u> CELL: _____ E-MAIL: <u>ken@lochsa.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South Fourth Street Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>
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ASSESSOR'S PARCEL NUMBER(S): 162-20-716-002

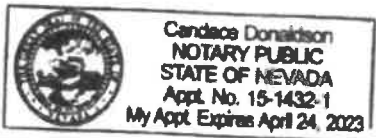
PROPERTY ADDRESS and/or CROSS STREETS: 3770 Las Vegas Blvd., Las Vegas, NV 89119

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.

[Signature]
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF CLARK

ANDREW HAGOPIAN III
 SECRETARY
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 6, 2019 (DATE)
 By ANDREW HAGOPIAN III
 NOTARY PUBLIC: Candace Donaldson



*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

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



August 15, 2019

Clark County - Current Planning Division
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

Re: Letter of Justification – Vacation of Pedestrian Access Easement Airspace
Park MGM – Eataty Signage Development

Dear Sir or Madam:

The attached Title 30 Land Use Application requests consideration of the vacation of the existing Pedestrian Access Easement identified and recorded by 20190305:0001868. This vacation is necessary to allow the granting of a new Pedestrian Access Easement which amends the extent to accommodate landscape and other improvements in support of the Eataty development at Park MGM.

We would request consideration of the attached Vacation Application to vacate the existing Pedestrian Access Easement as recorded in 20190305:0001868. This easement will be replaced with a new pedestrian access easement.

Please contact me directly with any concerns or questions.

Sincerely;

Lochsa Engineering

A handwritten signature in black ink, appearing to read 'Kendard Mize', written over a horizontal line.

Kendard Mize, P.E.
Principal

Attachment: Title 30 Land Use Application Package

CIVIL
ENGINEERING

10/02/19 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL
(TITLE 30)

HIGHLAND DR/MORGAN CASHMANS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0624-S. VALLEY TWAIN, LLC & FAIRGROUNDS DRIVE RETAIL, LLC:

USE PERMITS for the following: 1) allow a proposed multiple family residential development; 2) increase density; and 3) allow a proposed accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; 2) reduced parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.

DESIGN REVIEW for a proposed multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

162-17-203-001 through 162-17-203-008

USE PERMITS:

1. Allow a multiple family residential development.
2. Increase the density to 87.1 dwelling units per acre where 50 dwelling units per acre is the standard (a 74.2% increase).
3. Allow a proposed accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 85 feet where 50 feet is the standard per Table 30.40-7 (a 70% increase).
2. Reduce on-site parking to 704 spaces where 720 spaces is the standard (a 2.2% reduction).
3.
 - a. Reduce throat depth for primary driveway along Highland Drive to 75 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Reduce throat depth for primary driveway along Highland Drive to 47 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 68.7% reduction).
4. Reduce the departure distance from the driveway to the intersection to 90 feet where 190 feet is required along Highland Drive per Uniform Standard Drawing 222.1 (a 52.6% reduction).

5. Reduce the commercial driveway approach radius to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3610, 3620, 3630, 3640, 3672, 3680, 3682, and 3686 Highland Drive
- Site Acreage: 6.2
- Number of Units: 435
- Density (du/ac): 87.1
- Project Type: Multi-family residential
- Number of Stories: 6
- Building Height (feet): 85
- Square Feet: 461,019 total/2,058 accessory commercial use
- Open Space Required/Provided (acres): 2.5/3.4
- Parking Required/Provided: 720/704

Site Plan

The plan depicts a multiple family residential development consisting of 435 residential units on 6.2 acres with a density of 87.1 dwelling units per acre. The proposed development consists of two, 6 story residential buildings. The first level consists of parking, a lobby, offices, retail store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units. A pool area and courtyard are located in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level and surface parking is located on the south side of the building. The site has access to Highland Drive and Morgan Cashmans Way. The 2 access driveways on Highland Drive do not conform to Code requirements and the access on Morgan Cashmans Way is an emergency access and gated.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Highland Drive and Morgan Cashmans Way. A 2.5 foot wide landscape area is located along the south property line with interior parking lot trees distributed throughout the site as required by Code. Additional landscaping is located adjacent to the buildings. A total of 2.5 acres of open space is provided including the courtyard/pool area, courtyards with amenities, and pedestrian landscape area adjacent to the building. Landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 6 story building with a flat roof and parapet walls ranging in height from 70 feet to 85 feet. The highest point is the top of the atrium dome roof. The exterior walls have a stucco finish painted various colors, fluted cast concrete walls, Coronado stone veneer, and glass railings.

Floor Plans

The project consists of 2 towers with a mixture of studio, 1, 2, and 3 bedroom units distributed on 5 stories. The first level consists of parking, a lobby, offices, a 2,058 square foot retail sundries store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units and amenities for the residents. A pool area and courtyard are located in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed use and design of the project are compatible with the existing and approved development in the area and conforms to several policies in the land use plan. The retail use on the site is for residents only and is one of several amenities provided. The increase in height is from the R-5 standards and the H-1 zone allows heights of up to 100 feet for non-residential uses. The reduction in parking is minimal and the project will be oriented to people who work in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until September 5, 2020 to commence	Approved by BCC	November 2018
UC-0772-07 (ET-0071-15)	Fourth extension of time for the resort hotel - until September 5, 2018 to commence	Approved by BCC	October 2015
UC-0772-07 (ET-0061-13)	Third extension of time for the resort hotel - until September 5, 2015 to commence	Approved by BCC	August 2013
UC-0772-07 (ET-0089-11)	Second extension of time for the resort hotel - until September 5, 2013 to commence	Approved by BCC	November 2011
UC-0772-07 (ET-0244-09)	First extension of time for the resort hotel - until October 21, 2009 to commence	Approved by BCC	October 2009
UC-0772-07	Original application for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums	Approved by BCC	September 2007
ZC-1644-05	Established the H-1 zoning for the parcels and included a request for 412 residential condominiums and 885 resort condominiums with a maximum height of 569 feet	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 (ROI to H-1)	Office/warehouse complex
South	Commercial Tourist	H-1	Developing hotel/timeshare
East	Commercial Tourist	M-1	Office/warehouse buildings
West	Commercial Tourist	M-1	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the use permit requests for a multiple family residential development and increased density are appropriate for the area and conform to Land Use Goal 7 of the Comprehensive Master Plan by providing alternatives to meet a range of lifestyle choices, ages, and affordability levels and Urban Specific Policy 80 which encourages the development of multi-story residential uses with appropriate indoor and outdoor amenities (e.g. swimming pool, health spa, tennis courts, access to trails and parks, etc.) and local supporting commercial uses (e.g. restaurants, entertainment facilities, etc.). Therefore, staff can support these requests.

Use Permit #3

Title 30 allows an accessory commercial use in conjunction with multiple family residential developments as long as it can be demonstrated that the proposed commercial use is incidental to the residential development and intended to service the immediate residents and guests only. There will be no indication from the exterior of the apartment complex that there is an accessory commercial use on the site. Therefore, staff finds the proposed commercial use is appropriate for the location and will not result in an adverse effect on adjacent properties.

Waivers of Development Standards

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

Waiver of Development Standards #1

Title 30 requires residential development in the H-1 zoning district to conform to R-5 development standards including a maximum height of 50 feet; however, non-residential uses are allowed to build up to 100 feet. The previous use approved on this site included a request to allow a resort hotel with condominiums in high-rise buildings up to 410 feet in height. Furthermore, the proposed height is compatible with the existing and approved developments in the area. The parcels to the north and south are in the H-1 zoning district which allows building heights up to 100 feet. Therefore, staff can support this request.

Waiver of Development Standards #2

The requested reduction of parking by 2.2% is minimal and the site is less than a quarter of a mile from Spring Mountain Road where bus services are available. Therefore, staff can support this request.

Design Review

The project provides a large, centrally located courtyard/pool, dog park, pedestrian landscape area, and pedestrian access to Las Vegas Boulevard South; therefore, complies with Urban Specific Policy 51 that states that all multiple family projects should provide several amenities such as usable open space and swimming pools. Additionally, the project provides a number of walkways throughout and, complies with Community Design Policy 2 which states that pedestrian amenities and access should be encouraged in all development. The plans, as submitted, depict a development that complies with the Urban Specific Goals of the Comprehensive Master Plan related to multiple family residential developments. The buildings and overall project are sensitive to the planned and approved land uses with regard to scale, use of materials, and bulk. The project offers recreational opportunities to the residents and a design that is cohesive with the natural environs.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction of the throat depth at each driveway as sufficient room exists to allow vehicles to safely exit the roadway before encountering an on-site conflict.

Waiver of Development Standards #4

Staff finds that the driveway location on the southwest corner of the site will not have a negative impact on the surrounding roadways as there is already a driveway closer to the intersection of Highland Drive and Polaris Avenue. Additionally, since Highland Drive terminates northeast of the site, there will be limited traffic, which will reduce potential vehicular conflicts.

Waiver of Development Standards #5

The ingress radius shown on the driveway at the southwest corner of the site is restricted due to the curvature of the street and the location of the existing driveway on the property to the south. Staff has no objection to the radius that is being provided.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate the excess right-of-way on the southwest corner of the site and any other unnecessary rights-of-way and/or easements;
- Driveway on Morgan Cashmans Way to be for emergency access only.
- Applicant is advised that minimum driveway widths are measured from the lip of the gutter to the lip of the gutter.

Department of Aviation

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

Building Department - Fire Prevention

- 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.

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 #0462-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S. VALLEY VIEW TWAIN, LLC

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

DRAFT



LAND USE APPLICATION

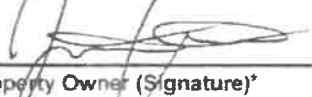
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

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 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 #)	STAFF	DATE FILED: <u>8/8/19</u> PLANNER ASSIGNED: <u>JMS</u> ACCEPTED BY: <u>JMS</u> FEE: <u>\$1,825.00</u> CHECK #: <u>on-line</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MNU1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC19-0624</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>7:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H1/900A</u> PLANNED LAND USE: <u>ET</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>S Valley View Twain, LLC etal.</u> ADDRESS: <u>301 West Grand Avenue, #333</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60654</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>S Valley View Twain, LLC etal.</u> ADDRESS: <u>301 West Grand Avenue, #333</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60654</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>166096</u>	
	CORRESPONDENT	NAME: <u>Jennifer Larovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> <u>166096</u> E-MAIL: <u>jlc@kcwv.com</u> REF CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-17-203-001 through 008
 PROPERTY ADDRESS and/or CROSS STREETS: Highland and Polaris
 PROJECT DESCRIPTION: A multi-family and commercial project.

(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)
Jason Choo, Manager of S Valley View Twain, LLC
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

PLEASE SEE ATTACHED NOTARY CERTIFICATE

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

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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August 7, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**Re: *Highland Towers
Justification Letter – Special Use Permit and Design Review for Mixed
Use Development in an H-1 Zoned District and Waivers of Development
Standards
APNs: 162-17-203-001 thru 008 (Southwest Corner of Highland Dr. &
Morgan Cashmans Way)***

Dear Mr. Blount:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 6.13 gross acres generally located at the southwest corner of Highland Dr. and Morgan Cashmans Way, more particularly described as APNs: 162-17-203-001 thru 008 (collectively the "Site"). The Applicant is proposing to develop a mixed-use development consisting of 435 multi-family units and approximately 37,124 square feet of commercial/retail uses. The Site is zoned H-1 and located within the MUD-1 Overlay.

Special Use Permit for Multi-Family and Design Review:

The Applicant is proposing two towers (an east and west tower). The towers are each 6 levels (labeled Levels 0-5) and each approximately 72' in height. At the top of each tower is a structural glass atrium roof. Additional architectural amenities include varied articulation and color schemes, Coronado stone veneer finishes, and glass railings.

The Site's main access is located in the middle of the Site from Highland Drive with other access points located on the west side of the Site also accessing Highland Drive and a third access point off of Morgan Cashmans Way. The main access driveway bifurcates the Site with a tower on the west side and a tower on the east side. Level 0 of each tower consists of retail and commercial uses as well parking. Levels 1 thru 5 consist of apartment units built over the commercial/retail uses and parking. On Level 1 is a courtyard that expands above the main driveway that connects the two towers.

Residents will enjoy a host amenities including swimming pool with cabanas, multi-purpose space, athletic center, game room, and lounges. The Site meets all the landscaping

requirements and will have a pedestrian realm with jogging paths, courtyards, and amenities on the Level 1 deck.

Additionally, the design of the Site complies with several of the Urban Land Use Policies including but not limited to the following:

- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

Because the Site is zoned H-1, a special use permit is also required to allow multi-family development in an H-1 zoned district. H-1 zoning is the most intense zoning district. Many multi-family developments are developed in the H-1 zoning district including most recently a 289 unit multi-family development located at 3200 Twain Avenue approved via UC-17-1111. As such, a special use permit is appropriate.

Additionally, the Applicant is requesting a special use permit to allow for increased density. With a special use permit, a density of up to 100 dwelling units is allowed. Here, the Applicant is requesting a density of approximately 87.1 dwelling units per acre. The Site is within an intense corridor and the density request is reasonable giving the location.

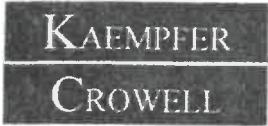
Waiver of Development Standards

The Applicant is requesting the following waivers:

- **Increase Building Height** – Although a building height is allowed up to 100' in the H-1 zoned district, the Applicant is required to build multi-family developments to R-5 zoning standards which allows a building height of up to 50'. Here, the Applicant is requesting to build to 85'. The proposed building height is consistent with the existing or approved heights in the area which consists of the following: (1) the existing Wyndham tower, (2) the approved 90' tall mixed use development at 3200 Twain Avenue (approved via UC-17-1111).

(3) the recently approved 105' tall Carvana building located at Morgan Cashmans Way and about 275' south of Highland Drive (approved via WS-19-0212), and (4) the close proximity to Las Vegas Boulevard and the Rio Hotel all of which are several hundred feet in height. Finally, the proposed 85' tall buildings are still less than the 100' tall building height otherwise allowed in the H-1 zoned district.

- **Reduce Parking & Request for Alternative Parking Lot** – The Applicant is seeking to reduce the required parking from 720 parking spaces to 704 parking spaces or approximately a 2.19% parking reduction. Recently, the mixed use development approved at 3200 Twain Avenue via UC-17-1111 is approved at a 20% parking reduction. In addition to the recent approval for a parking reduction, the Site is located within the urban core and not the suburbs. Many thousands of jobs are near the Site. With the advent of ride-sharing services, the demand for parking is reducing. ~~like like UC 17-1111, the Applicant is requesting an alternative parking lot design that will accommodate 208 parking spaces. These parking spaces are located along the southern of the Site. One vehicle will be "stacked" on top of another vehicle providing for the ability to park 208 vehicles where otherwise only about 104 vehicles could park. The vehicle will be on a hydraulic system allowing the vehicles to rise above each other similar to what is seen in New York City, Chicago, and other urban areas.~~ *ed*
- **Reduced Throat Depth** – The Applicant is requesting a waiver to allow for a reduced throat depth on the main entrance off Highland Drive from to allow 75' where 150' is required. The parcel is long and narrow and Highland drive terminates to the east at Morgan Cashman Way and Polaris. Therefore, there will be no backed up traffic attempting to travel past the Site. The Applicant is further requesting a reduced throat depth of 47' where 150' is required for the Site's secondary access. Because this is not a main ingress/egress point and a right turn in and right turn out only, the reduction will not cause any negative impact for travelers.
- **Reduced Lane Departure Distance** – The Applicant is requesting a reduction in the departure distance from Polaris and Highland to allow for 90' where 190' is required. Because the projects driveway is a right turn in and right turn out, as well as the existing median island on Highland, the reduced departure distance should not cause any issues.
- **Non-Standard Curb Return Radius** – Finally, the Applicant is requesting a waiver to allow for a non-standard curb return radius to 10' where 25' is required. The existing driveway of the Wyndham to the south of the Site encroaches onto the Site, and therefore, this waiver is unavoidable.



We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script that reads "Jennifer Lazovich".

Jennifer Lazovich

15

10/02/19 BCC AGENDA SHEET

EXTERIOR MODIFICATIONS/SIGNAGE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0641-IMI MIRACLE HARMON, LLC:

USE PERMIT to allow deviations per plans on file.

DEVIATIONS for the following: 1) reduced setbacks; and 2) all other deviations per plans on file.

DESIGN REVIEWS for the following: 1) facade remodel to a portion of an existing shopping center (Miracle Mile Shops); and 2) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

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

RELATED INFORMATION:

APN:

162-21-210-007; 162-21-210-009; 162-21-210-010; 162-21-210-012 through 162-21-210-013
ptn

DEVIATIONS:

1. Reduce the setback from decorative light fixtures to the right-of-way (Harmon Avenue) to 4 feet, 5 inches where 10 feet is required per Section 30.56.040.
2. All other deviations per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3663 Las Vegas Boulevard South
- Site Acreage: 37.4 (portion)
- Project Type: Facade remodel to a portion of an existing shopping center (Miracle Mile Shops) and modifications to an approved comprehensive sign package
- Building Height (feet): Up to 102

Site Plans

The plans show modifications to a portion of the exterior and the interior of an existing shopping center (Miracle Mile Shops) including changes to the building façade, signage, and 7 decorative light fixtures located in the existing landscape area along Harmon Avenue.

Landscaping

Decorative light fixtures will be added to the existing landscape area between the existing pedestrian access easement and Harmon Avenue. There will be 7 fixtures and 2 of the fixtures will be 4 feet 5 inches from the curb and 2 will be 5 feet 6 inches from the curb. No other changes are proposed or required to the existing landscape areas.

Elevations

The plans depict modifications to the north and south entrances on Las Vegas Boulevard South and the Harmon Avenue entrance. The proposed changes are minor and will not increase the height of the existing building. The decorative tulip light fixtures are 15 feet high, 1 foot 8 inches wide at the base and 10 feet wide at the highest point.

Floor Plans

The interior of the Miracle Mile Shops will be renovated but will not increase the overall area of the project.

Signage

The plans depict 10 additional wall signs and 1 projecting sign in conjunction with the existing shopping center (Miracle Mile Shops). Seven of the proposed signs will be animated. The signs are located at the north and south pedestrian entrances on Las Vegas Boulevard South and on the north and east elevations of the existing parking garage.

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

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
*Freestanding	14,020	0	14,020	18,445	N/A	5	0	5
*Wall	19,962	8,454	128,416	35,360	263	144	10	154
*Roof Sign	1,834	0	1,834	0	N/A	8	0	8
*Projecting	1,339	380	1,719	**32	N/A	8	1	9
Hanging	27	0	27	**32	N/A	2	0	2
Directional	610	0	610	256	138	8	0	8
Overall Total	137,792	8,834	146,626	54,125	N/A	175	11	186

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

**Per tenant.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	92,508	2,834	95,342	***450	21,087	37	7	44

***150 square feet permitted per street frontage.

Applicant's Justification

The applicant indicates the purpose of the request is to renovate, upgrade, and rebrand the mall to introduce the state of the art shopping experience. No changes to the existing landscape materials, increase in building height, or area are proposed. The proposed changes in the design will update and unify the mall.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0296	Outside drinking area (daiquiri bar) and amended the comprehensive sign package	Approved by BCC	June 2019
UC-0544-17	Facade remodeled for a proposed restaurant with outside dining/drinking area, and amended the approved comprehensive sign plan within an existing shopping center (Miracle Mile Shops)	Approved by BCC	August 2017

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Paris Resort Hotel
South	Commercial Tourist	H-1	Retail use & condominiums
East	Commercial Tourist	H-1	Parking
West	Commercial Tourist	H-1	Cosmopolitan Resort Hotel & Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Deviations, & Design Review #1

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 Clark County pedestrian study within the Resort Corridor indicates that the sidewalks along portions of Las Vegas Boulevard South have unacceptable levels of congestion that negatively impact pedestrian flows. However, the proposed request does not interfere with the pedestrian access easement/sidewalk along Las Vegas Boulevard South or the existing pedestrian area along Harmon Avenue. The request complies with Urban Specific Policy 86 of the Comprehensive Master Plan which encourages usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from public sidewalks. Staff finds the decorative light fixtures will enhance the pedestrian experience in the area and this request should have minimal impact on pedestrian flows in the area.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

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: IMI MIRACLE MILE, LLC

CONTACT: GAR MUSE, COOPER, CARRY & ASSOCIATES, 191 PEACHTREE STREET
NE, SUITE 2400, ATLANTA, GA 30303

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 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>8/15</u> PLANNER ASSIGNED: <u>MS</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: _____ COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUP 1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>46-19-0641</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>2:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H1/NA</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>M Miracle Mall LLC (C/O Miller Capital Advisory Inc)</u> ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@millercapital.com</u>	APPLICANT NAME: <u>M Miracle Mall LLC (C/O Miller Capital Advisory Inc)</u> ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@millercapital.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Cooper, Carry & Associates, Architects (ATTN Arian Zarrabi)</u> ADDRESS: <u>191 Peachtree Street NE #2400</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30303</u> TELEPHONE: <u>678-539-4668</u> CELL: <u>404-683-0313</u> E-MAIL: <u>arianzarrabi@coopercarry</u> .REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-21-210-007, -009, -010, and -013
 PROPERTY ADDRESS and/or CROSS STREETS: 3663 South Las Vegas Blvd, Las Vegas, NV 89109
 PROJECT DESCRIPTION: Interior renovation with additive renovation at exterior mall entrances

(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.

Richard J Kobe
 Property Owner (Signature)*
Richard J Kobe
 Property Owner (Print)

STATE OF Illinois
 COUNTY OF COOK
 SUBSCRIBED AND SWORN BEFORE ME, ON August 12, 2019 (DATE)
 By Richard J. Kobe
 NOTARY PUBLIC: Susan Arriaza



*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.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>MI</u> Miracle Harmon LLC (C/O Miller Capital Advisory Inc) ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@miller-capital.com</u>	
	APPLICANT	NAME: <u>MI</u> Miracle Harmon LLC (C/O Miller Capital Advisory Inc) ADDRESS: <u>5750 Old Orchard Road #400</u> CITY: <u>Skokie</u> STATE: <u>IL</u> ZIP: <u>60077</u> TELEPHONE: <u>847-966-9600</u> CELL: <u>630-310-0797</u> E-MAIL: <u>rkobe@miller-capital.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Cooper, Carry & Associates, Architects (ATTN Arian Zarrabi)</u> ADDRESS: <u>191 Peachtree Street NE #2400</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30303</u> TELEPHONE: <u>678-539-4668</u> CELL: <u>404-683-0313</u> E-MAIL: <u>arianzarrabi@coopercarry</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-21-210-12
 PROPERTY ADDRESS and/or CROSS STREETS: 3663 South Las Vegas Blvd, Las Vegas, NV 89109
 PROJECT DESCRIPTION: Interior renovation with additive renovation at exterior mall entrances

(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.

Richard J Kobe
 Property Owner (Signature)*

Richard J Kobe
 Property Owner (Print)

STATE OF Illinois
 COUNTY OF Cook

SUBSCRIBED AND SWORN BEFORE ME ON August 12, 2019 (DATE)

By Richard J. Kobe

NOTARY PUBLIC: Susan Arriaza



*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.

**WRITTEN CONSENT OF THE SOLE DIRECTOR OF
MILLER CAPITAL ADVISORY, INC.**

The undersigned, being the sole director of Miller Capital Advisory, Inc., an Illinois corporation ("Manager"), being the non-member manager of Institutional Mall Investors LLC, a Delaware limited liability company ("IMI"), which is the sole member of IMI MIRACLE MALL LLC, a Delaware limited liability company and IMI MIRACLE HARMON LLC, a Delaware limited liability company (collectively, the "Applicants"), does hereby take the following actions and adopt the following resolutions as of August 12, 2019, without a meeting and with the intention that such resolutions and actions will have the same force and effect as if taken by a vote of the Board of Directors of the Manager at a meeting duly called and held:

WHEREAS, the Applicants are the owners of certain tracts or parcels of land situated in Las Vegas, Nevada, which collectively comprise the project commonly known as "Miracle Mile Shops" shopping center (the "Property");

WHEREAS, the Applicants desire to submit land use applications to the Clark County Department of Comprehensive Planning related to certain proposed Property improvements and modifications (collectively, the "Land Use Applications");

WHEREAS, in connection with effectuating the Land Use Applications, the Applicants desire to enter into certain documents, instruments, agreements and papers (collectively, the "Application Documents");

WHEREAS, it is in the best interest of Manager and the Applicants that the Applicants execute and deliver the Land Use Applications and Application Documents to which it is a party; and

WHEREAS, the undersigned, in his capacity as the sole director of Manager, which is the non-member manager of IMI, which is the sole member of the Applicants, desires to consent to the Applicants executing and delivering or causing the execution and delivery, as applicable, of the Land Use Applications and Application Documents.

NOW, THEREFORE, RESOLVED, that the Land Use Applications and the execution and delivery of the proposed Application Documents be, and are hereby approved and authorized; and

FURTHER RESOLVED, that any and all actions taken by Richard Kobe, Senior Vice President of Development, acting on behalf of Manager, taken prior to or after the adoption of the foregoing resolutions, be, and they hereby are, ratified, confirmed and approved in all respects for all purposes; and

FURTHER RESOLVED, that a facsimile or e-mailed Adobe® portable document format file signature to this consent shall be effective for all purposes.

[Signature Page to Follow]



COOPER CARRY

August 12, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551741
Las Vegas, NV 89155

via Hand Delivery

**RE: Exterior Entrance Remodel for:
Miracle Mile Shops
3663 South Las Vegas Boulevard
Las Vegas, NV 89109
APN# 162-21-210-007, -009 (portion), -010, and -012
COOPER CARRY Project No. 20180214**

Dear Planning Board,

Please accept this letter as our justification for Design Review for the Miracle Mile Shops Renovation, which consists of an interior renovation and minor remodel of the exterior at mall entrances.

The existing project being addressed is a 148,095 SF enclosed mall that includes three (3) exterior street-level entrances: the North Entrance and South Entrance (both along South Las Vegas Blvd) and the Harmon Avenue Entrance (along East Harmon Ave). The proposed design at each entrance aims to update and unify the mall as well as provide entertainment for the public in a very high-traffic area.

Existing digital signage along the facades will be upgraded to new modern LED displays, which are more environmentally sustainable and provide much better-quality visuals. Decorative perforated metal patterns and color changing channel letters will replace the current static building signage in order to rebrand the mall to introduce the state-of-the-art shopping experience. Along Harmon Avenue, new traffic coating will be applied in a decorative pattern to the entrance plaza only. There will be no change to existing landscape.

The property's current occupancy classification is Limited Resort and Apartment (H-1) with Construction Type I-A and no changes to either. Fire Sprinklers are NFPA 13 with no change to the system. Fire Alarm system is type NFPA 72 with no change. There will be no change to the building height or number of stories. Total area of the building will remain the same, with the existing allowable area.

Due to the nature of the proposed project, we have enclosed a table comparing the existing building signage to proposed signage in order to justify that it is within Title 30 allowances. Please refer to the Exterior Signage Package and Exterior Signage Summary table for reference.

Along with the required submittal package, we are attaching graphics showing the existing conditions at each entrance and the proposed design. Please see the following page for an index of submitted materials.

We are requesting your approval to proceed with this project.

If you have any questions about the Application, please contact me at the information listed below. Thank you for your time and consideration.



COOPER CARRY

Sincerely,

Cooper, Carry & Associates, Architects

Arian Zarrabi
Project Architect
678-539-4668

encl: Miracle Mile Shops, August 12, 2019

cc: Project File

m:\2018\20180214\d-6 authorities\d-6-2 city - county\d-6-2-01 planning & zoning\land use application\justification letter.docx

10/02/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT
(TITLE 30)

PARADISE RD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0644-HURD LAS VEGAS, LLC:

USE PERMIT for a proposed marijuana establishment (retail marijuana store) in conjunction with an existing commercial building on 1.4 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise. JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-22-103-007

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4165 Paradise Road
- Site Acreage: 1.4
- Project Type: Marijuana establishment (retail marijuana store)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,689
- Parking Required/Provided: 31/132

Site Plans

The plans depict a proposed marijuana dispensary co-located with a proposed retail marijuana store in an existing commercial building. The building is located on the northeastern portion of the site with access to Paradise Road and the adjacent parcel to the south. Parking spaces are located to the south and west of the building. No changes are proposed to drive aisles and parking areas.

Landscaping

The existing landscape areas will be refurbished with existing and proposed trees, shrubs, and groundcover. The plans show an existing landscape area between 11 feet and 25 feet wide adjacent to an existing sidewalk along Paradise Road. There are interior parking lot trees

distributed throughout the site that do not conform to Title 30 requirements of 1 tree for every 6 parking spaces.

Elevations

The plans depict an existing building with a flat roof and parapet walls ranging in height from 17 feet to 24 feet. The façade is being renovated to include a concrete composite panel finish and black anodized aluminum glazing system door frame for the entrance while retaining the existing stone veneer, stucco finish, and storefront window system.

Floor Plans

The plans depict an existing building with modifications for the proposed dispensary/retail marijuana store consisting of a reception area, sales area, offices, cash room, storage, break room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to relocate an existing dispensary/retail marijuana store from 2550 South Rainbow Boulevard to this location. The existing dispensary/retail marijuana store has been licensed by the State and the applicant is requesting to operate the previously approved facility at this location. The applicant also indicates that the proposed dispensary will be in an enclosed building and meet all State requirements. The proposed use will be in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and Code and will not adversely affect the adjacent parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Convenience store with gasoline station
South	Commercial Tourist	H-1	Retail
East	Commercial Tourist	H-1	Resort hotel
West	Commercial Tourist	H-1	Undeveloped

Related Applications

Application Number	Request
ZC-19-0643	A zone change to reclassify the site from H-1 to C-2 zoning and re-locate a dispensary and an exterior remodel (façade) of an existing commercial building 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

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 separation survey shows that all the required separations are being met. The crime report indicates that within a 1 mile radius, 714 crime reports were filed by Metro in the 60 days prior to application submittal.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff is concerned about the proximity of the proposed marijuana establishment to the Las Vegas Boulevard Gaming Corridor. Although the proposed marijuana dispensary facility is not in the Las Vegas Boulevard Gaming Corridor this site is located 1 mile from Las Vegas Boulevard South and within 1,500 feet of several sites with existing or approved gaming establishments. Staff is concerned that a marijuana facility would have an undue adverse effect of adjacent properties and the character of the neighborhood. Furthermore, the request is not in harmony with the goals and objectives of the Comprehensive Master Plan specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Furthermore, approval of this request is contingent upon approval of the companion zone change (ZC-19-0647), which staff cannot support; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; the recent adoption of

AB 533 may prohibit this use at this site; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

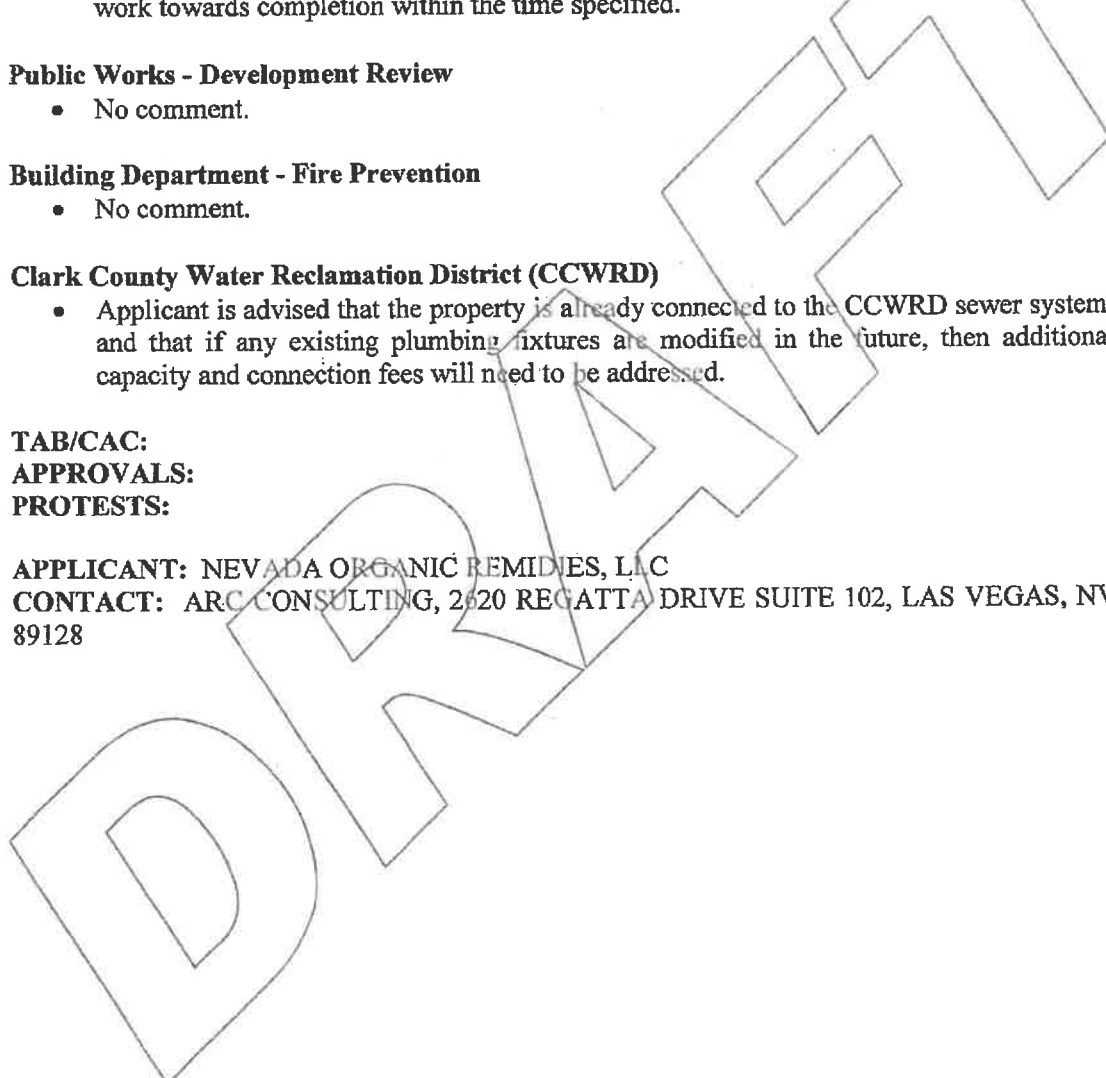
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA ORGANIC REMEDIES, LLC

CONTACT: ARC CONSULTING, 2620 REGATTA DRIVE SUITE 102, LAS VEGAS, NV
89128





MARIJUANA ESTABLISHMENT APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW <input type="checkbox"/> EXTENSION OF TIME (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (ORIGINAL APPLICATION #) MARIJUANA ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input checked="" type="checkbox"/> RETAIL MARIJUANA STORE	STAFF	DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>JHA</u> ACCEPTED BY: <u>JHA</u> FEE: <u>\$5,125.00</u> CHECK #: <u>1291</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M&P</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>46-19-0644</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>7:00</u> BCC MEETING DATE: <u>10/21/18</u> ZONE / AE: <u>H1/AE40</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? _____ NOTIFICATION RADIUS: <u>500'</u> ^(SDN) LETTER DUE DATE: _____
	PROPERTY OWNER	NAME: <u>Richard Hurd</u> ADDRESS: <u>2000 Fuller Road</u> CITY: <u>West Des Moines</u> STATE: <u>IA</u> ZIP: <u>50265</u> TELEPHONE: <u>515.778.1000</u> CELL: _____ E-MAIL: <u>richard.hurd@HurdRealty.com</u>	

APPLICANT	NAME: <u>Nevada Organic Remedies, LLC</u> ADDRESS: <u>2015 E Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-708-1111</u> CELL: <u>702-271-8658</u> E-MAIL: <u>jmccrea@nvorganicremedies.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Ryan Arnold</u> ADDRESS: <u>2620 Regatta Drive, Suite 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.269.5888</u> CELL: <u>702.521.5888</u> E-MAIL: <u>ryan@arcnv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 16222103007

PROPERTY ADDRESS and/or CROSS STREETS: 4165 Paradise Road, Las Vegas, NV 89169

PROJECT DESCRIPTION: Retail marijuana dispensary

(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.

Richard Hurd Richard Hurd
 Property Owner (Signature)* Manager Property Owner (Print)

STATE OF Iowa
 COUNTY OF Polk
 SUBSCRIBED AND SWORN BEFORE ME ON Aug 9, 2019 (DATE)
 By Richard Hurd
 NOTARY PUBLIC: Stacie Hatch



*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.

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STATE OF IOWA)
) ss.
COUNTY OF Polk)

The undersigned, Richard Hurd, after first being duly sworn on oath states:

- 1. I am an authorized representative of the property owner, Hurd Las Vegas, LLC, of the property known as APN 162-22-103-007, which is located at 4165 Paradise Road, Las Vegas, NV 89169.
- 2. The property known as APN 162-22-103-007 is to be leased to Nevada Organic Remedies, LLC, tenant.
- 3. The property owner is aware that the tenant's proposed use of subject property is for a Marijuana Establishment.
- 4. Specifically, the property owner is aware that tenant, Nevada Organic Remedies, LLC, proposed to utilize the property known as APN 162-22-103-007 for a Retail/Medical Marijuana Dispensary.

Hurd Las Vegas, LLC
Richard Hurd
 [NAME HERE] *Manager*
 AUTHORIZED REPRESENTATIVE OF
 [PROPERTY OWNER]

Subscribed and sworn to before me this 9 day of August, 2019 by
Richard Hurd

My Commission Expires:
Aug 10, 2022

NOTARY PUBLIC
Stacie Hatch



NEVADA ORGANIC REMEDIES
the + source
DISPENSARIES

2015 E. Windmill Lane
Las Vegas, Nevada 89123
702-708-1111
August 14, 2019

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: The+Source Retail Marijuana Dispensary / APN 162-22-103-007

To Whom It May Concern:

On behalf of Nevada Organic Remedies (NOR, LLC) please accept the following letter of justification for a special use permit to operate a retail marijuana dispensary at 4165 Paradise Road (APN 162-22-103-007). The applicant intends to relocate an existing Clark County and state issued retail license currently at 2550 S. Rainbow to the above Paradise address. Although not required by law, this submittal will be accompanied by a similar SUP application for moving our medical marijuana store.

We are also seeking a zone change from H-1 to C-2. The subject property is surrounded by other H-1 uses with several C-2 uses down the street. We feel the zone change is in character for the area and will have no adverse impacts to surrounding properties.

In an effort to create signage for the property that is size appropriate, we are asking for a waiver on our wall sign. Code requires a sign of 30 square feet and we are asking for an increase to 49 square feet.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. Further, the property is in a predominantly commercial area and is near two major roadways (Paradise and Flamingo Rd) which provide ample public transportation options.

The proposed location at 4165 Paradise Road is an existing structure of approximately 7,689 square feet, with 4,019 square feet comprising the store front and 2,598 as back of house.

The structure has been vacant since October 2018, and we see reactivation of this building bringing a sense of security and safety to the area. As noted in our security plan, we will utilize 17 exterior cameras and at least 35 interior cameras which will be monitored 24hrs a day. On site security staff will be used during operating hours of 8am-11pm.

Parking on the subject site consists of 132 spaces in which 7 are handicap designated. Code requires a minimum of 45 spaces.

NEVADA ORGANIC REMEDIES
the + source
DISPENSARIES

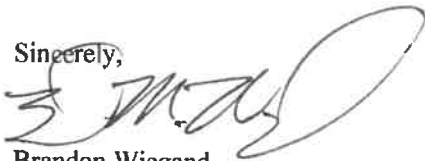
According to our Separation Distance Survey, there are three dispensaries within a mile of this location, indicating the area has limited options. Those locations and distances are:

- 700 E. Naples 0.57 miles
- 4347 Swenson St. 0.67 miles
- 4110 S. Maryland Parkway 0.96 miles

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare. It will dispense affordable, high-quality retail cannabis to eligible customers.

If you have any questions, please feel free to contact me at 702-708-1111.

Sincerely,



Brandon Wiegand

Regional General Manager

MARIJUANA ESTABLISHMENT
(TITLE 30)

PARADISE RD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0643-HURD LAS VEGAS, LLC:

ZONE CHANGE to reclassify 1.4 acres from H-1 (Limited Resort and Apartment) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.

USE PERMIT for a marijuana establishment (dispensary).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) exterior remodel (façade) of an existing commercial building; 2) signs in conjunction with a proposed marijuana establishment (dispensary/retail store); and 3) alternative parking lot landscaping.

Generally located on the west side of Paradise Road, 180 feet south of Flamingo Road within Paradise (description on file). JG/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-22-103-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the area of a wall sign on the north elevation to 50 square feet where 30 square feet is the maximum for a marijuana establishment per Table 30.44-1 (a 66.7% increase).
- b. Increase the area of a wall sign on the south elevation to 50 square feet where 30 square feet is the maximum for a marijuana establishment per Table 30.44-1 (a 66.7% increase).
2. Reduce the width of an existing landscape area adjacent to a sidewalk along Paradise Road to 11 feet where 15 feet is required per Section 30.64.030 (a 26.7% reduction).

DESIGN REVIEWS:

1. Exterior remodel (façade) of an existing commercial building.
2. Signs in conjunction with a proposed marijuana establishment (dispensary/retail store).
3. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4165 Paradise Road
- Site Acreage: 1.4
- Project Type: Marijuana establishment (dispensary)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,689 (building)/50 (each wall sign)
- Parking Required/Provided: 31/132

Site Plans

The plans depict a proposed marijuana dispensary co-located with a proposed retail marijuana store in an existing commercial building. The building is located on the northeastern portion of the site with access to Paradise Road and the adjacent parcel to the south. Parking spaces are located to the south and west of the building. No changes are proposed to drive aisles and parking areas.

Landscaping

The existing landscape areas will be refurbished with existing and proposed trees, shrubs, and groundcover. The plans show an existing landscape area between 11 feet and 25 feet wide adjacent to an existing sidewalk along Paradise Road. There are interior parking lot trees distributed throughout the site that do not conform to Title 30 requirements of 1 tree for every 6 parking spaces.

Elevations

The plans depict an existing building with a flat roof and parapet walls ranging in height from 17 feet to 24 feet. The façade is being renovated to include a concrete composite panel finish and black anodized aluminum glazing system door frame for the entrance while retaining the existing stone veneer, stucco finish, and storefront window system.

Floor Plans

The plans depict an existing building with modifications for the proposed dispensary/retail marijuana store consisting of a reception area, sales area, offices, cash room, storage, break room, and restrooms.

Signage

The plans depict two, 50 square foot wall signs with Halo lit aluminum sign letter spelling "The Source". One will be located on the front (south side) of the building over the entrance and the other will be located on the rear (north side) of the building.

Applicant's Justification

The applicant is requesting to relocate an existing dispensary/retail marijuana store from 2550 South Rainbow Boulevard to this location. The existing dispensary/retail marijuana store has been licensed by the State and the applicant is requesting to operate the previously approved

facility at this location. The applicant also indicates that the proposed dispensary will be in an enclosed building and meet all State requirements. The proposed use will be in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan and Code and will not adversely affect the adjacent parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Convenience store with gasoline station
South	Commercial Tourist	H-1	Retail
East	Commercial Tourist	H-1	Resort Hotel
West	Commercial Tourist	H-1	Undeveloped

Related Applications

Application Number	Request
UC-19-0644	A use permit to co-locate a Retail Marijuana Store within the dispensary (the subject of this request) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Although C-2 zoning is allowed in the Commercial Tourist category, the intent is to designate areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. The C-2 district is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. The subject site is 1.4 acres and surrounded by H-1 zone parcels. This site is located 1 mile from Las Vegas Boulevard South and within 1,500 feet of several sites with existing or approved gaming establishments. Therefore, staff finds re-classifying this site from H-1 to C-2 zoning would constitute spot zoning and be inappropriate at this location. It is possible to operate appropriate commercial establishments that cater to tourists in the H-1 zone with appropriate land use applications. Therefore, staff cannot support this request.

Use Permit

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

20-19-0643



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 type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>8/15/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$7,325.00</u> CHECK #: <u>1357</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MV2</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-19-0643</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10</u> TIME: <u>2:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>H/AE60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Richard Hurd</u> ADDRESS: <u>2000 Fuller Road</u> CITY: <u>West Des Moines</u> STATE: <u>IA</u> ZIP: <u>50265</u> TELEPHONE: <u>515.778.1000</u> CELL: _____ E-MAIL: <u>richard.hurd@HurdRealty.com</u>	APPLICANT NAME: <u>Nevada Organic Remedies, LLC</u> ADDRESS: <u>2015 E Windmill Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702.708.1111</u> CELL: <u>702.271.8658</u> E-MAIL: _____ REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>Ryan Arnold</u> ADDRESS: <u>2620 Regatta Drive, Suite 102</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.269.5888</u> CELL: <u>702.521.5888</u> E-MAIL: <u>ryan@arcnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16222103007
 PROPERTY ADDRESS and/or CROSS STREETS: 4165 Paradise Road
 PROJECT DESCRIPTION: Retail/Medical Marijuana Dispensary

(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] Hurd Las Vegas, LLC
[Signature] Richard Hurd
 Property Owner (Signature) * Manager Property Owner (Print)

CC

STATE OF IOWA
 COUNTY OF TAKE
 SUBSCRIBED AND SWORN BEFORE ME ON August 9, 2019 (DATE)
 By Richard Hurd
 NOTARY PUBLIC: Stacie Hatch



*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

18

NEVADA ORGANIC REMEDIES
the + source
DISPENSARIES

2015 E. Windmill Lane
Las Vegas, Nevada 89123
702-708-1111
August 14, 2019

20-19-0643

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: The+Source Retail Marijuana Dispensary / APN 162-22-103-007

To Whom It May Concern:

On behalf of Nevada Organic Remedies (NOR, LLC) please accept the following letter of justification for a special use permit to operate a retail marijuana dispensary at 4165 Paradise Road (APN 162-22-103-007). The applicant intends to relocate an existing Clark County and state issued retail license currently at 2550 S. Rainbow to the above Paradise address. Although not required by law, this submittal will be accompanied by a similar SUP application for moving our medical marijuana store.

We are also seeking a zone change from H-1 to C-2. The subject property is surrounded by other H-1 uses with several C-2 uses down the street. We feel the zone change is in character for the area and will have no adverse impacts to surrounding properties.

In an effort to create signage for the property that is size appropriate, we are asking for a waiver on our wall sign. Code requires a sign of 30 square feet and we are asking for an increase to 49 square feet.

As indicated in our separation distance survey, it meets requirements of title 30 by being more than 1,000 feet from the closest school, and more than 300 feet from a community facility. Further, the property is in a predominantly commercial area and is near two major roadways (Paradise and Flamingo Rd) which provide ample public transportation options.

The proposed location at 4165 Paradise Road is an existing structure of approximately 7,689 square feet, with 4,019 square feet comprising the store front and 2,598 as back of house.

The structure has been vacant since October 2018, and we see reactivation of this building bringing a sense of security and safety to the area. As noted in our security plan, we will utilize 17 exterior cameras and at least 35 interior cameras which will be monitored 24hrs a day. On site security staff will be used during operating hours of 8am-11pm.

Parking on the subject site consists of 132 spaces in which 7 are handicap designated. Code requires a minimum of 45 spaces.

CIVIL
ENGINEERING

NEVADA ORGANIC REMEDIES
the + source
DISPENSARIES

20-19-0643

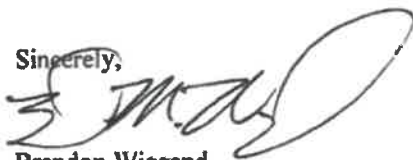
According to our Separation Distance Survey, there are three dispensaries within a mile of this location, indicating the area has limited options. Those locations and distances are:

- 700 E. Naples 0.57 miles
- 4347 Swenson St. 0.67 miles
- 4110 S. Maryland Parkway 0.96 miles

We feel adjacent properties will have no substantial or undue adverse effect as the facility will maintain stringent security and will comply with all State of Nevada and Clark County regulations. The proposed use shall not result in a substantial or undue adverse effect on the public health, safety, or general welfare. It will dispense affordable, high-quality retail cannabis to eligible customers.

If you have any questions, please feel free to contact me at 702-708-1111.

Sincerely,



Brandon Wiegand

Regional General Manager

The separation survey shows that all the required separations are being met. The crime report indicates that within a 1 mile radius, 714 crime reports were filed by Metro in the 60 days prior to application submittal.

The applicant submitted the required security and transportation plans. The security plan addresses the need for interior and exterior security of the facility, and the transportation plan discusses the security of delivery services. Building elevations indicate that a professional appearance will be maintained.

Staff is concerned about the proximity of the proposed marijuana establishment to the Las Vegas Boulevard Gaming Corridor. Although the proposed marijuana dispensary facility is not in the Las Vegas Boulevard Gaming Corridor this site is located 1 mile from Las Vegas Boulevard South and within 1,500 feet of several sites with existing or approved gaming establishments. Staff is concerned that a marijuana facility would have an undue adverse effect on adjacent properties and the character of the neighborhood. Furthermore, the request is not in harmony with the goals and objectives of the Comprehensive Master Plan specifically Goal 1 to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Furthermore, approval of this request is contingent upon approval of the zone change which staff cannot support; therefore, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review #2

The purpose of the sign regulations for marijuana establishments is to provide reasonable yet appropriate conditions for identifying businesses and services. The regulations for signage also help to maintain and enhance the aesthetic environment of the area. Staff finds this request to be excessive based on the requested square footage of signs. If the signs are reduced, signage would still be adequate to inform the general public of the location and use. Furthermore, approval of this request is contingent upon approval of the zone change which staff cannot support; therefore, staff cannot support these requests.

Waiver of Development Standards #2 & Design Review #3

Although the landscaping depicted on the plans uses existing landscape areas and meets the intent of Title 30, approval of this request is contingent upon approval of the zone change and use permit which staff cannot support, therefore, staff cannot support these requests.

Design Review #1

Although the request complies with Title 30 requirements and the proposed modifications to the existing building have architectural design elements on all sides of the building in conformance with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality, approval of this request is contingent upon approval of the zone change and use permit which staff cannot support, therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; the recent adoption of AB 533 may prohibit this use at this site; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Right-of-way dedication to include a minimum of 10 feet for Paradise Road;
- Grant easements to Clark County as necessary.

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: NEVADA ORGANIC REMIDIES, LLC

CONTACT: ARC CONSULTING, 2620 REGATTA DRIVE, SUITE 102, LAS VEGAS, NV
89128

DRAFT

10/02/19 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SIERRA PATRICIA AVE/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0654-CHURCH ROMAN CATHOLIC BISHOP LV:

USE PERMITS for the following: 1) a proposed off-site overflow parking lot; and 2) a proposed multi-purpose sanctuary hall building all in conjunction with an existing place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduce driveway distances from the intersection; 3) modified driveway design standards; and 4) drainage study in conjunction with a minor subdivision parcel map.

DESIGN REVIEWS for the following: 1) off-site overflow parking lot; 2) multi-purpose sanctuary hall building; 3) alternative parking lot landscaping; and 4) increased finished grade on 4.7 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Pearl Street and the south side of Sierra Patricia Avenue within Paradise. TS/rk/ja (For possible action)

RELATED INFORMATION:

APN:

161-19-403-003; 161-19-403-013; 161-19-404-008

USE PERMITS:

1. A proposed off-site overflow parking lot.
2. A proposed multi-purpose sanctuary hall with a 60 foot high religious symbol (cross).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking to 246 spaces where a minimum of 302 spaces are required per Table 30.60-1 (an 18.5% reduction).
2. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 120 feet along Pearl Street where 190 feet is the minimum per Chapter 30.52 (a 37% reduction).
3. Reduce the commercial driveway throat depth to 5.4 feet along Pearl Street where 75 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
4. Waive drainage study conditions on a minor subdivision map (MSM-18-600124).

DESIGN REVIEWS:

1. An off-site overflow parking lot.
2. A multi-purpose sanctuary hall building with vestibule and cross.
3. Alternative parking lot landscaping in an overflow parking lot.
4. Increase the finished grade up to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - INSTITUTIONAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4835 S. Pearl Street (multiple addresses)
- Site Acreage: 4.7
- Project Type: Place of worship expansion with an off-site overflow parking lot
- Number of Stories: 1
- Building Height: 35 feet (building), 44 feet (entry vestibule), 60 feet (cross)
- Square Feet: 6,903 (existing place of worship), 23,284 (proposed sanctuary hall)
- Parking Required/Provided: 302/246

Site Plan

The plan depicts an existing place of worship with a parking lot on APN 161-19-403-013. The applicant would like to construct a multi-purpose building to serve as a place of worship on the property directly to the north, on APN 161-19-403-003. In addition, an off-site overflow parking lot is part of this request and is located across Pearl Street to the east, on APN 161-19-404-008.

The location of the proposed building for the sanctuary hall will be located near the center of the parcel and will front onto Pearl Street. The building will be set back 299 feet from Pearl Street, 15 feet from Sierra Patricia Avenue, 25 feet from the existing place of worship, and 34 feet from the west property line. There will be 246 parking spaces provided where 302 are required. The existing parking lot consists of 138 spaces with an additional 108 spaces provided directly east of the proposed sanctuary hall and in the overflow parking lot. Access to the site is shown from an existing driveway on Pearl Street to the east, with two additional gated driveways shown on Sierra Patricia Avenue that will be used for emergency purposes only. The overflow parking will have 1 access point on Pearl Street.

Landscaping

The plans depict 6 feet of landscaping behind a proposed attached sidewalk along Pearl Street and Sierra Patricia Avenue. A 5 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along a portion the west property lines where there is a residence. Parking lot landscaping is equitably distributed throughout the site. Along the east, south, and north perimeter of the overflow parking lot, landscape fingers are shown generally every 12 parking spaces. Code requires a landscape finger every 6 spaces. However, in front of

the stalls there will be a 5 foot wide planter with trees, shrubs, and groundcover. A total of 10 trees are shown along the perimeter of the parking lot.

Elevations

The plans depict a proposed 1 story, 35 foot high sanctuary hall with enhanced architectural elements on the front entry of the building. A 44 foot high entry vestibule with a cross on the top of the vestibule reaching a height of 60 feet will be located on the east side (front) of the building. The materials consist of masonry block walls with tile and decorative metal accents, a painted mural, fenestration consisting of enhanced window and door frames, and a standing seam metal roof.

Floor Plans

The plans depict a 23,284 square foot multi-purpose sanctuary hall building consisting of a parish hall, gift shop, offices, kitchen, and other accessory uses.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the place of worship with all proposed site elements, including the requested waivers of development standards, is compatible with development in the area and will not negatively impact adjacent roadways or traffic. Furthermore, the applicant indicates during religious activities both buildings will not be used at the same time. The existing building will have weekday masses and some evening functions, while the new sanctuary hall will conduct Sunday masses at 9:30 a.m. and 6:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0023-13	Reclassified (APN 161-19-404-008) to C-2 zoning for a vehicle repair facility; waiver for reduction in separation to a residential use, reduced setbacks, and reduced landscaping adjacent to a less intense use – expired	Approved by BCC	April 2013
UC-1072-05	Parking lot expansion in conjunction with an existing place of worship and to exceed wall height (APN 161-19-403-013)	Approved by PC	September 2005
UC-0931-04	Increased the height of a religious symbol (cross) to 45 feet in conjunction with an existing place of worship (APN 161-19-403-013)	Approved by PC	July 2004
UC-0672-01	Expansion to a place of worship and waivers to reduce parking and landscaping (APN 161-19-403-013)	Approved by BCC	August 2001
UC-441-88	Place of worship on 1.8 acres (APN 161-19-403-013)	Approved by BCC	January 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-1 & C-P	Single family residences; office building (School District)
South	Commercial General & Commercial Neighborhood	C-2 & C-1	Shopping Center; One Nevada Credit Union
East	Public Facilities & Commercial Neighborhood	C-P, R-1 & C-1	Office building (School District); undeveloped
West	Office Professional, Commercial Neighborhood & Commercial General	R-1, C-1 & C-2	Single family residence, shopping center

Related Applications

Application Number	Request
MSM-18-600124	A minor subdivision map to create 1 lot on APN 161-19-403-013 & APN 161-19-403-003 is currently in process.

Clark County Public Response Office (CCPRO)

CE-19-09630 is an active zoning violation on APN 161-19-403-003 for illegal storage and parking 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

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 Permit #1

Staff finds approval of this portion of the request will provide more on-site parking for the subject place of worship and will potentially alleviate on-street parking issues for this neighborhood.

Use Permit #2

Compatibility refers to characteristics of different land uses that allow the uses to be harmoniously located near or adjacent to each other with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed developments, such as but not limited to density, architecture, landscaping, hours of operation, and off-site improvements. With appropriate building siting and appropriate

buffering, a place of worship can be consistent and compatible with residential neighborhoods in consideration of Title 30 and the Comprehensive Master Plan. Many places of worship have been approved and developed in residential areas with no adverse impacts to the community. Staff finds the establishment of a sanctuary hall building at this location is consistent with Title 30 provisions and can support this portion of the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds insufficient on-site parking for this type of use may negatively impact the area. The site is located directly south of an existing residential neighborhood. However, based on the plans submitted with this request, the entire site will be 18.5% short of the required parking. Although the site does not have the required amount of parking, there is a key factor used to justify why the parking reduction will adequately serve the place of worship. Staff agrees with the assertion made in the justification letter by the applicant that with the total combined area for the open sanctuary hall and the entire square footage of the existing place of worship will not require more than 192 parking spaces, according to Title 30. Therefore, staff finds the parking reduction specific to this site are acceptable and will not create any adverse impact on the immediate area.

Design Reviews #1 & #3

The overflow parking lot has been designed in a manner that meets the intent of Title 30. The elimination of 10 landscape fingers will alternatively be provided in 3 landscape strips located along the north, south, and east perimeters of the property. In front of the stalls there will be a 5 foot wide planter (where not required) with trees, shrubs, and groundcover for a total of 10 trees. Therefore, staff supports this alternative parking lot design since the plant material is essentially distributed in other areas of the site.

Design Review #2

Staff finds the varying roof heights are provided which break-up the mass of the proposed building. The request complies with Urban Specific Policy 79 which encourages developments to use visually articulated elements including, in part, towers, pilasters or columns, or other visually articulated designs utilizing harmonious volumes, spaces, and materials. However, the request is to allow a religious symbol (cross) at a height of 60 feet, which staff finds excessive. The existing place of worship has had land use approval in 2004 to go to a height of 45 feet which seems to more appropriate for the area. Therefore, staff can support this portion of the request if the cross is lowered to a maximum height of 45 feet.

Public Works - Development Review

Waivers of Development Standards #2 & #3

Staff has no objection to the request to reduce the throat depth and the distance from the intersection of Tropicana Avenue and Pearl Street for the driveway for the new off-site parking lot on the east side of Pearl Street. The parking lot is intended to be used during times when the on-site parking lot cannot handle all of the vehicles of the attendees of the place of worship, which the applicant has identified as primarily being on Sunday mornings. Other businesses along Pearl Street are closed during that time, so the design of the parking lot with the reduced throat depth and distance from the intersection should not create any traffic issues.

Waiver of Development Standards #4

Staff cannot support the request to waive the drainage study requirement for the new place of worship building, redesign of the site, and the development of a new parking lot. This land use application request also includes a request to increase the grade of the site by up to 60 inches. The drainage study is necessary to review the impacts of the on-site and off-site improvements in relation to other properties in the area to ensure that the proposed development does not negatively impact the area.

Design Review #4

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

Staff Recommendation

Approval of the use permits, design reviews, and waivers of development standards #1, #2, and #3; denial of waiver of development standards #4

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:

- Maximum height of 45 feet for the religious symbol (cross);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study, or other plan approved by Public Works if the drainage study requirement is waived, must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Access gates on the Pearl Street driveway to remain open during business hours;
- Applicant shall be permitted to add a crosswalk that complies with the Uniform Standard Drawings at the location shown on the plans;
- Driveways on Sierra Patricia Avenue to be for emergency access only and shall be designed to comply with Uniform Standard Drawing 224 with appropriate signage indicating that said driveways are for emergency access only;
- Applicant is advised that if the waiver request for the drainage study is not approved, a drainage study will be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 161-19-404-008, 161-19-403-003, and 161-19-403-013; to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0600 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) Systems; or to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0463-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GCW, INC.

CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8.16.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: <u>B, 125.00</u> FEE: <u>On line Invoice</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ 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>UC.19.0654</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>9/10/19</u> TIME: <u>7:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/2/19</u> ZONE / AE / RNP: <u>R-1 / R-2</u> PLANNED LAND USE: <u>WP II / RS</u> NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: <u>PM 18.600124</u> COMMENCE/COMPLETE: <u>UC1072.05</u>
	PROPERTY OWNER	NAME: <u>Roman Catholic Bishop Las Vegas</u> ADDRESS: <u>336 Cathedral Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-755-7865</u> CELL: _____ E-MAIL: <u>Silva@dolo.org</u>	
	APPLICANT	NAME: <u>Gia Nguyen on behalf of Property Owner</u> ADDRESS: <u>336 Cathedral Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-445-3527</u> CELL: _____ E-MAIL: <u>gnguyen@gcwengineering</u> REF CONTACT ID #: <u>186883</u>	
	CORRESPONDENT	NAME: <u>GCW, Inc/Brandi Reid</u> ADDRESS: <u>1555 South Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: _____ E-MAIL: <u>breid@gcwengineering.co</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-19-403-013, 161-19-403-003, 161-19-404-008

PROPERTY ADDRESS and/or CROSS STREETS: Pearl Street and Sierra Patricia Avenue

PROJECT DESCRIPTION: EXPANSION OF A PLACE OF WORSHIP

(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.

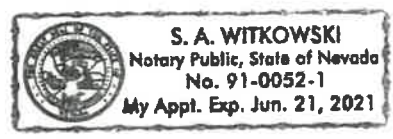
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON January 18, 2019 (DATE)
 By Brandi Reid Silva

NOTARY PUBLIC: S. A. Witkowski



*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.

August 13, 2019

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

UC-19-0654

**Re: Design Review, Use Permit, Waiver
APN No. 161-19-403-013, 161-19-403-003, and 161-19-404-008**

Dear Mr. Kaminski:

On behalf of our client, Roman Catholic Bishop of Las Vegas (Diocese of Las Vegas (DOLV)), GCW, Inc. respectfully submits the attached package for a Design Review, Use Permit, and Waivers.

The surrounding land uses for this project are as follows:

- APN 161-19-403-013 and 161-19-403-003 - The planned landuse for the surrounding two parcels are as follows: To the west is OP (Office Professional), to the north is RS (Residential Suburban), and to the east is PF (School, Churches, and Public Facilities), and to the south is CG (Commercial General).
- APN 161-19-404-008 – The planned landuse for the surrounding parcel are as follows: To the north is PF (School, Churches, and Public Facilities), to the west and south, and to the west is CG (Commercial General).

Background:

APN 161-19-403-013 – This parcel was previously approved with UC-1072-05 in 2005 for the construction of a parking lot. Prior to this approval, the parcel was approved for use as a church. The current planned landuse is PF, which matches the use for the site.

APN 161-19-403-003 – This parcel was purchased by our client. There was an existing house with swimming pool, and many trees. The site was not well maintained. The existing house was in disrepair in most areas. Since the purchase, our client obtained permits to demo the existing house, cleared all debris, and provided dust mitigation.

APN 161-19-404-008 – This parcel was previously approved with NZC-0023-13 and ET-0036-13, along with a Design Review, Use Permit and Waiver of Development Standards. With the applications, the site was approved for an automotive repair facility use with a C-2 zoning. The previous owner did not commence construction due to funding. Since that time, the zone change has expired, and reverted back to R-2. Our client purchased this property in October of 2018.

Current:

The current church facility is nearing capacity for Sunday worship. This is due to the booming tourism in Las Vegas. It lacks space for worshiper's children to study catechism. Our client would like to construct a multi-purpose building to serve as a place of worship on APN 161-19-403-003. The location of this building, as shown on the attached site plans, will fit nicely on the site. The building architecture will bring value to the existing neighborhood, it does not have any negative impact on the existing neighborhood. With the construction of this building, our client will construct the remaining street improvements on Sierra Patricia Avenue (1/2 street improvements) fronting the property, which will include curb, gutter, sidewalk, and asphalt. Our client will also install landscaping along the frontage of the site. The street improvements will provide easy access to the existing neighbors. The proposed landscaping will be aesthetically pleasing, and conforms substantially to Title 30 requirements. Overflow parking will be provided on APN 161-19-404-008.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

O 702.804.2000
F 702.804.2299

info@gcwengineering.com
gcwengineering.com

Zoning:

Our client is not asking to change the existing zoning for these three parcels. We are asking for a Special Use Permit to construct the multi-purpose building to serve as a place of worship. Per Title 30, Table 30.44-1, a place of worship is allowed within the existing zoning with a Special Use Permit.

Site Plan:

The site plan shows the existing facility with existing parking spaces on APN 161-19-403-013. The site is currently over parked, and the ingress and egress is on Pearl Street. The proposed worship building is to be constructed on APN 161-19-403-003 (north of the current site), with an ingress and egress on Sierra Patricia Avenue and Pearl Street. Please note that the ingress and egress on Sierra Patricia will see minor traffic volumes due to cul-de-sac to the west which limits access. The main ingress and egress will be on Pearl Street. The site plan also has an emergency access to the west, which is considered to be the rear of the proposed building. The side of the building will face Sierra Patricia Avenue. This site will be secured with block walls, and gates.

There is an existing Parcel Map on file with the county to combine these two parcels into one. The address will be on Pearl Street. Therefore, the front setback will be on Pearl Street, the side setback will be on Sierra Patricia Avenue, and the rear setback will be to the west.

Setbacks are as follows:

- Side 15 feet where 10 feet is required
- Rear 34 feet plus where 20 feet is required
- Front 299 feet plus where 20 feet is required

The above setbacks exceed the required setbacks per Clark County Title 30 Table 30.40-2.

Floor Plan:

The proposed multi-purpose building will be approximately 23,284 square feet in size. The current worship facility is approximately 6,903 square feet. The total combined square footage is approximately 30,187 square feet. The proposed sanctuary area with all the partitions open is approximately 12,200 square feet, with the partitions closed, it's approximately 7,186 square feet. Please note, the building partitions will be closed most of the time for assembly services which predicateds the 7,186 SF space plan configuration to be utilized predominantly.

Elevation:

The proposed worship building will have a modern/contemporary architecture. The height of the building is approximately 35'-4" to the top of the roof. The building will have an entry vestibule that is approximately 44 feet high, and a cross on top, which is approximately 60 feet high. The entry vestibule is a very small portion of the overall building (327 SF – 1.4%) but designed as a feature to the building to signify "entry" to people approaching the structure. The building, as mentioned above, is setback approximately 299 feet from Pearl Street, which is a significant distance that diminishes the sightline of the building vestibule feature from that road. In this manner, we do not perceive the 44'-0" height of the entrance vestibule to have any negative visual impact to the immediate surrounding properties.

DESIGN REVIEW

Design Review No. 1 – Expansion Place of Worship and Offsite Overflow Parking:

As mentioned above, our client needs to expand the Place of Worship with the new Sanctuary/Multi-Purpose building. Sunday Masses will be held in this building, and catechism class will take place in this building after Sunday morning Mass. This building will also be used for wedding/funerals/social functions with food service. An offsite overflow parking is needed for this building due to the combined (existing and proposed) building square footages. However, when one building is in use, the other will not have any activities. A site plan showing the location of the proposed building along with the offsite overflow parking is submitted for your review and approval along with floor plan, elevations, and perspective rendering.

Design Review No. 2 - Finished Grade:

Per Title 30.32.040(a)(9) and per Figure 30.32-1 Artificial grade, the maximum allowable finished grade above existing grade is 18 inches. We seek approval for a maximum of 5 feet where 18 inches is allowed.

The existing terrain generally slopes from south to north. As shown on the site plan, the proposed multi-purpose building occupies almost the entire property with one finished floor. As the result, there is 5.0 feet of difference between finished floor to the existing grade at the northeast corner of the building. The site is not designed to obstruct any view. It's a site constraint that we cannot avoid.

Design Review No. 3 – Alternative Landscape:

Per Title 30.64 Figure 30.64-14, a landscape island finger is required for every 6 parking spaces. Alternatively, a landscape island finger is required for every 12 parking spaces with an 8 feet wide planning strip in between parking spaces where parking spaces faces each other. The site plan submitted show the offsite overflow parking meets most of these requirements, except for the north, south, and east. These areas show twelve parking spaces maximum with a 5 feet landscaping strip instead of 8 feet. However, as shown on the landscape plan submitted, shrubs and trees are proposed in these areas, and throughout the proposed offsite overflow parking.

USE PERMIT

The use permit that our client is asking for is the height of the proposed building. Per Title 30 Table 30.40-2, the height of the building located in R-1 zoning is to be 35 feet. The height of the main building is 35'-4" to the top of the roof. The remaining height of the building is much less than 35 feet. The height of the entry/vestibule to be approximately 44 feet. The cross will be placed on top of the entry/vestibule with a height of approximately 60 feet. The entry/vestibule and the cross setback approximately 299 feet from Pearl Street, and 135 feet from Sierra Patricia Avenue. Per Title 30.56 Figure 30.56-4 Setbacks From Streets – Building Over 35 feet, the required setback for a portion of the building that is 60 feet high is:

- 60' minus 35' = 25'
- 25' X 1/3 = 8.33'
- 10' (corner side setback) + 8.33' (additional setback required) = 18.33' for corner side setback
- 20' (front setback) + 8.33' (additional setback required) = 28.33' for front setback

As mentioned above, the entry/vestibule and the cross setback approximately 299 feet (front setback), and 135 feet (corner side setback), this exceeds the minimum requirement as required by Title 30 by 10.5x from the front and 4.75x from the side.

WAIVERS

Waiver No. 1 - Parking:

Per Title 30 Table 30.60-1, the required number of parking spaces for place of worship is 10:1000 square feet. The existing facility for the place of worship is approximately 6,903 square feet. The proposed expansion place of worship building is approximately 23,284 square feet. With a combined square footage of 30,187 square feet, the parking spaces required is 302 spaces. The proposed site plan provides 246 parking spaces. We are requesting a reduction in parking space. The request is to reduce the number of parking by 56 spaces, which is 18.5 percent.

Current operation hours of the existing building:

- Office hours - 9:00 am to 12:00 am Monday, Wednesday, and Friday. There is one Pastor, and one to two part-time volunteer working during this time.
- Masses:
 - o Monday, Wednesday, and Friday at 8:00 am with approximately 20-25 attendees
 - o Tuesday and Thursday at 6:30 pm with approximately 15-25 attendees
 - o Sunday at 9:30 am with approximately 200 attendees, and at 6:00 pm with approximately 50 attendees.

With the new sanctuary building, the operation hours will be the same as mentioned above. Sunday Masses (9:30 am and 6:00 pm) will be held in this building instead of the existing building. The existing building will have weekday masses only. During religious activities in the new building, the existing building will not have any activities. In short, if one building has activities, the other will not. Based on the existing attendees, the existing and proposed parking spaces combined are more than adequate for the use.

Waiver No. 2 – Driveway Approach:

Per Clark County Standard Drawings no. 222.1 for Commercial and Multi-Family Driveway Geometrics, the minimum approach side offset is 150 feet. We are asking this distance to be reduce to 123.9 feet, which is a 17.4 percent reduction.

The difference in existing grade from the site to Sierra Patricia Avenue where this driveway would be located is more than five feet. The further west we locate this driveway approach, the more severe the grade difference becomes. Also, this driveway serve as a secondary ingress and egress. This driveway will be closed from Monday thru Saturday. It is only open on Sunday, if needed. The main ingress and egress is on Pearl Street.

The traffic generate from this driveway is minimal. Therefore, the reduction in length will not have any impact on traffic or stacking/queuing.

Waiver No. 3 – Throat Depth:

Per Clark County Standard Drawings no. 222.1 for Commercial and Multi-Family Driveway Geometrics, the minimum throath depth is 25 feet minimum. We are requesting a throat depth for the proposed driveway to be 11.4 feet, a reduction of 54.4 percent. With the main ingress and egress on Pearl Street, the proposed reduction in throat depth will not have any impact on traffic. When this driveway approach is being utilized, cars will either go straight or make a left turn once upon entry. The stacking or traffic conflict is not an issue.

Waiver No. 4 – Technical Drainage Study Requirement:

The expansion building proposed finished floor is approximately ten feet higher than the street centerline on Sierra Patricia Avenue. The existing grade is at least eight feet high from the same centerline. South of this parcel is our current facility, west of this site is an existing house separate us by a block wall. The surrounding parcels are developed. There is a high point at the intersection of Sierra Patricia Avenue and High Anchor Street. All flows from our site drain to Sierra Patricia Avenue and then to the intersection of Sierra Patricia Avenue and Pearl Street. We are not changing the flow pattern in any way. We will improve half street fronting our site on Sierra Patricia Avenue. I believe this will make the drainage situation better once Sierra Patricia Avenue is improved.

As for the proposed offsite parking lot, as mentioned above, the site was previously approved for an automotive repair shop. There is an approved TDS for this site on file with the county. Our proposed design will not change the flow pattern. All proposed flows pattern will match what was approved, and we do not increase flows run-off.

CONCLUSION

The proposed site plan with floor plans, elevations, and landscape plan will meet or exceed the intent of Title 30 Development Code for the Design Review and Use Permit for the expansion of the multi-purpose building for the use of a place of worship. Due to the constraints associated with the existing terrain and space, we seek approval for the finished grade to be 5 feet higher than existing grade where 18 inches is allowed, the driveway approach offset of 123.9 feet where 150 feet is required, driveway throat depth of 5.7 feet where 25 feet is required. We also seek to have the height of the entry/vestibule, and the cross on top of the entry vestibule to be approximately 44 feet and 60 feet high respectively, where 35 feet high is required per R-1 zoning. Lastly, we seek the approval to waive the requirement of the Technical Drainage Study due to all the surrounding parcels/lot are developed, and the proposed drainage pattern matches with the existing conditions.

We respectfully request your approval of the Design Review, Special Use Permit, and Waivers. We appreciate your consideration. Please give me a call at 702-804-2118, if you have any questions or concerns.

Cordially,

GCW, INC.



Gia Nguyen, P.E.
Sr. Vice President