

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
2. **Vacancy on the Paradise town board, Applications will be accepted until November 24, 2019**
Applications available from TAB secretary or on the Clark County web site.
3. **Theresa Bower, Recruiting Assistant with the 2020 Census. Census data, collected every 10 years, determines representation in Congress and determines how funds are spent in each community on things roads, and schools. The 2020 Census will use a new design that incorporates Online and phone response options in addition to the traditional paper option.**

VI. Planning & Zoning

1. **UC-19-0815-HACIENDA-ARVILLE LLC:**
USE PERMIT for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action) **PC 12/3/19**
2. **WS-19-0831-4640 S DECATUR LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action) **PC 12/3/19**
3. **UC-19-0874-BAILEY BRIAN:**
USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Sandhill Road within Paradise. JG/nr/jd (For possible action) **PC 12/17/19**
4. **WS-19-0855-STEPHANIE PROPERTIES LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) pedestrian walkways; and 3) increase light pole height.
DESIGN REVIEW for a proposed parking lot on 2.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Capovilla Avenue, 440 feet east of Bermuda Road within Paradise (description on file). MN/rk/jd (For possible action) **PC 12/17/19**
5. **UC-19-0814-GIPSY, LLC:**
USE PERMITS for the following: 1) reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use; 2) reduce the separation from an outside dining area (patio) to a residential use; and 3) allow outside dining in conjunction with a tavern.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) alcohol, on-premises consumption (tavern); 2) an outside dining area (patio); and 3) alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/jvm/ja (For possible action) **BCC 12/18/19**

6. **UC-19-0859-MGP LESSOR, LLC:**
USE PERMITS for the following: 1) recreational facility/events center with on-premises consumption of alcohol; 2) allow temporary events longer than 10 days per event; and 3) deviations to development standards per plans on file.
DEVIATIONS for the following: 1) alternative external building materials; 2) permit a use (show) not within a permanently enclosed building; 3) permit access to accessory uses from the exterior of a resort hotel (Mirage); and 4) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) fabric membrane structures (tents); 2) outdoor dining and drinking area; and 3) accessory structures in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/nr/jd (For possible action) **BCC 12/18/19**
7. **WS-19-0866-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on a portion of 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/sd/jd (For possible action) **BCC 12/18/19**

VII. General Business
None

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

IX. Next Meeting Date: December 10, 2019

X. Adjournment

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

Paradise Community Center- 4775 McLeod Dr.

Clark County Library- 1401 E. Flamingo Rd.

Sunset Park- 2601 E. Sunset Rd.

Fire Station 38- 1755 Silver Hawk Ave

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

BOARD OF COUNTY COMMISSIONERS
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

November 11, 2019

MINUTES

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

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

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 October 29, 2019 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 4-0

Approval of Agenda for October 29, 2019

Moved by: Philipp
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items

With the passing of Robert Orgill, there is a vacancy on the Paradise town board. Applications will be accepted until November 24, 2019. Applications available from TAB secretary or on the Clark County web site.

V. Planning & Zoning

1. **UC-19-0642-AUTO GROUP, LLC:**
HOLDOVER 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)

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions, With following changes

- **Changing Current Planning bullet #1 Maximum of 25 vehicle display spaces**
- **Change Current Planning #2 Parking and vehicle display in front limit 5, 20 display vehicles in the back**

VOTE: 4-0 Unanimous

2. **WC-19-400114 (ADR-18-900333)-AUTO GROUP, LLC:**
HOLDOVER 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)

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

3. **AR-19-400145 (UC-19-0170) -MCBEATH HOLDINGS LLC & SUNTECH AIR CENTER LTD:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) place of worship; and 2) day care.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a place of worship and day care in conjunction with an existing office/warehouse building on a portion of 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Sandhill Road and the south side of Patrick Lane within Paradise. JG/tk/jd (For possible action)

PC 12/3/19

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **ET-19-400136 (VS-0758-17) - SUNRISE HEALTHCARE, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME of a portion of right-of-way being Eastern Avenue located between Rochelle Avenue and Harmon Avenue within Paradise (description on file). TS/jor/jd (For possible action)

PC 12/3/19

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-19-0810-P F C SUNSET, LLC:**
USE PERMIT for proposed retail sales in conjunction with an office warehouse development on a portion of 3.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG/bb/jd (For possible action)

PC 12/3/19

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

6. **UC-19-0815-HACIENDA-ARVILLE LLC:**
USE PERMIT for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action)
PC 12/3/19

No Show. Return to the 11/26/19 Paradise TAB meeting

7. **UC-19-0824-ATRIUM HOLDINGS, LLC:**
USE PERMIT for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action)
PC 12/3/19

MOVED BY-Williams

APPROVED – Subject to modifying Public Works Condition– Development Review bullet point number four (4) to the following: Southern most commercial driveway is to be a right in and right out only and coordinate with Public Works to extend median on Paradise Road; and all other IF Approved staff conditions
VOTE: 4-0 Unanimous

8. **UC-19-0833-ADS INVESTMENTS LLC:**
USE PERMIT for a proposed minor training facility within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Dean Martin Drive and Post Road within Paradise. MN/bb/jd (For possible action)
PC 12/3/19

MOVED BY-Berg

APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **WS-19-0798-SMITH STEVEN & KELLY REVOCABLE TRUST & SMITH STEVEN WAYNE & KELLY CHRISTINE TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced side street setback on 0.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Wigwam Avenue and the west side of Via De Bellasidra Court within Paradise. MN/bb/jd (For possible action)
PC 12/3/19

MOVED BY-Berg

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **WS-19-0800-COUNTY OF CLARK (AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for modifications to a portion of McCarran International Airport, to construct a new helicopter hanger on a 5.0 acre portion of 31.6 acres in a P-F (Public Facility) (AE-65 & AE-70) Zone. Generally located on the north side of Russell Road (alignment), 700 feet east of Las Vegas Boulevard South within Paradise. JG/bb/jd (For possible action)
PC 12/3/19

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

11. **WS-19-0808-GREAT BUNS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) deviate from design standards per Table 30.56-2 for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/al/jd (For possible action)
PC 12/3/19

Held by applicant. Return to the 12/10/19 Paradise TAB. Applicant to meet with neighbors

12. **WS-19-0831-4640 S DECATUR LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an addition to an existing building materials supply company on 0.9 acres in a C-2 (General Commercial) Zone. Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard within Paradise. MN/md/jd (For possible action)
PC 12/3/19

Held by applicant. Return to the Paradise 11/26/19 TAB meeting. Applicant to work with staff regarding the parking.

13. **WS-19-0837-GC VEGAS RETAIL, LLC & NAKASH, S. & W. LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase projecting sign area; and 2) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; 2) increase projecting sign area; and 3) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/lm/jd (For possible action) **BCC 12/4/19**

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

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 26, 2019

IX. Adjournment
The meeting was adjourned at 9:20 p.m.

DRAFT

12/03/19 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

HACIENDA AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0815-HACIENDA-ARVILLE LLC:

USE PERMIT for a proposed major training facility within an existing office and warehouse building on 7.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-312-001

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4525 W. Hacienda Avenue
- Site Acreage: 7.2
- Project Type: Major Training Facility
- Number of Stories: 2
- Square Feet: 1,300
- Parking Required/Provided: 229/246

Site Plans

The plans depict an existing office/warehouse complex consisting of 3 buildings with access driveways from Hacienda Avenue. The major training facility will occupy unit 101 located in the northern building. The three buildings within the office/warehouse complex contain a total of 112,223 square feet. Two hundred and forty-six parking spaces are provided for the complex where 229 spaces are required. No changes are proposed to the site design.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans (photographs) depict an existing building consisting of a painted CMU split-face block exterior. The east elevation depicts an existing entrance door to the facility. The west elevation depicts existing roll-up doors and windows.

Floor Plans

The plans depict a total area of 1,300 square feet that consists of 1 office, private bathroom, restrooms, utility room, and an open training area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the major training facility is for corporate training events with more than 30 students per class. The facility is staffed by 1 full time instructor. Hours of operation are proposed from 6:00 p.m. to 10:00 p.m., Tuesday through Friday and 10:00 a.m. to 2:00 p.m. on Saturday. The corporate training will not impact the area in a negative manner, as many businesses within the complex are closed during the facility's operating hours on evenings and weekends.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0634-16	Minor Training Facility	Approved by PC	October 2016
UC-0096-13	Communication tower (amateur radio)	Approved by PC	April 2013
UC-0434-11	Place of Worship – expired	Approved by PC	November 2011
TM-0118-08	1 lot industrial subdivision	Approved by PC	August 2008
AC-95-83	Office/warehouse building	Approved by PC	June 1983
ZC-145-82	Reclassified from an R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	October 1982

Surrounding Land Use

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

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.

Major training facilities are appropriate and compatible with office/warehouse developments. Therefore, staff does not anticipate any adverse impacts from this facility and finds that the use is compatible with the existing development in the surrounding area. The proposed major training facility for corporate events will involve visiting employees using a wide variety of transportation options, including ride sharing services, taxi, and rental cars. This request creates an appropriate shared use of existing facilities and the proposed use is adequately served by public facilities, with no undue burdens.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BECKY STONEBARGER

CONTACT: BECKY STONEBARGER, BEACON CENTER INC., 209 S. STEPHANIE STREET, SUITE B-112, HENDERSON, NV 89012



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>10-16-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>\$675</u> CHECK #: <u>1120</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0815</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-12</u> TIME: <u>7pm</u> PC MEETING DATE: <u>12-3</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Hacienda Arville, LLC</u> ADDRESS: <u>4545 W. Hacienda Ave Ste 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 873-6206</u> CELL: _____ E-MAIL: _____	
	APPLICANT NAME: <u>Becky Stonebarger</u> ADDRESS: <u>209 S. Stephanie St. Ste B-112</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: _____ CELL: <u>702-839-8586</u> E-MAIL: <u>Accounting@BCN-NV.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

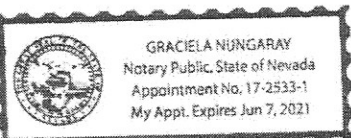
ASSESSOR'S PARCEL NUMBER(S): 162-30-312-001
 PROPERTY ADDRESS and/or CROSS STREETS: 4505 W. Hacienda Ave Ste G-2 LV 89118 Hacienda Arville
 PROJECT DESCRIPTION: The Beacon Center Training Room

(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)

 James Spear
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 15th of October (DATE)
 By James A. Spear
 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.

BEACON CENTER INC
BECKY STONEBARGER
4505 W HACIENDA AVE STE G2
LAS VEGAS, NV 89118

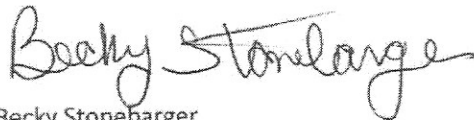
10/16/2019

RE: JUSTIFICATION LETTER – Beacon Center Inc Special Use Permit

Comprehensive Planning Department

To whom it may concern, Beacon Center Inc provides a training facility for companies to gather their employees or team members to provide them training. A majority of our clients are fortune 500 companies who are in Las Vegas at conferences and want an opportunity to meet with their sales team while they are all together here in Las Vegas.

If you have any questions, please do not hesitate to reach out.



Becky Stonebarger

UC-19-0815
PLANNER
COPY



12/03/19 PC AGENDA SHEET

BUILDING ADDITION/PARKING REDUCTION
(TITLE 30)

DECATUR BLVD/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0831-4640 S DECATUR LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking
DESIGN REVIEW for an addition to an existing building materials supply company on 0.9
acres in a C-2 (General Commercial) Zone.

Generally located 640 feet south of Harmon Avenue and the east side of Decatur Boulevard
within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-301-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 23 spaces where a minimum of 36 spaces are required per Chapter 30.60 and
Table 30.60-1 (a 36.2% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4640 S. Decatur Blvd.
- Site Acreage: 0.9
- Project Type: Building addition
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 10,000 (existing)/5,000 (addition)
- Parking Required/Provided: 36/23

Site Plan

The plan depicts a proposed 5,000 square foot building addition to an existing 10,000 square foot building utilized for a contractor's office and a building materials supply store. The addition is located on the east side (rear) of the building with a setback of 74 feet from the east (rear) property line. Eleven parking spaces, a trash enclosure (northeast corner), and 2 loading spaces are proposed on the eastern (rear) portion of the project site. The existing building is set back

39.5 feet from the west (front) property line along Decatur Boulevard. The existing building and addition are set back 24.5 feet and 17.5 feet from the north and south property lines, respectively. Existing access gates are located at the northwest and southwest corners of the building. An existing 12 foot wide, one-way drive aisle is located along the south side of the building which transitions into a proposed 24 foot wide drive aisle located at the rear of the property. Existing cross-access is provided between the subject property and adjacent parcel to the south. An existing 24 foot wide drive aisle is located along the north side of the building. Thirty-six parking spaces are required for the existing building and proposed addition where 23 spaces are provided. A bicycle rack is proposed at the front entrance to the building. Access to the project site is granted via existing commercial driveways along Decatur Boulevard.

Landscaping

Five landscape finger islands are proposed within the rear portion of the parking lot addition that feature 24 inch box trees. Two additional 24 inch box trees in addition to shrubs and ground cover are proposed within the existing landscape planter along Decatur Boulevard.

Elevations

The proposed building elevation features a maximum height of 24 feet and consists of a CMU block exterior matching that of the existing building. The north and south elevations feature a CMU block exterior with 2 entry/exit doors and 2 windows. The east elevation of the proposed building addition features a CMU block exterior with 2 overhead roll-up doors. The west (front) elevation features a cantilevered roof covering the entrances to the building. The maximum height of the front portion of the building is 18.5 feet. The proposed addition will be painted gray matching the color of the existing building. The rooftop mounted equipment is existing and no additional screening is required. Wall pack lighting is provided along the perimeter of the building to illuminate the walkways surrounding the structure.

Floor Plans

The plans depict an existing floor plan consisting of 10,000 square feet featuring offices, retail sales area, restrooms, and storage areas for the building materials supply company. The proposed building expansion features 5,000 square feet of additional storage area for the building materials supply company.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the primary use of the proposed addition is to store building materials for the existing electrical supply company with a daily average of 15 counter customers and a combined total of 8 employees. Providing the required number of parking spaces will have a negative impact on the overall site usage, which would require a significant reduction to the proposed building addition. The proposed building addition is designed to harmoniously blend with the existing commercial building and surrounding area. The applicant is proposing to replace the dead landscaping within the existing planter area along Decatur Boulevard to help mitigate the parking reduction request. All landscaping materials utilized within the project site requires low maintenance and low water, and is native to Southern Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0424-14	Marijuana establishment (dispensary)	Denied by BCC	January 2015
ADR-0886-08	Communications tower and associated ground equipment - expired	Approved by ZA	September 2008
UC-0327-97	Off-premises advertising sign	Denied by BCC	June 1997
UC-0763-96	Off-premises advertising sign	Denied by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Offices
South	Commercial General	C-2	Contractor offices and hardware (doors)
East	Commercial General	M-1	Industrial buildings
West	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park

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.

An alternative quantity of required parking may be considered with a waiver of development standards application subject to an analysis being submitted documenting how the reductions were calculated and what assumptions such calculations were based upon. While the applicant has provided justification for the reduction to the number of required parking spaces, staff finds that a 36.2% reduction in parking is excessive, especially if the building is utilized entirely for retail purposes in the future. Approximately 60 parking spaces would be required if the 15,000 square foot building were to be occupied by a retail tenant. Staff is concerned with the significant reduction to the number of required on-site parking spaces; therefore, cannot support this request.

Design Review

Staff finds that the proposed design of the building addition is compatible with the existing building and surrounding area. The proposed addition will match the exterior materials and design of the existing building. Staff finds that the proposed addition is compatible with the abutting land uses. However, since staff is not supporting the waiver of development standards to reduce parking, staff cannot support the design review. Therefore, staff recommends denial.

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:

- Access gate located on northwest side of building to remain open during business hours;
- 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

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act.
- Applicant is advised that the installation of improvements will require off-site permits.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; that this system falls under the jurisdiction of the Southern Nevada Health District; that this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the District as shown on the CCWRD website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOHNNY DAY

CONTACT: JOHNNY DAY, DEVELOPER'S CHOICE INC., 4480 W. NEVSO DRIVE, LAS VEGAS, NV 89103

DRAFT



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074

Tel.: (702) 719-2020 Fax: (702) 269-9673

Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

October 17, 2019

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

PLANNER
COPY

RE: Justification Letter for proposed Warehouse Expansion at S. Decatur Blvd. and W. Harmon Ave.

Please accept this letter as justification for the proposed construction of a new building expansion to an existing building located on South Decatur Boulevard and West Harmon Avenue (APN: 162-19-301-005) currently zoned as General Commercial (C-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waiver of development standards:

- 1) Request waiver of development standards Table 30.60-1 for parking spaces to total 23 where it is required to be a total of 36 parking spaces. Providing the required parking spaces will have a negative impact on the overall site usage, which would reduce the expansion size dramatically from the proposed square footage. The main usage of the structure is to store building material for the electrical supply company with a daily average of 15 counter customers and a combined 8 employees. To help mitigate this request, it is proposed to have landscape terminal islands where it is possible, as well as beautifying an existing landscape area in the front of the site that has gone barren. This would provide one additional large canopy tree than the minimum required. In addition, there are trees in other areas of the site which will make the site more visually appealing to the area.

The proposed building expansion has a gross square footage of 5,000 square feet and will stand 24'-0" high to match the height of the existing building. Its design intent is to harmoniously blend with the existing General Commercial building that has existed alongside the surrounding General Commercial developments in the area. The site is accessible from South Decatur Boulevard through two existing driveways, as well as ADA compliant pedestrian walkways.

The proposed parking total of 23 parking spaces includes 1 van accessible space. Bike racks are also provided in the front entrance area. As shown on the exterior elevations, wall mounted pack lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment. All new lighting is to comply with Clark County regulations.

Adequate landscape is being provided in the form of terminal islands as well as landscape islands where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

ACCESSORY STRUCTURE
(TITLE 30)

SANDHILL RD/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0874-BAILEY BRIAN:

USE PERMIT to increase the size of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Russell Road, 345 feet west of Sandhill Road within Paradise. JG/nr/jd (For possible action)

RELATED INFORMATION:

APN:
161-30-401-018

USE PERMIT:
Increase the area of a proposed accessory structure (garage) to 1,430 square feet where an accessory structure with a maximum of 900 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 59% increase).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3756 E Russell Road
- Site Acreage: 0.5
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 22 feet 6 inches
- Square Feet: 1,430 (garage)

Site Plan

The site plan depicts a 1,799 square foot single family residence located on the southern portion of the lot set back more than the required 40 foot front setback. A 5 foot high block wall extends the length of the rear of the property, and extends on both the east and west sides of the property ending at the front of the principal structure. An attached covered patio is located in the rear of the residence and a pool is north of the patio cover. The proposed accessory structure (garage)

will be located in the northeastern portion of the rear yard, 5 feet from the east (interior side) property line and 6 feet two inches from the north (rear side) property line. A circular driveway is located off Russell Road which will provide access to the proposed accessory structure by way of the 5 foot high double gate on the side yard on the eastern portion of the property.

Landscaping

Mature landscaping consisting of palm trees and a pine tree along with shrubs are located in the front yard. Landscaping is not a part of this request.

Elevations

The proposed accessory structure (garage) will be 22 feet 6 inches high with tan stucco exterior and dark green trim to match the principal structure. The plans show two, 8 foot wide by 10 foot high garage doors on the south side of the building and several windows on both the east and west sides. A 13 foot wide covered patio is located on the south side of the structure.

Floor Plans

The plans show an open floor plan with a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an accessory structure (garage) that is more than 50% of the footprint of the principal structure. The structure is architecturally compatible with the principal structure and will meet required setbacks. The existing storage structure will be removed once the proposed garage is constructed.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Preservation Neighborhood	R-E	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. An accessory structure in the rear yard of a property is in keeping with the overall character of the area; however, the size of the proposed accessory structure (garage) is

not common in the area. Based on the surrounding area and existing residential uses, the proposed use permit is not appropriate for the area; therefore, 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:

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

Public Works - Development Review

- No comment.

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: ACG DESIGN

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

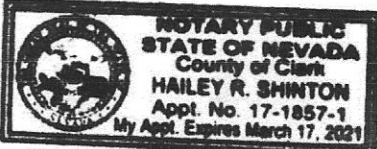
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) DESIGN REVIEW (DR) 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>11/1/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>475</u> CHECK #: <u>0648205783</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>Russell Rd</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0874</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>7pm</u> PC MEETING DATE: <u>12/17/@ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Brian Bailey</u> ADDRESS: <u>3756 Russell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-994-5390</u> FAX: <u>NA</u> CELL: <u>702-994-5390</u> E-MAIL: <u>brian.bailey.LV1@gmail.com</u>	
	APPLICANT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	
	CORRESPONDENT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> FAX: <u>NA</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-30-401-018
 PROPERTY ADDRESS and/or CROSS STREETS: 3756 E Russell Rd
 PROJECT DESCRIPTION: Garage Addition (waiver for accessory structure size being greater than 50% of main structure)

(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.

Brian Bailey Property Owner (Signature)* Brian Bailey Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 22, 2019 (DATE)
 By Brian Bailey
 NOTARY PUBLIC: Hailey Shinton



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



October 31, 2019

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

**RE: Residential Garage – Waiver of Standards
3756 E Russell Rd**

To Whom It May Concern,

Please find attached our Waiver of Standards application for the above referenced project. We are proposing an accessory structure (1,430 SF) that is designed to be architecturally compatible with the main house on the property.

This waiver is being requested since the proposed structure would be greater than 50% of the main house that is currently (1,799 SF.) All minimum required setbacks shall be provided per Title 30 of the development code.

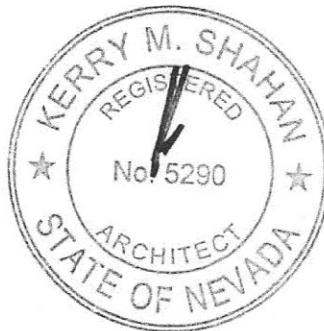
The building elevations have been designed to offer an attractive multi-level roofline that is compatible with the surrounding community.

Access to the proposed accessory structure will be by the existing driveway from Russell Rd.

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

Sincerely,

Kerry Shahan
Principal Architect
Architectural Civil Group, LLC.
kshahan@acg.design
(702) 355-9638



OCT 31 2019

3

12/17/19 PC AGENDA SHEET

PARKING LOT
(TITLE 30)

CAPOVILLA AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0855-STEPHANIE PROPERTIES LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) pedestrian walkways; and 3) increase light pole height.

DESIGN REVIEW for a proposed parking lot on 2.1 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Capovilla Avenue, 440 feet east of Bermuda Road within Paradise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

177-03-411-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Increase parking lot light poles to 30 feet where 25 feet is the maximum per Section 30.56.135 (a 20% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 503 E Capovilla Avenue
- Site Acreage: 2.1
- Project Type: Proposed parking lot
- Parking Provided: 230

Site Plans

The existing office building on the site will be demolished and the site will be converted to a parking lot to expand the existing parking for the adjacent parcels surrounding this site. The proposal will provide additional parking area for the McCarran Office/Warehouse Center to the south, east and west. The plans depict a parking lot consisting of 230 parking spaces with shared

access to Capovilla Avenue to the north. The waivers of development standards are required because a number of interior parking lot trees are not being provided, pedestrian walkways are not being provided, and the light poles will be increased to 30 feet.

Landscaping

The plans depict an existing 15 foot wide landscape planter adjacent to an attached sidewalk along Capovilla Avenue. Interior to the site trees will be provided within landscape fingers at the ends of 5 parking rows and along the eastern boundary of the parcel. However, the interior parking lot trees do not meet Code requirements of placing a landscape finger every 6 spaces.

Applicant's Justification

The applicant indicates the site will be used in conjunction with the existing parking lot on the adjacent parcels surrounding this site and the requested waivers of development standards will allow the proposed parking lot to be compatible with the existing parking lot. Furthermore, the modifications being made through this request will maximize available parking for the office/warehouse center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2044-93	Reclassified this site and the surrounding area to M-D zoning for an office/retail/warehouse complex	Approved BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	M-D	Existing office/retail/warehouse complex

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 Standard #1 and #2

Staff cannot support the waiver of parking lot landscaping. The Code stipulates that parking lot landscaping will enhance the visual aspect to the overall site. Staff finds this request for a waiver to parking lot landscaping does not comply with Urban Land Use Policy 73 of the Comprehensive Master Plan, which encourages provisions for perimeter and interior landscaping for shade and visual relief. Furthermore, staff finds that the purpose of having a marked pedestrian crosswalk between the other buildings and the proposed parking lot is to provide a safe path for both employees and customers to access both sites safely. With no marked crosswalks, this could potentially create an unsafe environment for both pedestrians and vehicles; therefore, staff cannot support these requests.

Waiver of Development Standard #3 and Design Review

Approval of the waiver to increase the height of light poles and the design review is contingent upon approval of the waivers of development standards mentioned above which staff cannot support; therefore, staff cannot support the overall 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:

- Install groundcover and shrubs to cover 50% of the landscape area/planter along Capovilla Avenue;
- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DENALI BUILDERS

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

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>10.29.19</u> PLANNER ASSIGNED: <u>RIC</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: <u>10427/119588</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS.19.0855</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>7:00pm</u> PC MEETING DATE: <u>12/17/19</u> 7:00pm BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>WP BDRP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Stephanie Properties, LLC</u> ADDRESS: <u>2300 West Sahara Avenue Suite 530</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-920-2800</u> CELL: _____ E-MAIL: <u>TThomas@thomas-mack.com</u>	
	APPLICANT	NAME: <u>Denali Builders</u> Contact: <u>Rick Ramberg</u> ADDRESS: <u>7310 Smoke Ranch Road, Suite A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>(702) 453-6700</u> CELL: _____ E-MAIL: <u>RRamberg@denalibuilders.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Brad Proudfit</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 586-9296</u> CELL: _____ E-MAIL: <u>Brad.Proudfit@actus-nv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-03-411-006
 PROPERTY ADDRESS and/or CROSS STREETS: 505 East Capovilla Avenue
 PROJECT DESCRIPTION: Demolish building and replace with parking lot only

(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)* Thomas A. Thomas Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/15/19 (DATE)
 By Mary Connell
 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.

October 28, 2019



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Mr. Rob Kaminski
Principal Planner
Clark County Government Center
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

WS-19-0855

**Re.: 505 East Capovilla Avenue Parking
Justification for Letter for Design Review & Waiver of Development Standards
APN 177-03-411-006**

Dear Mr. Kaminski,

On behalf of our client, Denali Builders, we are requesting review and approval of a Design Review and Waiver of Development Standards for subject property.

Project Description

The project consists entirely of 2.07 acres (gross) on APN 177-03-411-006, and is generally located near the northeast corner of the intersection of Bermuda Road and East Warm Springs Road. The subject site is bounded on all sides by developed land zoned M-D (Designed Manufacturing) with land use BDRP (Business Design and Research Park). The subject site is currently zoned M-D as well.

The proposed development will consist of demolishing the existing building and will be replaced with a parking lot with 230 total spaces. The lot will be served by two points of access to East Capovilla Avenue. The lot will provide overflow parking for the McCarran Center commercial buildings.

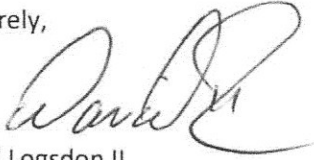
Waiver of Standards

Applicant is respectfully requesting a waiver of development standards for landscaping requirements to place a landscape island every 6 parking spaces (Title 30.64-14) to maximize available parking. The applicant is also requesting a waiver for the light pole height of 30' where 25' is the maximum height. Increasing the light pole height will provide a greater area of coverage and not affect nearby residents. The applicant would like to construct landscape islands, parking stalls, and light poles that are consistent with the entire existing commercial center.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



David Logsdon II
Principal

TAVERN
(TITLE 30)

PARADISE RD/NAPLES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0814-GIPSY, LLC:

USE PERMITS for the following: **1)** reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use; **2)** reduce the separation from an outside dining area (patio) to a residential use; and **3)** allow outside dining in conjunction with a tavern.

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: **1)** alcohol, on-premises consumption (tavern); **2)** an outside dining area (patio); and **3)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone.

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

RELATED INFORMATION:

APN:
162-22-301-015

USE PERMITS:

1. Reduce the separation from an alcohol, on-premises consumption (tavern) to a residential use to 63 feet where 200 feet is the standard per Table 30.44.1 (a 68 % reduction).
2. Reduce the separation from an outside dining area (patio) to a residential use to approximately 60 feet where a minimum of 200 feet is required per Table 30.44.1 (a 70 % reduction).
3. Allow an outside dining area in conjunction with a tavern where only allowed in conjunction with a supper club, tourist club, mixed-use development, or restaurant.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 10 feet where 75 feet is required for a driveway on Naples Drive per Uniform Standard Drawing 222.1 (a 86.6% reduction).

DESIGN REVIEWS:

1. Alcohol, on-premises consumption (tavern)
2. Outside dining area (patio)
3. Alternative parking lot landscaping.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4605 Paradise Road
- Site Acreage: 0.9
- Project Type: Tavern with outside dining
- Number of Stories: 2
- Building Height (feet): 36 feet, 8 inches
- Square Feet: 5,093 (indoor)/238 (outside)
- Parking Required/Provided: 58/58

Site Plans and History

This site has functioned as a tavern/night club since at least 1996. The existing structure is slated to be demolished and a new facility constructed in a slightly different location on the subject parcel. The plans show a proposed 238 square foot first floor outside dining area in conjunction with a proposed 5,093 square foot tavern. In addition, a 1,500 square foot second floor is proposed with a 1,500 square foot roof top deck. The proposed tavern is set back 14 feet from the nearest property line adjacent to Naples Drive. The first floor outside dining area is enclosed by an 8 foot high wall and set back approximately 75 feet west of Paradise Road. Primary access to the outside dining area is through the tavern. The nearest residential use is approximately 60 feet to the southwest, across Naples Drive. Parking is located on the west side of the building and access is provided from Naples Drive. A total of 58 parking spaces are provided where 58 parking spaces are required.

Landscaping

The plans depict a 2 foot to 70 plus foot wide landscape area adjacent to the east property line next to Paradise Road. A 6 foot to 14 foot wide landscape area is located on the south side of the proposed building adjacent to the attached sidewalk along Naples Drive. A 4 foot 5 inch landscape planter is shown along the north property line and a minimum 6 foot intense landscape area is depicted along the west property line with Italian Cypress trees planted 10 feet on center. An alternative to the required interior parking lot landscaping is being proposed by planting the required parking lot trees elsewhere on the site.

Elevations

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

Floor Plans

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

Applicant's Justification

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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0803	Outside dining in conjunction with a tavern	Approved by BCC	May 2019
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waiver of development standards to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ET-18-400160 (ZC-0183-16)	Second extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
UC-0458-14 (ET-0102-16)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers of development standards to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ZC-0183-16 (ET-0101-16)	First extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Reclassified 0.2 acres from R-2 to C-2 zoning for a parking lot	Approved by BCC	May 2016
UC-0458-14	Outside dining area with pool and modified landscaping	Approved by BCC	July 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0430-13	Outside dining area with modified landscaping standards – expunged	Approved by BCC	September 2013
ZC-0261-02	Reclassified the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	A porte-cochere addition and facade change for the existing building	Approved by PC	October 1999
UC-0448-96	Allowed a nightclub use within the existing tavern	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	North	C-2	Commercial Tourist
South	South	C-2, R-2, & R-5	Commercial Tourist
East	East	H-1	Commercial General
West	Commercial Tourist	R-2	Residential duplexes

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

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

Waiver of Development Standards

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

Design Reviews

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the single driveway on Naples Drive. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer by closing both the driveway on Paradise Road and the easternmost driveway on Naples Drive. Since Naples Drive sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include a minimum of 10 feet for Paradise Road and the associated spandrel;

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner/Applicant shall be responsible for removing any non-standard improvements within the right-of-way at the direction of the County when Paradise Road is widened;
- Reconstruct any unused driveways with full off-site improvements;
- Grant a 3 foot wide streetlight and traffic control device easement.

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: GIPSY, LLC

**CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101**



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>10/15/19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>ZL75-00</u> FEE: <u>2675.00</u> CHECK #: <u>59082/590945</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____ APP. NUMBER: <u>UC-19-0814</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>11/12</u> TIME: <u>7</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/4/19</u> ZONE / AE / RNP: <u>C-2(AE-65)</u> PLANNED LAND USE: <u>W/10-CT</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Gipsy LLC</u> ADDRESS: <u>c/o 530 South 7th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Gipsy LLC c/o Paul Sanfilipo</u> ADDRESS: <u>4633 Paradise Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: <u>paul@pironhavegas.com</u>
	CORRESPONDENT	NAME: <u>Brown, Brown & Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 598-1408</u> FAX: _____ CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u>

ASSESSOR'S PARCEL NUMBER(S): 162-22-301-015

PROPERTY ADDRESS and/or CROSS STREETS: Naples at Paradise

PROJECT DESCRIPTION: Design review and Use Permits for Tavern, Nightclub and Outside dining area.

(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.

Jerry Masfni
 Property Owner (Signature)*
JERRY MASFNI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 7, 2019 (DATE)
 By _____
 NOTARY PUBLIC: Deborah Cundari



*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

JAY H. BROWN
DAVID T. BROWN
PUOY K. 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

October 8, 2019

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

UC-19-0814

RE: 162-22-301-013, Revised site plan Gipsy Tavern Design Review with waivers.

Dear Mr. McCullogh,

On behalf of our client, Gipsy LLC, we request your consideration for a revised site plan for a building previously entitled via UC-18-0803. While the building floor plans and elevations remain the same, encumbrances on the site necessitate the footprint be repositioned.

Setback: The proposed design no longer requires previous setback waivers as needed in previous designs. Also note that the building is less than 35 feet in height and is therefore excluded from adjacency considerations.

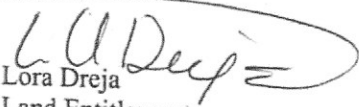
Waiver of Throat Depth to 35 feet where 50 feet are needed. When a parking lot exceeds 50 spaces the required throat depth increases to 50 feet. While the driveway meets this requirement on the ingress side, the design provides 35 feet on the egress side. Egress driveway length is encumbered by three handi-capped parking spaces that must be situated by the tavern entrance.

Use Permit - Outdoor drinking and dining -- The outdoor portion of the design consists of two balconies and one public area behind the 13 foot parapets. Two previous approvals granted proximity waivers to the nearest multifamily property which is located on the south side of Naples Drive. Most recently, UC-18-0803 approved a 75 foot separation to this residential property line. With the relocation of the building footprint, this request is now 60 feet to the property line. Note the nearest point on the residential property line is a parking lot portion of the multifamily development versus the buildings themselves. Ownership of the multi-family building has spoken in support of this project in various public hearings.

Note that the outdoor areas are intended as alternative areas for patrons that wish to escape the interior air and/or amplified sounds; outdoor noise levels will comply with daylight/nighttime hours. Further, the balcony on the north side is designed for emergency egress and will not impact neighboring properties.

Please phone me at 598-1408 if you have concerns or comments.

Thank you.


Lora Dreja
Land Entitlements

Brown, Brown & Premsrirut.

RECREATION FACILITY/
EVENTS CENTER
(TITLE 30)

LAS VEGAS BLVD S/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0859-MGP LESSOR, LLC:

USE PERMITS for the following: **1)** recreational facility/events center with on-premises consumption of alcohol; **2)** allow temporary events longer than 10 days per event; and **3)** deviations to development standards per plans on file.

DEVIATIONS for the following: **1)** alternative external building materials; **2)** permit a use (show) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort hotel (Mirage); and **4)** all other deviations per plans on file.

DESIGN REVIEWS for the following: **1)** fabric membrane structures (tents); **2)** outdoor dining and drinking area; and **3)** accessory structures in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-17-711-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 65.2
- Project Type: Recreational/events center
- Number of Stories: 1
- Tent Height (feet): 29 feet, 2 inches (main tent), 19 feet, 5.5 inches (catering tent)
- Square Feet: 20,977 (main tent), 4,000 (catering tent)
- Parking required/provided: 8,297/9,006

Site Plans

The plans show a proposed 20,977 square foot tent (main), a 4,000 square foot tent (catering), and a temporary restroom facility set-up in the northwest portion of the property in an existing parking lot. The 2 tents and restroom facility will be 191 feet from Sammy David Jr Drive and 48 feet from the north property line. The main entrances for the main tent are located on the south side of the structure, there are an additional 3 exits on the north side of the structure providing access to the restroom facility and the catering tent. The 53 spaces (bus and coach) in which the 2 fabric membrane structures and a temporary restroom facility will be located is in a parking area that is not part of the parking calculations required for the site. The bus and coach spaces will be dispersed through the existing parking if necessary. There will not be interior access from the Mirage Resort Hotel to the tent area.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The plans depict 2 fabric membrane structures (tents). The first is 29 feet 2 inches tall and the second is 19 feet 5.5 inches tall. The main tent has 6 exits and the catering tent has 1 exit.

Floor Plans

Both proposed tents have open floor plans to accommodate overflow convention and meeting spaces with the smaller tent serving the main tent.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request for 2 fabric membrane structures and a temporary restroom facility will serve as overflow for convention guests at the Mirage. The proposed structures will not be seen from any adjacent rights-of-way and will comply with setback requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0647	Facade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0221-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the Treasure Island Resort Hotel	Approved by BCC	August 2003
VC-2030-98	Pedestrian bridge to connect the Treasure Island and Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Treasure Island Resort Hotel
South	Commercial Tourist	H-1	Caesars Palace Resort Hotel & Forum Shops
East	Commercial Tourist	H-1	Venetian/Palazzo Resort Hotel Complex, Casino Royale, & Harrah's Resort Hotel
West	Business and Design/Research Park	M-1	Office/warehouse buildings & I-15

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, Deviations, & Design Reviews

Staff has no objection to allowing the tents, accessory building and structures, and temporary events longer than a maximum of 10 days per event in conjunction with the resort hotel. Similar temporary fabric membrane structures have been approved at other resort hotels (MGM Grand, Rio, Encore, Caesar's Palace, and The Silverton) with time limits to review. The temporary fabric membrane structures are internal to the site, not visible from Las Vegas Boulevard South, and located in an area that is adjacent to existing convention facilities. Recreational/event centers

have been approved for other locations within the Resort Corridor such as the Toshiba Plaza and The Park located north and northwest of the New York New York Resort Hotel. There has been a trend within the Resort Corridor to provide additional outdoor retail and entertainment areas that cater to tourists and this request is following that trend. Therefore, staff supports these 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

- 2 years to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; operational permits will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

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: THE MIRAGE

CONTACT: GEORGE ROGERS, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS,
NV 89118

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 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>10/29/19</u> PLANNER ASSIGNED: <u>PH</u> ACCEPTED BY: _____ FEE: <u>\$1,350.00</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>M431</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0859</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>7:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>H1/NA</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>Corporate Legal, 6385 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 692-5674</u> CELL: _____ E-MAIL: <u>sptak@mgmresorts.com</u>	
	APPLICANT	NAME: <u>The Mirage (MGM Resorts International)</u> ADDRESS: <u>3400 Las Vegas Blvd. S</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 692-5674</u> CELL: _____ E-MAIL: <u>sptak@mgmresorts.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>George M. Rogers Architect, ATTN: George Rogers</u> ADDRESS: <u>6325 S. Jones Blvd., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 894-5027</u> CELL: _____ E-MAIL: <u>george@gmrarchitect.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-17-711-002

PROPERTY ADDRESS and/or CROSS STREETS: 3400S. Las Vegas Blvd., Las Vegas, NV 89109

PROJECT DESCRIPTION: Outdoor temporary membranes for conference center events

(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.

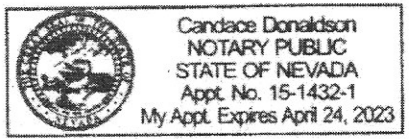
ANDREW HAGOPIAN III
SECRETARY

Property Owner (Signature)* _____ Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 23, 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.



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118

(702) 894-5027
www.gmrarchitect.com

October 30, 2019

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 162-17-711-002. 3400 Las Vegas Boulevard South
Letter of Justification MGP Lessor, LLC

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for
Use Permit

- 1) for a Temporary Outdoor Commercial Use with live entertainment accessory to an existing resort hotel (Mirage) for 180 days per event where 10 days per event is permitted.

Design Review

- 1) for a 20,977 square foot membrane structure to be used as an overflow catering and meeting venue (convention) with a 4,000 square foot catering membrane structure and a mobile restroom trailer in conjunction with a Resort Hotel (Mirage) on a portion of 65.17 acres in an H-1 Zone.

Deviations

- 1) for a temporary use not accessed through the interior of a resort hotel
- 2) alternative exterior building materials

Project Description

The request is for a 20,977 square foot and a 4,000 square feet membrane structure located approximately 191 feet from Sammy Davis Junior Drive and 48 feet from the north side property line. The primary tent will be used as an overflow convention and meeting venue in conjunction with the convention spaces and the small tent will serve the primary tent. The entrance to the proposed venue is outside the existing convention area, and to the north.

Justification

This application is justified for the following reasons:

- The proposed temporary use is adjacent to the Resort Hotel and provides overflow meeting and convention service opportunities for guests. The location is completely internal to the site and not visible from any rights-of-way. The membrane structures are completely hidden by the hotel structure on the east and south, by the existing buildings that front Sammy Davis Jr. Drive on the west and by the adjacent property parking garage on the north.
- The membrane structures comply with the setback requirements; they are set back in excess of 191 feet from Sammy Davis Jr. Drive and 48 feet from the north side property boundary.
- The landscape that is part of the existing development at Mirage will remain.
- Onsite driveways provide vehicular access, so the sight visibility zones are not affected by the membrane structures.
- There will be no required parking that is displaced by the membrane structures; 53 bus/coach parking spaces will be displaced and provided in a different location.
- Similar applications have been approved at resort hotels.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

AMENDED SIGN PACKAGE
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0866-GC VEGAS RETAIL, LLC & NAKASH S & W, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; and 2) increase the number of animated signs.

DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increase animated sign area in conjunction with an existing shopping center (Showcase Mall) on a portion of 6.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South, 750 feet north of Tropicana Avenue within Paradise. JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21401-028; 162-21-401-029 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall sign area to 34,049 square feet where 32,965 square feet was previously approved and a maximum of 4,320 square feet is permitted per Table 30.72-1.
2. Increase the number of animated wall signs to 17 where 16 signs were previously approved and 1 electronic message unit is permitted per Table 30.72-1.

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign package for an existing shopping center.
 - a. Increase the number of projecting signs to 6 signs where 5 signs were previously approved and 1 sign per tenant is allowed per Table 30.72-1.
 - b. Increase projecting sign area to 907 square feet where 889 square feet was previously approved and a maximum of 32 square feet per tenant is allowed per Table 30.72-1.
 - c. Increase the number of hanging signs to 5 where 4 signs were previously approved and 1 sign per tenant is allowed per Table 30.72-1.
2. Increase the area of animated signage to 6,253 square feet where 5,169 square feet was previously approved and a 150 square foot electronic message unit is allowed per Table 30.72-1.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3767 Las Vegas Boulevard South
- Site Acreage: 6 (portion)
- Project Type: Signage
- Square Feet: 1,084 (wall signage)/ 18 (projecting)

Site Plans

The plans show an existing shopping center (Showcase Mall) located along the east side of Las Vegas Boulevard South, approximately 750 feet north of Tropicana Avenue. The request is to modify the approved comprehensive sign package for the Showcase Mall, by adding additional signage for a new tenant (Target and Starbucks) to be located on the northern parcel in the center, APN 162-21-301-014.

Signage

The plans depict 1,084 square feet of internally illuminated signage that will include 4 mounted wall signs, 1 projecting sign and 1 hanging sign. The 4 mounted wall signs are a "bullseye" and are located as follows: 1) on the second story overlaying an opaque red background across the tenant space; 2) above the first floor with opaque black background across tenant space; and 3) 2 signs on the street level in front of glass. In addition, a 25 foot by 35 foot dog LED accents lighting sequence to simulate tail wagging.

The 18 square foot projecting sign consists of aluminum pan face with white acrylic and illuminated LED. It is located along the Las Vegas Boulevard South frontage, but does not extend into the pedestrian access easement. The 9 square foot hanging sign (Starbucks) consists of a 24 inch sign face illuminated ceiling mount logo disk with fabricated aluminum sidewalls and black polyurethane materials. The sign is inside the building on the street level, but is clearly visible from the outside.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	5	0	5
Wall*	32,965	1,084	34,049	4,320	78	5	83
Directional	35	0	35	32 (per tenant)	6	0	6
Projecting	889	18	907	32 (per tenant)	4	1	5
Hanging	25	9	34	32 (per tenant)	4	1	5
Overall Total	34,340	1,111	35,451	n/a	97	7	104

*The wall signs also contain animation. The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Animated	5,169	1,084	6,253	n/a	16	1	17
Video Units	14,495	0	14,495	n/a	20	0	20
Overall Total	19,664	1,084	20,748	150	36	1	37

Pending applications for additional signage include (Burlington) WS-19-0837.

Applicant's Justification

The applicant states the store (Target and Starbucks) is preparing to open a 20,000 square foot retail store in the Showcase Mall Phase IV project and will be located at 3767 Las Vegas Boulevard South. The proposed store will be a small format store designed to respond to unique needs of business travelers, tourist and residents. The store will be 1 level and at street level facing Las Vegas Boulevard South and will have a vast amount of glass at street level to provide transparency into the store from the sidewalk. There will be 6 lit identification signs in addition to the branded element. The signs are composed of 4 wall mounted signs, one projecting sign, and 1 hanging sign located in the interior portion of the store. The requested increase in signage represents a 3.35 percent increase from the previously approved signage.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
AR-18-400206 (UC-0125-14)	Second application for review for an outdoor ticket sales structure approved until September 17, 2023	Approved by BCC	November 2018
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase mall for a building addition and to modify the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016
UC-0125-14 (AR-0068-15)	First application for review for an outdoor ticket sales structure approved until September 17, 2018 for review as a public hearing	Approved by BCC	October 2015
WS-0683-12 (ET-0119-14)	First extension of time to reduce setbacks and eliminate landscaping for new access and entry features	Approved by BCC	December 2014
UC-0125-14	Outdoor ticket sales structure	Approved by BCC	September 2014
WS-0410-13	Modified sign package for wall and projecting signs	Approved by BCC	August 2013
WS-0154-13	Modified sign package	Approved by BCC	May 2013
WS-0683-12	Reduced setbacks and eliminated landscaping for new access and entry features	Approved by BCC	January 2013
WS-0332-12	Modified sign package	Approved by BCC	August 2012
WS-0104-11	Modified sign package	Approved by BCC	May 2011
WS-0425-10	Signs for the Hard Rock Cafe	Approved by BCC	October 2010
WS-0325-10	Parking garage wall sign	Approved by PC	September 2010
WS-0649-09	Wall sign with increased projection	Approved by BCC	December 2009
VC-0211-94	Changes to an approved shopping center	Approved by PC	March 1994
UC-285-92	Original application to approve the shopping center	Approved by BCC	October 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial development
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	Park MGM & New York-New York Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Code allows alternative sign standards to be approved within the Resort Corridor if the signs result in the development having a visual character which is compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. Similar waivers have been approved for other developments along Las Vegas Boulevard South and within the Resort Corridor. Therefore, staff can support this request.

Design Reviews

Staff finds that the proposed signs are compatible with the existing developments along Las Vegas Boulevard South, 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 developments. Las Vegas Boulevard South is also designated and recognized as a National Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area. Staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TARGET

CONTACT: CRAIG RODERY, 3900 W. DEWEY DRIVE, LAS VEGAS, NV 89118

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 #)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center; vertical-align: middle;">STAFF</td> <td> DATE FILED: <u>10/31/19</u> PLANNER ASSIGN: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: <u>credit card</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>LUO-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ </td> <td> APP. NUMBER: <u>WS-19-0866</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE <u>11/26</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>H-1 AE-60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">PROPERTY OWNER</td> <td colspan="2"> NAME: <u>GC Vegas Retail, LLC</u> ADDRESS: <u>19 West 34th Street</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">APPLICANT</td> <td colspan="2"> NAME: <u>TARGET</u> Contact: <u>Laurie Jones</u> ADDRESS: <u>3767 S. Las Vegas Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>(612) 761-5384</u> E-MAIL: <u>LaurieT.Jones@target.com</u> REF CONTACT ID #: _____ </td> </tr> <tr> <td style="text-align: center; vertical-align: middle;">CORRESPONDENT</td> <td colspan="2"> NAME: <u>Federal Heath Sign Company, LLC</u> ADDRESS: <u>3900 W. Dewey Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 739-9466</u> CELL: _____ E-MAIL: <u>croderly@federalheath.com</u> REF CONTACT ID #: <u>195978</u> </td> </tr> </table>	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGN: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1,150</u> CHECK #: <u>credit card</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>LUO-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input type="checkbox"/> N PFNA? Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0866</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE <u>11/26</u> TIME: <u>7pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>H-1 AE-60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	PROPERTY OWNER	NAME: <u>GC Vegas Retail, LLC</u> ADDRESS: <u>19 West 34th Street</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____		APPLICANT	NAME: <u>TARGET</u> Contact: <u>Laurie Jones</u> ADDRESS: <u>3767 S. Las Vegas Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>(612) 761-5384</u> E-MAIL: <u>LaurieT.Jones@target.com</u> REF CONTACT ID #: _____		CORRESPONDENT	NAME: <u>Federal Heath Sign Company, LLC</u> ADDRESS: <u>3900 W. Dewey Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 739-9466</u> CELL: _____ E-MAIL: <u>croderly@federalheath.com</u> REF CONTACT ID #: <u>195978</u>	
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ASSESSOR'S PARCEL NUMBER(S): 16221301014
 PROPERTY ADDRESS and/or CROSS STREETS: 3767 S. Las Vegas Boulevard, Las Vegas, Nevada 89109
 PROJECT DESCRIPTION: Exterior Sign Package for New TARGET Store

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

Property Owner (Signature)* _____
 STATE OF New York
 COUNTY OF New York
 SUBSCRIBED AND SWORN BEFORE ME ON 11/23/19 (DATE)
 By Jack Braha
 NOTARY PUBLIC: _____

Property Owner (Print) _____

JACK BRAHA
 NOTARY PUBLIC STATE OF NEW YORK
 NEW YORK COUNTY
 LIC. #01BR6212262
 COMM. EXP. 10/13/21

*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.



October 9, 2019

WS-19-0866

From: Target
3767 S. Las Vegas Boulevard
Las Vegas, Nevada 89109

To: Clark County Comprehensive Planning
500 S. Grand Central Parkway
PO Box 551741
Las Vegas, Nevada 89155-1741

Re: Land Use Justification Letter for New Target Store 3767 S. Las Vegas Blvd.

To Whom It May Concern;

Target is preparing to open a 20,000 square foot retail store in the Showcase Mall Phase IV project, located at 3767 Las Vegas Blvd. Target's new store at this location will be a small format store which is designed to respond to the unique needs of business travelers, tourists and nearby residents in mind. This store will offer convenience and a Target branded experience on the Strip. This store is expected to create about 150 jobs. Target anticipates this store to open in mid-2020.

The store is one level and is at street level facing Las Vegas Blvd. There will be a vast amount of glass at street level which will provide transparency into the store from the sidewalk. The second floor exterior elevation will be wrapped in red and will have a distinct and unique Target branded element attached to the building. There will be six lit identification signs in addition to the branded element. The signs are composed of four wall mounted signs, one projecting sign and one hanging sign (interior). Target is requesting a Design Review to allow an increase of store signage to 1,114.5 square feet. This represents a 3.35% increase in the previously approved project total square feet of 33,075.8 square feet. It should be noted that none of these signs are in the currently established pedestrian easement.

Target will also have dedicated on-site parking.

Best Regards,

A handwritten signature in cursive script that reads "Laurie T. Jones".

Laurie T. Jones
Sr. Development Manager
Target Corporation

PLANNING
COPY