

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning & Zoning

1. **TM-19-500263-PILGER FAMILY HOLDINGS LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.6 acres in an H-1 (Limited Resort and Apartment) (AE-70 & AE-75) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Post Road (alignment) within Paradise. MN/jt/jd (For possible action) **PC 2/4/20**
2. **UC-19-1006-HACIENDA AVENUE PROPERTIES, LLC:**
USE PERMIT for a major training facility (welding) on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. MN/bb/jd (For possible action) **PC 2/18/20**
3. **WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action) **PC 2/18/20**
4. **WS-19-0990-EAGLE PARADISE, LLC & THAYERACK, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; and 2) increase freestanding sign area.
DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/bb/jd (For possible action) **PC 2/18/20**
5. **AR-19-400167 (UC-1037-17)-2640 E. TROPICANA, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/tk/jd (For possible action) **BCC 2/19/20**
6. **DR-19-0999-CORNER INVESTMENT COMPANY, LLC:**
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; 2) increase animated sign area; and 3) increase the number of animated signs in conjunction with an existing resort hotel (The Cromwell) on 4.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/al/ja (For possible action) **BCC 2/19/20**

7. **ET-19-400171 (NZC-0741-16)-SHERWOOD PLACE, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME on a condition of a zone change to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative automobile parking layout; 3) waive landscaping; and 4) trash enclosure setbacks.
DESIGN REVIEW for an existing apartment complex in Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/lm/jd (For possible action) **BCC 2/19/20**
8. **UC-19-0922-FX LUXURY LAS VEGAS I, LLC:**
USE PERMITS for the following: 1) tourist club; 2) restaurants; 3) on-premises consumption of alcohol (service bar, supper club, tavern); 4) retail sales and services; and 5) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative landscaping.
DESIGN REVIEW for modifications to an existing commercial building and parking garage on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jd (For possible action) **BCC 2/19/20**
9. **UC-19-0959-EAGLE INVESTMENTS 1, LLC:**
USE PERMIT to allow a financial services, specified (high interest loan) establishment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the size of a financial services establishment within an existing commercial building on a portion of 1.8 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Tropicana Avenue and Decatur Boulevard within Paradise. MN/sd/jd (For possible action) **BCC 2/19/20**
10. **UC-19-0974-ELVI ASSOCIATES, LLC:**
USE PERMIT for a proposed school (K through 6th grade) in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-65) Zone. Generally located on the east side of Maryland Parkway, approximately 235 north of Rochelle Avenue within Paradise. TS/sd/jd (For possible action) **BCC 2/19/20**
11. **UC-19-0997-HARSCH INVESTMENT PPTYS-NV LLC:**
USE PERMIT for outside dining.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback to a shade structure.
DESIGN REVIEW for outside dining and new shade structure on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/bb/jd (For possible action) **BCC 2/19/20**
12. **UC-19-1004-GRIMM NORTON 2, LLC:**
USE PERMIT to allow long/short term lodging in conjunction with a hotel currently under construction on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sierra Vista Drive and University Center Drive within Paradise. TS/al/jd (For possible action) **BCC 2/19/20**

13. **UC-20-0003-VAUSE FAMILY TRUST & VAUSE GARY & LINDA M. TRS:**
USE PERMIT for day care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduced setbacks for a shed; **3)** modify trash enclosure standards; **4)** tandem parking; and **5)** local street access.
DESIGN REVIEW for a day care facility on 0.3 acres in an R-1 (Single-Family Residential) Zone. Generally located on the west side of Nellis Boulevard and the north side of Powell Avenue within Paradise. TS/bb/jd
 (For possible action) **BCC 2/19/20**
14. **WS-19-0993-SHERWOOD PLACE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to waive screening of mechanical equipment.
DESIGN REVIEW for an existing apartment complex on 0.5 acres in an R-5 (Apartment Residential) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise. JG/lm/jd (For possible action) **BCC 2/19/20**

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: February 11, 2020

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

January 14, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – PRESENT	Susan Philipp – PRESENT Bart Donovan- 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

Jared Tasko; 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 December 10, 2019 Minutes

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

Approval of Agenda for January 14, 2020

Moved by: Wardlaw
Action: Approve with changes
Vote: 5-0 Unanimous

IV. Informational Items

**Meet and Greet with Commissioners 1/28/20 6:00pm at the Paradise Community Center
4775 McLeod Dr. Las Vegas, NV. 89121**

V. Planning & Zoning

1. **AR-19-400154 (UC-18-0784)-WESTWYNN, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a temporary lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design and layout.
DESIGN REVIEW for a temporary parking lot on a 7.3 acre portion of 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Fashion Show Drive, 850 feet west of Las Vegas Boulevard South within Winchester and Paradise. JJ/sd/jd (For possible action) **BCC 1/8/20**

No Action

2. **AR-19-400162 (UC-18-0706) -5 STAR DEVELOPMENT 3, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; 2) nightclub; 3) recreational facility; and 4) live entertainment within an existing office/warehouse building.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking on 0.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the north side of Cavaretta Court and the west side of Polaris Avenue within Paradise. (description on file). MN/tk/jd (For possible action) **PC 1/21/20**

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

3. **DR-19-0942-FLAMINGO PALMS VILLAS:**
DESIGN REVIEW for a guard house with landscaping on a portion of 9.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/nr/ja (For possible action) **PC 1/21/20**

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

4. **SC-19-0902-COUNTY OF CLARK (PUBLIC WORKS):**
STREET NAME CHANGE to name a new public street Harmon Cove Court. Generally located on the north side of Harmon Avenue and the west side of Valley View Boulevard (alignment) within Paradise. MN/dm/jd (For possible action) **PC 1/21/20**

No Action

5. **UC-19-0900-CHURCH BAPTIST MOUNT SINAI INC:**
USE PERMIT to allow a recreational facility (soccer field).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; and 2) reduced parking lot landscaping.
DESIGN REVIEWS for a recreational facility (soccer field) on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tamarus Street, 500 feet north of Rawhide Street within Paradise. JG/bb/jd (For possible action) **PC 1/21/20**

Withdrawn Per applicant

6. **UC-19-0910-NASDAO 5, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduced separation from a supper club to a residential use in conjunction with a commercial center on a portion of 1.2 acres on a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 310 feet west of Arville Street within Paradise. JJ/nr/jd (For possible action) **PC 1/21/20**

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

7. **UC-19-0948-WOMACK ROBERT:**
USE PERMIT to allow accessory structures (storage buildings) that are not architecturally compatible with the principal building
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-decorative metal siding where not permitted; 3) permit vertical metal siding where not permitted; and 4) reduce parking.
DESIGN REVIEW for proposed accessory structures (storage buildings) in conjunction with and existing office building on 0.5 acres in a C-P (Office and Professional) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road, 150 feet west of Birchwood Circle within Paradise. JG/al/jd (For possible action) **PC 1/21/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions

- Use Permit
- Waivers of Development Standards #2 #3 #4
- Design Review
- Deny Waiver of Development Standards #1

VOTE: 5-0 Unanimous

8. **VS-19-0925-NEVADA BEVERAGE COMPANY:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Wynn Road and between Tompkins Avenue (alignment) and Tropicana Avenue within Paradise (description on file). MN/nr/jd (For possible action) **PC 1/21/20**

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

9. **WS-19-0840-NEVADA BEVERAGE COMPANY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following; 1) reduced setbacks for a wall; 2) elimination of street landscaping; and 3) attached sidewalk.
DESIGN REVIEW for alternative screening along a street frontage on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard, 340 feet north of Tropicana Avenue within Paradise. MN/nr/jd (For possible action) **PC 1/21/20**

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

10. **WS-19-0939-RUSSELL III, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate trash enclosure.
DESIGN REVIEWS for the following: 1) existing modular office buildings in conjunction with an outside storage yard; and 2) alternative parking lot landscaping on 0.6 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the West side of Wynn Road, 190 feet north of Russell Road within Paradise. MN/al/jd (For possible action) **PC 1/21/20**

MOVED BY-Williams
DENY
VOTE: 5-0 Unanimous

11. **AR-19-400159 (DR-18-0619)-LOVITZ, JON:**
DESIGN REVIEWS FIRST APPLICATION FOR REVIEW for the following: 1) modifications to an approved comprehensive sign package; 2) increased wall sign area; and 3) increased animated sign area in conjunction with an existing resort hotel (Palms) and existing resort condominiums (Palms Place) on 27.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the west side of Hugh Hefner Drive within Paradise. MN/tk/jd (For possible action)

MOVED BY-Philipp
APPROVE- Subject to staff conditions

- **Remove Current Planning condition #1**
- **Remove Public hearing review**

VOTE: 5-0 Unanimous

12. **DR-19-0934-TECO, LLC:**
DESIGN REVIEW for a vehicle maintenance garage on 1.3 acres in an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Teco Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/nr/jd (For possible action) **BCC 1/22/20**

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

13. **DR-19-0937-VENETIAN CASINO RESORT, LLC:**
DESIGN REVIEWS for the following: 1) exterior modifications to an existing resort hotel (Venetian/Palazzo); and 2) modifications to a previously approved comprehensive sign plan on 43.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. TS/pb/jd (For possible action) **BCC 1/22/20**

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

14. **ZC-19-0897-DI PIONEER, LLC ETAL & MENDOZA, VALERIE:**
ZONE CHANGE to reclassify 2.1 acres from H-1 (Limited Resort and Apartment) Zone to U-V (Urban Village Mixed-Use) Zone.
USE PERMITS for the following: 1) mixed-use development; 2) establish density; and 3) establish height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Asian Design Overlay District standards; 2) reduce parking; 3) reduce height/setback ratio; 4) allow modified street standards; 5) allow modified driveway design standards; 6) allow modified bus stop placement standards; and 7) allow non-standard improvements (brick pavers) within the right-of-way.
DESIGN REVIEW for a mixed use development in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise (description on file). JJ/md/ja (For possible action) **BCC 1/22/20**
- MOVED BY-Wardlaw**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
15. **ZC-19-0945-HARSCH INVESTMENT PROPERTIES, LLC:**
ZONE CHANGE to reclassify 6.0 acres from R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and C-2 (General Commercial) (AE-65 & AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a warehouse complex; and 2) alternative parking lot landscaping on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/al/ja (For possible action) **BCC 1/22/20**
- MOVED BY-Philipp**
APPROVE- Subject to staff conditions
VOTE: 4-0 Donovan abstained
16. **UC-19-0973-GUERO & GUERA HOLDINGS, LLC:**
USE PERMIT for a proposed communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on a portion of 0.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Desert Inn Road, 200 feet east of Wynn Road within Paradise. JJ/sd/jd (For possible action) **PC 2/4/20**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 4-0 Berg abstained
17. **WS-19-0965-MASS E Q-SPENCER & SERENE L, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a commercial center consisting of retail building and restaurant uses on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Serene Avenue and the west side of Spencer Street within Paradise. MN/sd/jd **PC 2/4/20**

MOVED BY-Wardlaw

APPROVE- Subject to IF approved staff conditions

- **Delete Current Planning condition #1**
- **Work with Staff to come up with landscaping or pony wall plan to help keep glare of headlights in the queuing drive-thru**

VOTE: 5-0 Unanimous

18. **AR-19-400166 (UC-18-0800)-STATE OF ZERO, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) outside dining in conjunction with an existing office/warehouse complex on 1.0 acre in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Spencer Street, 280 feet south of Sunset Road within Paradise. JG/nr/jd (For possible action)
BCC 2/5/20

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

19. **UC-19-0979-TYEB, LLC:**
USE PERMIT for a proposed food cart/trailer not located within an enclosed building.
DESIGN REVIEW for a proposed food cart (hot dog cart) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone within the Adult Use Overlay District. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sd/jd (For possible action)
BCC 2/5/20

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

20. **WS-19-0963-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on 5.5 acres in H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue, west of Kelch Drive within Paradise. JG/jt/jd (For possible action)
BCC 2/5/20

MOVED BY-Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business

1. **Motion was made by Wardlaw to appoint Williams to serve on the Maryland Parkway Transit Oriented Development Stakeholder Advisory Work group VOTE: 5-0**
2. **Motion was made by Wardlaw to approve the 2020 TAB calendar VOTE: 5-0**
3. **TAB member training to be held February 8, 2020 @ 9: 00 am**

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be January 28, 2020

IX. Adjournment
The meeting was adjourned at 9:21 p.m.

DRAFT

02/04/20 PC AGENDA SHEET

PILGER FAMILY HOLDINGS LLC
(TITLE 30)

LAS VEGAS BLVD S/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500263-PILGER FAMILY HOLDINGS LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.6 acres in an H-1 (Limited Resort and Apartment) (AE-70 & AE-75) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Rost Road (alignment) within Paradise. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-32-802-050 through 162-32-802-052; 162-32-802-056; 162-32-898-001

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6150 & 6176 Las Vegas Boulevard South
- Site Acreage: 2.6
- Number of Lots/Units: 1
- Project Type: 1 lot commercial subdivision

The tentative map depicts a 1 lot commercial subdivision, which will combine several parcels into 1 lot. Access to the site is provided by 2 driveways on Las Vegas Boulevard South, and an existing fast food restaurant with drive-thru and a convenience store with gasoline service station are located on the site. This map will also combine undeveloped parcels and a railroad right-of-way parcel (162-32-898-001), which the applicant now owns.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0414-01 (ET-0156-02)	Extension of time for a fast food restaurant	Approved by PC	July 2002
VS-0963-01	Vacated and abandoned easements	Approved by PC	September 2001
UC-0414-01	Fast food restaurant	Approved by PC	June 2001
UC-1119-00	Redesigned the convenience store with gasoline service station	Approved by PC	July 2000

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1799-99	Convenience store with gasoline service station	Approved by PC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Industrial	P-F	Golf course
South	Industrial	H-1	Undeveloped
East	Public Facilities	P-F	McCarran International Airport
West	Industrial	M-1	Outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Record of survey to be recordable prior to building permit issuance or applicable map submittal.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PILGER FAMILY HOLDINGS, LLC

CONTACT: ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW, LAS VEGAS, NV 89146

DRAFT

MAJOR TRAINING FACILITY
(TITLE 30)

HACIENDA AVE/WYNN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-1006-HACIENDA AVENUE PROPERTIES, LLC:

USE PERMIT for a major training facility (welding) on a portion of 4.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Hacienda Avenue and the east side of Wynn Road within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-601-063 ptn

LAND USE PLAN:
WINCHESTER/PARADISE INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4010 Hacienda Avenue (Building A, Suite 110)
- Site Acreage: 4.1 (portion)
- Project Type: Major training facility (welding)
- Number of Stories: 1
- Square Feet: 4,100 (lease area)
- Parking Required/Provided: 161/178 (entire complex)

Site Plans

The plans show a major training facility (welding) located within a 4 building office/warehouse complex. The lease area will be within the western half of the northwest building (Building A, Suite 110). Access to the site is from both Hacienda Avenue and Wynn Road. A total of 178 parking spaces are provided for the overall complex where 161 spaces are required. General office warehouse uses require 9 parking spaces for this same space while the proposed major training use requires 10 spaces.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photos depict a 1 story, office/warehouse building with concrete tilt-up construction, parapet roofing, and metal canopies over the entrances. Overhead roll-up doors are located at the rear of the building.

Floor Plans

The plans show a 4,100 square foot lease area consisting of a warehouse training area, breakroom, storage room, offices, restroom, and reception areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The facility will provide training in the use of welding equipment, including shielding metal arc, gas tungsten arc, gas metal arc, and similar methods. The Las Vegas Institute of Welding will operate the vocational training facility. The student population will not exceed 30 people.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0218-13	Major training facility, health club	Approved by PC	June 2013
UC-0160-11	Major training facility (cheerleading & gymnastics) in Building C (southwest corner of the parcel)	Approved by PC	June 2011
UC-0130-09	Major training facility (mixed martial arts) & health club - expired	Approved by PC	April 2009
ZC-0756-05	Reclassified the site from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	June 2005

Surrounding Land Use

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

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.

According to the 2018 Bureau of Labor Statistics occupational employment statistics for welders as an occupation, the location quotient for this occupation is 0.48 for the State of Nevada and 0.28 for the Las Vegas-Henderson-Paradise metropolitan area. Since 1.00 is the national index average, the Las Vegas metro area appears to have an equivalent 28% of the average national employment for this sector, indicating a possibly significant shortage of welders. The site meets and exceeds Title 30 parking requirements when considering that several units appeared to be vacant at the time of this application. The proposed major training facility will be adequately served by public improvements, facilities and services, and will not impose an undue burden to the surrounding area.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

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: LAS VEGAS INSTITUTE OF WELDING

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

STAFF

DATE FILED: 12-31-2019 APP. NUMBER: UC-19-1006
 PLANNER ASSIGNED: BSSB TAB/CAC: Paradise
 ACCEPTED BY: BSSB TAB/CAC MTG DATE: 1-28 TIME: 7p.m.
 FEE: \$675 PC MEETING DATE: 2-18 7p.m.
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: MN ZONE / AE / RNP: M-1
 OVERLAY(S)? Adult Use Overlay PLANNED LAND USE: IND
 PUBLIC HEARING? (Y)N NOTIFICATION RADIUS: 500' SIGN? Y(N)
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Hacienda Avenue Properties, LLC
 ADDRESS: 4090 W. Hacienda Avenue, Suite 100
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: n/a FAX: n/a
 CELL: n/a E-MAIL: n/a

APPLICANT

NAME: Las Vegas Institute of Welding
 ADDRESS: 4060 W. Hacienda Avenue, Suite 110
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: n/a FAX: n/a
 CELL: n/a E-MAIL: n/a

CORRESPONDENT

NAME: Tony Celeste - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 FAX: 702-796-7181
 CELL: n/a E-MAIL: ajc@kcnvlaw.com

(ORIGINAL APPLICATION #)

- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)

- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

- DEVELOPMENT AGREEMENT (DA)

ASSESSOR'S PARCEL NUMBER(S): 162-30-601-063

PROPERTY ADDRESS and/or CROSS STREETS: W Hacienda Avenue / Wynn Road

PROJECT DESCRIPTION: Special Use Permit for Minor Training Facility

(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.

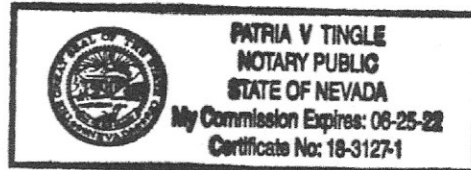
Floyd A. Meldrum
 Property Owner (Signature)*

Floyd A. Meldrum
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/17/19 (DATE)

By _____
 NOTARY PUBLIC: Patria V Tingle



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

CC-19-1006
**PLANNER
COPY**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

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

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

December 30, 2019

VIA HAND DELIVERY

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

**Re: Las Vegas Institute of Welding
Justification Letter – Special Use Permit for Minor Training Facility
4060 W. Hacienda Ave., Suite 110**

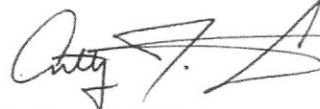
To Whom It May Concern:

Please be advised our office represents the Las Vegas Institute of Welding (the "Applicant") in the above-referenced matter. The Applicant is proposing to operate a vocational welding school to be approved by the State Commission for Post Secondary Education located at 4060 W. Hacienda Avenue, Suite 110 (the "Site"). The Applicant is requesting a special use permit for a minor training facility to allow a vocational welding school. A special use permit is appropriate as the Site is (1) located within a warehouse facility that is zoned M-1, (2) there are no residential uses in the vicinity, (3) the Site is surrounded by other industrial uses, (4) the student population will not exceed 30 people, and (5) ironically, if the Site was zoned M-D, a less intense zoning district, a minor training facility is a permitted use. As such, a special use permit to allow a vocational welding school at the Site is compatible and appropriate with the area.

We thank you in advance for your time and consideration. If need anything else, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/MAO

2

02/18/20 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0975-AMERICA FIRST FEDERAL CREDIT UNION:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEW** for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in the C-1 (Local Business) Zone.

Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

177-23-401-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveways to 60 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction)

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,300 (Credit Union)
- Parking Required/Provided: 112/123

Site Plans

The plans depict a proposed retail building for a future branch of America First Credit Union to be located in the southwest portion of the lot. The overall site was originally approved through a zone change application that included waivers for throat depth and design review for a commercial center. A condition of approval stated that all individual pad sites require a design review as a public hearing. Pad "A" is located on the southeast corner adjacent to the driveway

access; Pads "B" and "C" are located 10 feet from the east property line; and Pads "D" and "E" are located on the northwest corner and west side of the subject site respectively. The plans show parking spaces distributed throughout the site. Five foot wide pedestrian walkways are shown throughout the development, providing connection between the proposed bank building, the pad sites, and sidewalks along Silverado Ranch Boulevard and Maryland Parkway. Access to the site is provided by 2 driveways, with 1 driveway from Maryland Parkway and 1 driveway from Silverado Ranch Boulevard. Loading spaces are shown adjacent to the south exterior of Pad "B" and adjacent to the west exterior of Pad "D". The proposed credit union building will also provide drive-thru banking services with dedicated one way traffic and signage to help direct traffic.

Landscaping

The landscape plan is already approved with the previous application. There are existing attached sidewalks along Maryland Parkway and Silverado Ranch Boulevard. The plans show 15 foot wide landscape areas along Maryland Parkway and Silverado Ranch Boulevard. A minimum 10 foot wide landscape area consisting of evergreen trees is located along the north half of the east property line, adjacent to the existing residential development. The plans show a proposed 6 foot high decorative masonry wall and a 10 foot wide landscape area consisting of large evergreen trees on the north side of the site, and the south side of Gary Avenue. The evergreen trees will provide the required screening buffer adjacent to the existing residential development across Gary Avenue. Parking lot landscaping complies with Code.

Elevations

The plans show a 1 story bank building with flat roof behind a parapet wall. The exterior of the building will be constructed of a mix of brick, stone, glass fiber reinforced concrete, tinted glass windows and doors with different types of glazing and metal roofing. ATM's are shown on the south elevation. A drive-thru teller machine is shown on the plans with 2 drive aisles and will be dedicated as one way for the financial services establishment. The colors will be earth tone with blue trim to include a space for signage. The total height of the building is approximately 26 feet.

Floor Plans

The proposed bank building has an area of 3,300 square feet and will consist of a lobby, waiting area, offices, teller line, remote teller area, storage room, vestibule, breakroom, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that America First Federal Credit Union (AFCU) is under contract to purchase the subject site and would like to construct the proposed AFCU branch location on a 1 acre portion of the parcel. Since the original approval, AFCU has been rebranding their branch layouts and exterior appearances, and as such, involved a change in the footprint and height. The footprint has increased by 300 square feet. No plans have been submitted for review that involve the other pad sites.

In addition, the applicant states the required throat depth of 75 feet for both driveways is due to site design. The proposed throat depth off of Maryland Parkway is 63 feet, where the proposed throat depth off Silverado Ranch Boulevard will be 60 feet.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential development
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1 & RUD	Commercial retail & single family residential development
West	Commercial General	C-2	CVS store & undeveloped

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0634-17	Vacated and abandoned patent easements	Approved by BCC	November 2017
ZC-0633-17	Reclassified from R-E to C-1 zoning with a waiver for modified street improvements, and design review for proposed bank building and 5 pad sites	Approved by BCC	November 2017

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

The design of the proposed building complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages architectural treatments, including materials and colors on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. Access points to the proposed commercial development will be off Silverado Ranch Boulevard and Maryland Parkway complying with Urban Specific Policy 66 of the Comprehensive Master Plan which encourages commercial development to provide access points on arterial and collector streets and not on a local neighborhood street. Additionally, the proposed drive-thru lanes for the bank building will be buffered from the public right-of-way by the building and a landscape area along Maryland

Parkway and Silverado Ranch Boulevard, as encouraged with Urban Specific Policy 21 which states that drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area, to be obscured from view by an intense landscape buffer. Likewise, staff finds that the proposed site design and layout provide a network of pedestrian walkways between buildings on the site, between the site and adjacent public sidewalks and entrances along Maryland Parkway and Silverado Ranch Boulevard.

The design of the financial services building meets code and offers a design that incorporates architectural enhancements, however, the overall site shows several potential vehicular conflicts. The proposed drive-thru for the bank shows potential vehicular conflicts with a proposed drive-thru for a future building on Pad "A", which meet in a common area of the parking lot that could create traffic congestion. In addition, the proposed drive-thru for Pad "A" as shown on the plans shows access adjacent to the ingress/egress driveway from Maryland Parkway, which creates the need for drivers to make a sharp right turn and could lead to vehicular conflicts. The proposed location for 2 loading zones between Pad "B" and Pad "C" does not appear to demonstrate that a larger vehicle could maneuver within these spaces. Likewise the loading zone adjacent to Pad "D" could require backing-up, which will interfere with overall on-site traffic movement and possibly restrict the access of surrounding uses. Staff does not support the proposed design of the site as presented.

Should this design review be approved it does not constitute approval for the other pad sites as a condition of approval requires a design review as public hearing for all future development on the proposed pad sites.

Public Works - Development Review
Waiver of Development Standards

Staff has no objection to the reduced throat depths since the two commercial driveways should see equal use, which will mitigate potential impacts from the reduction.

Staff Recommendation

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

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:

- Design review as a public hearing for all future development;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 24 feet to 30 feet for Gary Avenue, or otherwise needed to match new improvements with existing improvements on the east and west sides of the project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- No access to Gary Avenue.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0715-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ANDERSON WAHLEN & ASSOCIATES
CONTACT: ANDERSON WAHLEN & ASSOCIATES, 2010 NORTH REDWOOD ROAD,
SALT LAKE CITY, UT 84116



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS-19-0975

Property Owner or Subdivision Name: AMERICA FIRST CREDIT UNION

Public Hearing: Yes [X] No []

Staff Report already created: Yes [X] No []

Delete this application from the: TAB/CAC 1/14/20 PC 2/4/20 BCC

Add this application to the: TAB/CAC 1/28/20 PC 2/18/20 BCC

Change(s) to be made:

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

Reason for Change: HOLD PER APPLICANT TO SUBMIT REVISED PLANS

Change initiated by: SWD Date: 12/31/19
Change authorized by: ROK Date: 12/31/19
Change processed by: ds Date: 12/31/19
Follow up assigned to: Instructions:

Parcel Number(s): 177-23-401-003
Town Board(s): PARADISE

3

PLANNER
COPY
WS-19-0990

JURAT

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

State of California

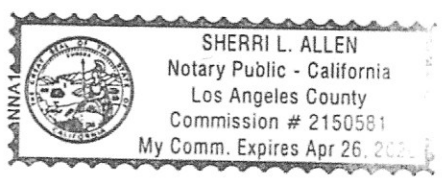
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 26th day

of NOVEMBER, 20 19, by BRIAN GOOD

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature *[Handwritten Signature]*



(Seal)

THIS JURAT MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title of Document Type LAND USE APPLICATION (CLARK COUNTY)

Number of Pages _____

Date of Document _____

December 23, 2019

Clark County Comprehensive Planning

500 Grand Central Parkway

Las Vegas, NV 89106

RE: **Design Review – Paradise Esplanade Pylon Sign**
4480 Paradise Rd – APN: 162-22-202-007

PLANNER
COPY
WS-19-0990

On behalf of the Applicant:

1. We are requesting a design review for a proposed 48'-4" tall, 729 square foot, single face, illuminated pylon sign in conjunction with an approved shopping center in a C-2 zone.
2. We are requesting a waiver of development standards to allow 684 square feet of the proposed sign to be animated, where 100 square feet is the maximum allowed by code and 551 square feet was previously approved with application WS-19-0418.
3. We are requesting a 42% increase to a combined 1,249 square feet of freestanding signage where 877.5 square feet is the maximum.

The proposed sign will replace the existing 25'-0" tall, 120 square foot pylon sign on site. The existing sign is outdated in comparison to the new and updated signage on the nearby developments. This new sign and increased animation is needed to remain competitive with the other businesses in the area, each with a multitude of unique animated, three dimensional and large signs.

The sign is similar in size and scope to that of other approved signs in the area and will be harmonious with the nearby developments. The design of the sign base maintains the aesthetic of the architecture on site to comply with Urban Land Use Policy 20 of the Comprehensive Master Plan. The increase in area (42%) is modest relative to other approved applications in the area and throughout the valley.

This area is adjacent to the Las Vegas Resort Corridor and has begun to develop a reimagined character. This sign will help further that positive momentum and be a positive impact to the area and surrounding businesses.

An increase in overall square footage and animation was previously approved by the Planning Commission and supported by Staff. This is a minor increase from that approved proposal which we believe will allow Staff to support this application as well.

In the Staff's analysis of the previous application it was noted that more flexibility was allowed due to the unique location and abutting uses and zoning. Those conditions have not changed.

The sign will be meet all set back requirements and not encroach into any easements, right of ways or site visibility zones.

The sign is in all other ways compliant with title 30 which we believe will allow you to support this application.

Thank you for your consideration.
Sincerely,



Jacob J Gateson
702.895.7474 x249
jgateson@visionsigninc.com

WS-19-0990
PLANNER
COPY



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 12-30-19 APP. NUMBER: DR-19-0999
 PLANNER ASSIGNED: PH TAB/CAC: Paradise
 ACCEPTED BY: PH TAB/CAC MTG DATE: 1-28 TIME: 7:00
 FEE: 675.00 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 2-19 9A
 COMMISSIONER: T.S. ZONE / AE / RNP: H-1 NBFB
 OVERLAY(S)? MUR1 PLANNED LAND USE: CT
 PUBLIC HEARING? Y / N _____ NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Corner Investment Company, LLC
 ADDRESS: One Caesars Palace Drive
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-369-5042 CELL: N/A
 E-MAIL: N/A

APPLICANT

NAME: Corner Investment Company, LLC
 ADDRESS: One Caesars Palace Drive
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-369-5042 CELL: N/A
 E-MAIL: N/A ACA CONTACT ID #: _____

CORRESPONDENT

NAME: Jamie Thalgot - Brownstein Hyatt Farber Schreck
 ADDRESS: 100 North City Parkway Ste 1600
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-464-7082 CELL: N/A
 E-MAIL: jthalgott@bhfs.com ACA CONTACT ID #: _____

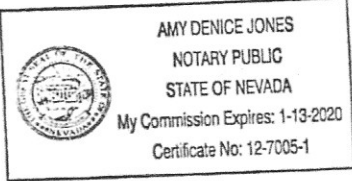
ASSESSOR'S PARCEL NUMBER(S): 162-21-101-005
 PROPERTY ADDRESS and/or CROSS STREETS: 3595 S. Las Vegas Boulevard
 PROJECT DESCRIPTION: Cromwell Sign

(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)*

Gary Bogan (Authorized Signatory)
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/30/2019 (DATE)
 By GARY BOGAN
 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.

6

FREESTANDING SIGN
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0990-EAGLE PARADISE, LLC & THAYERACK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase animated sign area; and 2) increase freestanding sign area.

DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone

Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-22-202-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 684 square feet where 100 square feet is permitted per Table 30.72-1 (a 684% increase).
2. Increase freestanding sign area to 1,249 square feet where 877.5 square feet is permitted per Table 30.72-1 (a 42.3% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4480 Paradise Road
- Site Acreage: 5.3
- Project Type: Freestanding sign
- Sign Height (feet): 48 feet 4 inches
- Square Feet: 729

Site Plan

The request is to replace an existing non-animated freestanding sign in conjunction with a shopping center with a new animated freestanding sign. The existing shopping center consists of 2 retail buildings with an area of 58,000 square feet. Access to the shopping center is granted

from Paradise Road, Harmon Avenue, and Swenson Avenue. The existing sign is located on the southeastern corner of the site and will be removed to allow the placement of the new sign, which will be set back a minimum of 10 feet from the street. No changes are proposed or required with the existing buildings or parking lots with this request.

Signage

There is another existing 520 square foot freestanding sign located on the western portion of the parcel, located in a landscape island within the parking lot for the shopping center. This other sign is located approximately 300 feet to the northwest of the proposed sign, is oriented toward Paradise Road, and is set back 67 feet from Paradise Road and 52 feet from Harmon Avenue.

The previously approved freestanding sign is 47 feet in height with an area of 567 square feet. 551 square feet of animated sign area was previously approved with WS-19-0418 in July 2019.

The proposed sign is 48.4 feet in height with an area of 729 square feet that includes 684 square feet of animation. The animated portion of the sign consists of a digital LED display, which will be used to advertise the shopping center and the individual stores within the center.

Applicant's Justification

The applicant indicates that the proposed sign is replacing an existing sign that is outdated in comparison to signage that has been allowed for other businesses in this area. The proposed sign with the increase in animation is needed to allow the shopping center to remain competitive with other businesses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0418	Increase animated area of freestanding sign	Approved by PC	July 2019
UC-19-0261	Hookah lounge in conjunction with a restaurant within the shopping center	Approved by PC	May 2019
UC-18-0474	Massage establishment	Approved by BCC	August 2018
ADR-0668-11	Conversion of an existing off-premises sign (billboard) to a digital face	Approved by ZA	July 2011
ADR-0589-07	Off-premises sign (billboard)	Approved by ZA	May 2007
WS-0333-05	Animated roof sign	Approved by BCC	April 2005
UC-0649-03	Shopping center with alternative landscaping including alternative street trees and different quantity of parking lot trees	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 and C-P	Motel & off-premises sign

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Tourist	C-2	Restaurant & commercial development
East	Public Facilities	P-F	UNLV softball field
West	Commercial Tourist	H-1	Hard Rock Hotel and Casino

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

This site is developed as a shopping center in a C-2 zone and staff typically has not supported requests to increase freestanding sign area or animated sign area in conjunction with shopping centers in a C-2 zone. However, this site is unique due to its location. To the east of this site is the UNLV campus in a P-F zone. To the west is the Hard Rock Hotel and Casino in an H-1 zone. These abutting uses and zoning districts allow for more flexibility with freestanding and animated signage than is normally allowed for a shopping center in a C-2 zone. The signage proposed by the applicant is consistent and compatible with signage that has been allowed for other uses in this area. Given the uniqueness of the area and the fact that the proposed sign is consistent and compatible with existing signage in the area, staff can support 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

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVE GOOD

CONTACT: JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS STREET,
#600, LAS VEGAS, NV 89113

DRAFT

FOOD CART TRAILER
(TITLE 30)

TROPICANA AVE/TOPAZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-19-400167 (UC-1037-17)-2640 E. TROPICANA, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a taco cart (trailer) not located within an enclosed building in conjunction with an existing tire sales and installation facility on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/tk/jd (For possible action)

RELATED INFORMATION:

APN:
162-24-402-011

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Food cart/trailer
- Structure Height (feet): 7
- Square Feet: 24 (food cart/trailer)
- Parking Required/Provided: 14/41

Site Plans

The original plans depict an existing building being used for a proposed tire sales and installation facility. The building is located 10.5 feet from the south (front) property line and 67 feet from the west property line. There are 2 enclosed work bays for the tire sales and installation facility, located on the southern side of the building. The proposed food cart/trailer is located in an existing parking area to the west of the building and will occupy 3 parking spaces. The location of the food cart/trailer is approximately 30 feet from Topaz Street and 78 feet from Tropicana Avenue. Access to the site is from both Tropicana Avenue and Topaz Street. A total of 41 parking spaces are provided for the facility where 14 parking spaces are required. When the food cart/trailer is not in use on the site it is removed and stored at another location.

Landscaping

No changes are proposed or required for the existing landscaping with this application.

Elevations

The photos submitted with the previous application show a 7 foot high food cart/trailer, which is mounted on wheels and hauled by a vehicle. The food cart is constructed of metal and aluminum siding with an area of 24 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WC-19-400012 (UC-1037-17):

Current Planning

- Hours of operation from 9:00 a.m. to 9:00 p.m., Monday through Sunday.

Listed below are the approved conditions for AR-18-400266 (UC-1037-17):

Current Planning

- Until January 18, 2020 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-1037-17:

Current Planning

- 1 year to review;
- Open Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states the food cart (trailer) services the community by providing Mexican food. The food cart provides additional dining options for the surrounding neighborhood. They are requesting to make this a permanent business as they wish to remain in this location for the services they are providing to the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400012 (UC-1037-17)	Waived conditions of a use permit for a taco cart limiting the hours of operation to Tuesday, Friday, and Saturday from 10:00 a.m. to 7:00 p.m.	Approved by PC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400266 (UC-1037-17)	First application for review for a taco cart (trailer) not within an enclosed building	Approved by PC	March 2019
UC-18-1023	Tire sales and installation facility	Approved by PC	February 2019
UC-1037-17	Allowed a proposed food cart not located within an enclosed building and design review for a food cart in conjunction with an existing tire sales facility	Approved by PC	January 2018
UC-0047-16 (AR-0109-17)	First application for review for a tire sales and installation facility with waivers of development standards; allowed a use not within a permanent enclosed building; allowed exterior colors to display vivid hues with a design review for a tire sales and installation facility - expired	Approved by PC	October 2017
UC-0692-16	Reduced setback from a non-section line street and reduced separation from an existing residential development, waivers of development standards to reduce setback from a residential development to a proposed trash enclosure, modified parking lot landscape island and modified development standards with design reviews for a convenience store, gasoline pumps, demolition of existing buildings, and increase finished grade	Approved by PC	November 2016
UC-0047-16	Tire sales and installation facility with waivers of development standards; allowed a use not within a permanent enclosed building; allowed exterior colors to display vivid hues with a design review for a tire sales and installation facility - expired	Approved by PC	March 2016
UC-0405-14	Medical marijuana establishment (dispensary)	Withdrawn without prejudice	December 2014
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, car wash on the site, and the adjacent parcels to the east - expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, car wash on the site, and the adjacent parcels to the east - expired	Approved by PC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Self-serve car wash
South & West	Commercial General	C-2	Commercial center
East	Commercial General	C-2	Convenience store with gas pumps

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

The applicant has commenced their operations and are in compliance with the previous conditions of approval (AR-18-400266 (UC-1037-17)). There are no reported problems with Clark County Code Enforcement, Las Vegas Metropolitan Police Department or the Southern Nevada Health District. With the increase in operating hours being previously approved (WC-19-400012 (UC-1037-17)) and no apparent negative impacts on the surrounding neighborhood, staff can support the request to remove the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: JARETH, LLC

CONTACT: JARETH LLC, 2525 W. CHARLESTON BLVD., STE. 100, LAS VEGAS, NV
89102

DRAFT

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0999-CORNER INVESTMENT COMPANY, LLC:

DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign package; **2)** increase animated sign area; and **3)** increase the number of animated signs in conjunction with an existing resort hotel (The Cromwell) on 4.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-21-101-005

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign package for the Cromwell Resort Hotel.
2. Increase animated sign area to 17,553 square feet where 14,805 square feet was previously approved (a 18.7% increase).
3. Increase the number of animated signs to 16 where 15 signs were previously approved (a 7% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3595 Las Vegas Boulevard South
- Site Acreage: 4.3
- Project Type: Amended sign package

Site Plan

The request is to amend an existing comprehensive sign package for the Cromwell Resort Hotel (formally Bill's Gamblin' Hall). The existing hotel is located on the western half of the parcel and a parking garage is located on the eastern half. Access to the site is from Flamingo Road.

Signage

The request is to replace an existing non-animated wall sign with an animated sign. The existing sign is located on the west side of the hotel building facing Las Vegas Boulevard South and has an area of 427 square feet. The proposed sign is a 2,321 square foot LED video display unit.

The following table is a summary for signage:

Type of sign	Approved (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	1,961	0	1,961	7,590	n/a	1	0	1
Wall*	12,438	2,321	14,759	12,550	18.7	28	0**	28**
Hanging	21	0	21	32	n/a	1	0	1
Overall Total	14,420	2,321	16,741	20,172	n/a	30	0	30

*The freestanding and wall signs also contain animation.

**The proposed animated sign is replacing an existing non-animated wall sign.

The details for animated signs are listed below:

Type of sign	Approved (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated	14,805	2,748	17,553	300	18.7	15	1	16

Applicant's Justification

The applicant indicates that the proposed sign is harmonious, compatible, and consistent with the existing signs at the property and with signage for the adjacent resort hotels. The proposed sign will better advertise the resort hotel than the current sign.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0788-13	Parking reduction and amended sign package for an existing resort hotel (Bill's Gamblin' Hall)	Approved by BCC	January 2014
UC-0381-12	Remodeled an existing resort hotel (Bill's Gamblin' Hall)	Approved by BCC	October 2012
DR-0336-10 (ET-0074-12)	First extension of time to review and commence a comprehensive sign package for the site and resort hotels to the north (The Quad, Flamingo, and former O'Sheas)	Approved by BCC	July 2012
DR-0336-10	Comprehensive sign package for the site and resort hotels to the north (The Quad, Flamingo, and former O'Sheas)	Approved by BCC	September 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Flamingo Resort Hotel
South	Commercial Tourist	H-1	Bally's Resort Hotel
East	Commercial Tourist	H-1	Retail center
West	Commercial Tourist	H-1	Caesars Palace Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Reviews

Code allows alternative sign standards for resort hotels that can be approved if the signs result in the development having a visual character which is compatible with the adjacent development. Similar requests to increase the area of animated signs for other developments along Las Vegas Boulevard South have been approved. Other requests to increase the number of animated signs for a resort hotel property have also been approved. Therefore, 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 both on-site and with surrounding developments. Las Vegas Boulevard South is also designated as and recognized as a national and international Scenic Byway; therefore, the signs further promote this designation and are appropriate and compatible with the surrounding uses and area.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant shall provide evidence that the signage is not within any Public Works' easements or rights-of-way.

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Record of survey must be recorded within 6 months or prior to the issuance of building permits, whichever comes first.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CORNER INVESTMENT COMPANY LLC

CONTACT: JAMIE THALGOTT, 100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

December 30, 2019

Jamie L. Thalgott
Attorney at Law
702.464.7082 tel
702.382.8135 fax
jthalgott@bhfs.com

VIA HAND DELIVERY

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

RE: Justification Letter – Cromwell Signage
APN: 162-21-101-005

Dear Mr. Laird:

We represent Corner Investment Company, LLC, a Nevada limited liability company ("Applicant"), owner as successor by merger¹ of The Cromwell Hotel & Casino, located at 3595 Las Vegas Blvd. South, Las Vegas, Nevada, bearing Clark County Assessor Parcel Number 162-21-101-005 (the "Property"). The Applicant is requesting approval for façade updates to the west elevation of the Property and modifications to a comprehensive sign plan to expand an existing wall sign (the sign as it currently existing, the "Original Sign"), which will include animation, as shown on the enclosed plans (the proposed sign, the "Proposed Sign").

Approval of this application would result in the removal of the Original Sign, which is composed of the existing logo and letters on the Property's west elevation as shown on the attached plans, and the installation of the Proposed Sign in its place. Specifically, the Applicant is requesting approval of the following:

Design Reviews: (1) to modify an existing comprehensive sign package in conjunction with a Resort Hotel (The Cromwell); (2) to replace one (1) existing wall sign with an animated wall sign; and (3) to increase the total wall sign area by 2,321 square feet.

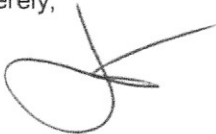
The Original Sign is a static wall sign that is 427 square feet. The Applicant is requesting approval to replace the Original Sign with the Proposed Sign, which will involve both an increase in square footage and the inclusion of animation in the form of video but no sound. The Proposed Sign includes one (1) animated main frame wall sign (approximately 60' x 46' and totaling 2,748 square feet) enclosed within a satin black fabricated aluminum retainer and internally illuminated with 15mm LED video display. The Proposed Sign will extend seventeen (17) feet from the west elevation of the Property, which is the same protrusion as the existing Drai's Beach Club located directly above the Original Sign.

¹ The Grant, Bargain and Sale Deed, recorded November 2, 2012 as Instrument No. 201211020001974 with the Office of the County Recorder, Clark County Nevada, names Corner Investment Propco, LLC, a Delaware limited liability company ("Propco"), as the owner of the Property. On December 22, 2017, as evidenced by the file-stamped certificate of merger enclosed herewith, Propco merged with the Applicant, with the Applicant emerging as the surviving entity. Applicant is the current owner of the Property.

Attached for your review are (i) an updated sign chart for the comprehensive sign package at the Property; and (ii) plans showing the location and design of the Proposed Sign. The Proposed Sign will advertise substantially similar content as is currently advertised on existing signs at the Property. The Proposed Sign is harmonious, compatible and consistent with the existing signs at the Property, adjacent Resort Hotel properties along Las Vegas Boulevard South, and the comprehensive vision for the Las Vegas Boulevard South Corridor. The design for the Proposed Sign and construction materials are consistent with the approved signs under the comprehensive sign package for the Property. Further, the Proposed Sign will not impact traffic, parking, landscaping or pedestrian flow, or have any negative impacts to adjacent properties. Given its location and overall size, the Proposed Sign will not obscure any view of visitors traveling along Las Vegas Boulevard.

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

Sincerely,



Jamie L. Thalgott

Enclosures.

APARTMENT COMPLEX
(TITLE 30)

ELIZABETH AVE/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400171 (NZC-0741-16)-SHERWOOD PLACE, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME on a condition of a zone change to reclassify 0.5 acres from R-4 (Multiple Family Residential - High Density) Zone to R-5 (Apartment Residential) Zone to correct density issues for an existing apartment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking, **2)** alternative automobile parking layout; **3)** waive landscaping; and **4)** trash enclosure setbacks

DESIGN REVIEW for an existing apartment complex in Midtown Maryland Parkway Overlay District.

Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise (description on file). JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:
162-23-416-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 19 spaces where 35 spaces are required (a 45.7% reduction).
2. Permit an alternative automobile parking layout where parking lot designs per Table 30.60-3 are required.
3. Waive required street landscaping along a portion of Elizabeth Avenue where landscaping per Figure 30.64-9 or Figure 30.64-10 is required.
4.
 - a. Reduce the side (east) setback for a trash enclosure to zero feet where a minimum of 5 feet is required (a 100% reduction).
 - b. Reduce the setback for a trash enclosure to a residential development on a separate parcel to zero feet where a minimum of 50 feet is required (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1300 Elizabeth Avenue
- Site Acreage: 0.5 net/0.7 gross
- Number of Units: 20

- Density (du/ac): 28.6
- Project Type: Apartment complex
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 13,492
- Open Space Required/Provided: 2,000 square feet/6,187 square feet
- Parking Required/Provided: 35/19

Request

The applicant is requesting an extension of time to complete all building permits for an existing apartment complex, where units were added without building permits. This application is to allow the applicant additional time to complete the final building permits.

Site Plan

The original plan shows 2, "U" shaped buildings facing each other with a courtyard and pool in between the buildings. Access to the site is provided by an existing 20 foot wide public alley located along the north and west sides of the complex. The approved plan depicts 19 parking spaces provided for the complex with 2 parking spaces located on the southwest corner of the site, 3 parallel parking spaces along the west side of the complex, and the remaining parking spaces located along the north side of the complex. The central courtyard and pool provide approximately 4,760 square feet of open space. A trash enclosure for the facility is located on the northeast corner of the site, adjacent to the east property line.

Landscaping

The approved plan depicts existing landscaping on the south side of the building along Elizabeth Avenue and some additional landscaping is shown in the courtyard. There are 2 existing parking spaces on the southwest corner of the site that are adjacent to Elizabeth Avenue and there is no landscaping between these parking spaces and the street. There are no proposed changes to the existing landscaping.

Elevations

The buildings are 2 stories with a maximum height of 27 feet with a flat roof. Along the front (south side) of the building there is an existing parapet wall to screen the roof. The original plans for the zone change (NZC-0741-16) indicated that a parapet wall matching the existing parapet wall on the front of the building would be added to the rear and sides of the building to comply with current Code standards. That proposed design has been removed from the elevations. The exterior of the building has a stucco finish painted in earth tone colors. With the exception of the proposed parapet wall on the roof of the building, no changes are proposed to the exterior of the building.

Floor Plans

The plans depict a total of 20 units consisting of 8, one room/studio units and 12, two bedroom units ranging in area from 260 square feet to 945 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400014 (NZN-0741-16):

Current Planning

- Until January 4, 2019 to obtain building permits.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for NZC-0741-16:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 1 year to obtain building permits to bring the complex into conformance to building codes with any extension of time to be a public hearing;
- Parcel never to exceed 20 dwelling units;
- Additional trash receptacles in trash enclosure.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system in accordance with approved civil improvement plans.

Signage

Signage is not a part of this request

Applicant's Justification

The applicant indicates that the additional time is needed to complete the trash enclosure (BD-19-58715). If the waiver for the equipment screening is approved, then all permits will be complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400014 (NZN-0741-16)	First extension of time for apartment complex	Approved by BCC	March 2018
NZN-0741-16	Reclassified site to R-5 zoning with several modifications to Title 30 to bring this apartment complex up to Code	Approved by BCC	January 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family residential developments
East	Residential High (8 du/ac to 18 du/ac)	R-4	Multi-family residential developments
West	Commercial General	C-2	Retail commercial uses

Related Applications

Application Number	Request
WS-19-0993	A waiver of development standards for a screening of mechanical equipment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has continually pursued the completion of the necessary building permits, and depending upon the outcome of the companion waiver, it is unknown if additional permits will be required for the screening of the mechanical equipment; therefore, staff can support an additional year to obtain any additional building permits.

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

- Until January 4, 2021 to complete any necessary building permits.
- 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

**APPLICANT: NENAD BIRAC
CONTACT: NENAD BIRAC, 540 ELM DRIVE #203, LAS VEGAS, NV 89169**

DRAFT

TOURIST CLUB
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0922-FX LUXURY LAS VEGAS I, LLC:

USE PERMITS for the following: **1)** tourist club; **2)** restaurants; **3)** on-premises consumption of alcohol (service bar, supper club, tavern); **4)** retail sales and services; and **5)** offices.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** alternative landscaping.

DESIGN REVIEW for modifications to an existing commercial building and parking garage on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-21-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 150 spaces for a tourist club where a minimum of 170 spaces are required per Table 30.60-1 (an 11.8% reduction).
2. Permit alternative landscaping along Las Vegas Boulevard South and Harmon Avenue where landscaping per Figure 30.64-17 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3725 Las Vegas Boulevard South
- Site Acreage: 1
- Project Type: Tourist club
- Number of Stories: 2 building/4 level parking garage
- Building Height (feet): 63 building/34 parking garage
- Square Feet: 17,000
- Parking Required/Provided: 170/150

Site Plan

The parcel is the site of the former Harley Davidson Café and consists of an existing commercial building and a parking garage. Access to the site is from Las Vegas Boulevard South and Harmon Avenue. The building is located on the west half of the parcel and the parking garage on the east half of the parcel. The Harley Davidson Café went out of business approximately 2 years ago and all land use entitlements for the site have expired. This request is to allow the site to once again be used as a tourist club with dining, on-premises consumption of alcohol, retail sales and office uses within the building. The site had prior approval to allow outside uses, which have also expired and are not addressed by this application.

Landscaping

Las Vegas Boulevard South and Harmon Avenue are both arterial streets with existing attached sidewalks. The Code requires that a minimum 15 foot wide landscape area be provided along each of these streets consisting of trees, shrubs, and groundcover. Along Las Vegas Boulevard South there is an existing 3 foot wide landscape area consisting of small trees, shrubs and groundcover. There are existing landscape planters along Harmon that are between 6 feet and 11 feet in width consisting of trees, shrubs and groundcover. The widths of these landscape areas were based on the locations of the existing buildings, the location of an outside dining area which has been removed, and changes to the property lines for right-of-way dedications.

Elevations

The existing building is 3 stories with a maximum height of 63 feet. The exterior of the building has a stucco finish painted in earth tone colors. The existing parking garage is 4 levels with an approximate height of 34 feet at the upper level. The upper level of the parking garage is surrounded by a 4 foot high railing. The parking garage has a capacity for 150 vehicles and it is not possible to expand on-site parking without major and costly additions and renovations to the parking garage. The exterior of the building and parking garage are being modified to update the appearance of the site to change from the motorcycle themes to a southwestern style architecture design.

Floor Plans

No changes are proposed to the footprints of the building or parking garage. The existing parking garage has a capacity for 150 vehicles and cannot be increased without major and costly additions/modifications to the structure. The building has an area of 17,000 square feet which will be used mainly as dining and drinking areas with associated kitchen and bars. Portions of the building may be used for retail sales associated with the tourist club and limited office space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site has come under new ownership and the plan is to re-establish the site as a tourist club. The use is consistent with past approvals for the site and with existing and planned land uses in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0465-14	Communications facility within the parking garage	Approved by PC	July 2014
UC-0221-12	Outside dining for Harley Davidson restaurant - expired	Approved by PC	July 2012
UC-0924-02	Establish a tourist club in conjunction with the Harley Davidson café - expired	Approved by PC	August 2002
UC-1556-01	Timeshare booth located inside the building in conjunction with a restaurant - expired	Approved by PC	January 2002
UC-1131-00	Outside dining with seating for 34 and a reduction in parking, outside dining was approved with a 3 year time limit for review; no extension of time was filed, parking reduction active, outside dining - expired	Approved by PC	September 2000
DR-1461-96	Modifications to an approved restaurant	Approved by BCC	October 1996
UC-0408-96	Original approval for the Harley Davidson café - expired	Approved by BCC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Harmon Corner shopping center, Planet Hollywood Resort Hotel
South	Commercial Tourist	H-1	Travelodge Motel & retail sales
East	Commercial Tourist	H-1	Parking lot
West	Commercial Tourist	H-1	CityCenter Resort Hotel

Clark County Public Response Office (CCPRO)

CE19-14620 is a complaint on file for businesses operating from kiosks located in the front (western portion) of the site that were installed on the property without approval. This application does not address these uses.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

All of the proposed uses were previously operated on this site and from the existing building. The building was originally designed and built as a restaurant and the site is located within the Resort Corridor where such facilities are encouraged. The proposed uses are consistent and compatible with existing land uses in this area and the approval of this request will allow a vacant building to be placed back into service to contribute to the local economy. Currently the vacant building is a detriment to the community. Therefore, staff finds the proposed uses are appropriate for this location and will not result in a adverse effect on adjacent properties.

Waivers of Development Standards

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

Waiver of Development Standards #1

The existing parking has a capacity for 150 vehicles which is 20 parking spaces (an 11.8% reduction) less than required by Code. A similar parking reduction was approved for the prior occupant of the site and there was no adverse impact on the abutting developments. This site is located within the Resort Corridor, and most of the guests of the facility will be tourists staying at the resort hotels in the area and will not be driving to this site. Additionally, within the Resort Corridor staff has supported parking reductions of up to 30% for businesses in this area because most of the customers are staying in the area and walk or take other forms of transportation rather than driving a private vehicle. Given the past history for parking reductions on this site and within the Resort Corridor, staff support this request.

Waiver of Development Standards #2

The Resort Corridor is a unique area with variations in the widths of the dedicated rights-of-way and the need for additional sidewalk widths for pedestrian flow. This site has been impacted by right-of-way dedications for sidewalks, pedestrian's bridges and travel lanes for vehicle traffic. Additionally the buildings are existing and limits the ability to provide additional space for landscaping. Similar waivers for landscaping have been approved by other properties within the Resort Corridor; therefore, staff can support this request.

Design Review

The proposed modifications to the building and parking garage are consistent and compatible with existing developments in this area. The changes comply with the standards of Title 30 and staff supports the design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that this request only addresses uses within the building and that any outside uses on the site will require additional land use approval, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 6 months to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.

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.

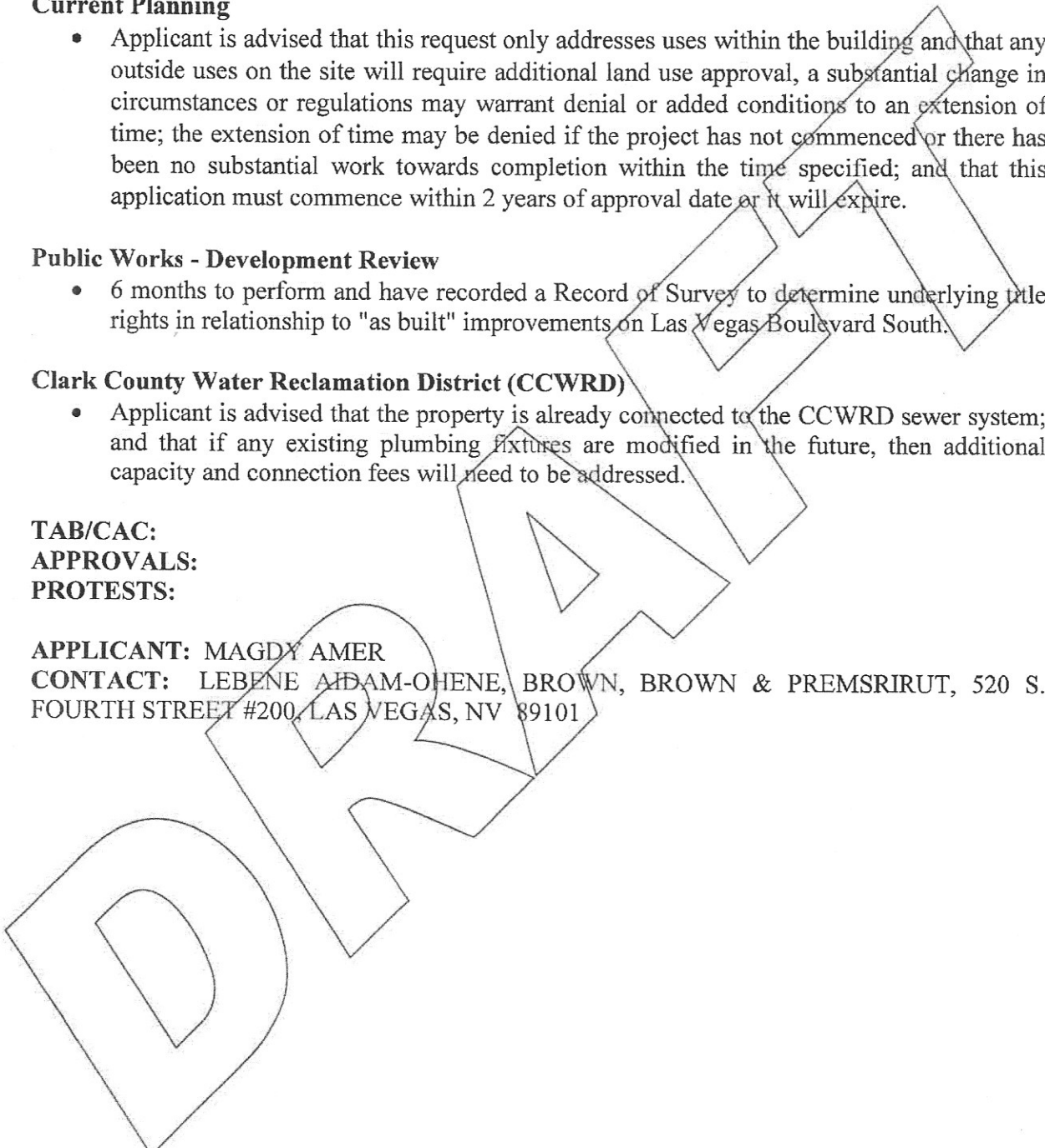
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAGDY AMER

CONTACT: LEBENE ADAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET #200, 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 (N2C) <input checked="" type="checkbox"/> USE PERMIT (UC) 675 ⁰⁰ <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 ⁰⁰ <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING 675 ⁰⁰ <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR) 	STAFF	DATE FILED: <u>12-2-</u> PLANNER ASSIGNED: <u>RA</u> ACCEPTED BY: <u>PH</u> FEE: <u>1825⁰⁰</u> CHECK #: <u>4736</u> COMMISSIONER: <u>JG</u> OVERLAY(S): <u>M401</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>14C-14-0922</u> TAB/CAC: <u>Parlane</u> TAB/CAC MTG DATE: <u>1-14</u> TIME: <u>7</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-22-2011</u> ZONE / AE / RNP: <u>11, 112, 111</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>FX Luxury Las Vegas I, LLC</u> ADDRESS: <u>1250 Broadway, 19th Floor</u> CITY: <u>New York</u> STATE: <u>NY</u> ZIP: <u>10001</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>Magdy Amer</u> ADDRESS: <u>P.O. Box 30206</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89173</u> TELEPHONE: <u>702-222-1003</u> CELL: <u>N/A</u> E-MAIL: <u>ameradventures@hotmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-001
 PROPERTY ADDRESS and/or CROSS STREETS: 3725 Las Vegas Blvd S, Las Vegas, NV 89109
 PROJECT DESCRIPTION: UC for restaurant and tavern; DR for existing building and garage

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

[Signature]
 Property Owner (Signature)*
 STATE OF NY
 COUNTY OF NY
 SUBSCRIBED AND SWORN BEFORE ME ON November 20, 2019 (DATE)
 By Shawn Shivalkar
 NOTARY PUBLIC: [Signature]

MARK J. BARSKI
 NOTARY PUBLIC OF NEW JERSEY
 Comm. # 50052809
 My Commission Expires 1/13/2022

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



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

December 2, 2019

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

Re: Justification Letter – Special Use Permits to reestablish a restaurant, on-premises consumption of alcohol establishments (tourist club, supper club, outdoor drinking and dining) and outside bar; allow primary access not through the interior of restaurant for outside dining and drinking; Waiver of Development Standards to reduce parking, allow alternative landscape design (existing); outdoor retail sales and structures, reduce setbacks (existing) all to maintain and reestablish existing conditions and uses; and Design Reviews for exterior changes to the existing building and parking garage.

Parcel Numbers: 162-21-301-001

To Whom It May Concern:

On behalf of our client, FX Luxury Las Vegas, LLC, please accept this justification letter for a proposed application to reestablish previously approved and operated uses on the subject site. The applications include special use permits for a restaurant, supper club/tourist club within an existing building, indoor and outdoor retail uses and structures and outside dining and drinking (The Harley Davidson Café) on 1.0 acres in an H-1 zone. The existing building is a 4 story, 17,000 square foot building constructed in 1998 as a Harley Davidson themed restaurant and lounge with a 63 foot high motorcycle inserted into the façade of the building facing Las Vegas Boulevard South. A three level garage was also approved and constructed east of the restaurant building. The themed restaurant was shut down more than two years ago and the uses were put of business, therefore, all the approved land use applications expired.

History:

The site was originally approved in 1996 by action on (UC-0408-96) and developed as a restaurant and lounge known as the Harley Davidson Café with a parking garage to the east of the building. Other subsequent applications approved different variations of restaurant and on-premises consumption of alcohol establishments and uses in the building and on the site. The following are the previous approvals; DR-1461-96 for modifications to the uses, the height of building and the motorcycle; UC-1131-00 to allow outside dining and parking reduction; UC-1556-01 for an outdoor timeshare sale structure; UC-0924-02 for a tourist club and UC-0221-12 for the reapproval consolidation of previous applications including the outside dining and drinking, outdoor bar, alternative landscaping and setbacks for the redesigned outside dining area and fencing. A design review is requested for the building and the parking garage to accommodate exterior changes including the removal of the Harley Davidson Motorcycle and change in color. The waivers of development standards requested are to maintain the previous parking reduction, outdoor retail sales and structures, the alternative landscaping and setbacks from Las Vegas Boulevard South (special setback for Las Vegas Boulevard, setback from the street for the outside dining and drinking area and fence and the reduced the front setback to the outside dining and drinking area and the existing fence).

We respectfully request approval of the following applications for the proposed uses within the building:

- 1. Special Use Permit for an on-premises consumption of alcohol establishment (restaurant/supper club/tourist club/outdoor bar); allow primary access from outside the building;**
- 2. Waiver of Development Standards to reduce parking from 181 parking spaces to the existing 150 spaces in the parking garage; allow outdoor retail sales and structures, permit alternative landscaping (maintain existing conditions); and reduce the following setbacks along Vegas Boulevard South: a; special setback to 15 feet; five foot setback from the right-of-way; and five foot front setback to the fence and outside dining area (maintain existing conditions);**
- 3. Design Review for changes to the exterior/facade of the building (accommodate the removal of the motorcycle).**



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The requested special use permits were previously approved for the site and are compatible with the existing and planned uses in the area. All the requested waiver of development standard applications was also previously approved, and these requests are to maintain existing conditions on the site.

These applications will not impact the area, but rather permit a vacant building on a visible and well know corner of the famous Las Vegas Strip to be occupied and reactivate the area. The motorcycle inserted into the façade of the building was removed when the themed restaurant was closed a few years ago, therefore, the design review request is to depict the exterior of the building without the motorcycle and approve the new façade of the building.

We appreciate your consideration in the review and positive recommendation of the applications. Please call me at 702-589-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene A. Ohene
Land Use and Development



FINANCIAL SERVICES
(TITLE 30)

TROPICANA AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0959-EAGLE INVESTMENTS 1, LLC:

USE PERMIT to allow a financial services, specified (high interest loan) establishment.
WAIVER OF DEVELOPMENT STANDARDS to reduce the size of a financial services establishment within an existing commercial building on a portion of 1.8 acres in a C-1 (Local Business) Zone.

Generally located on the southeast corner of Tropicana Avenue and Decatur Boulevard within Paradise. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-30-101-009 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the size of a financial services, specified (high interest loan) business to 780 square feet where a minimum of 1,500 square feet is required per Table 30.44-1 (a 48% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: 4885 W. Tropicana Avenue
- Site Acreage: 1.8 (portion)
- Project Type: Financial services, specified (high interest loan)
- Number of Stories: 1
- Square Feet: 780 (proposed financial services)

Site Plan

The site plan depicts an existing commercial center which includes gasoline pumps on the north and west half of the site, a car wash building along the east property line, a T-shaped building which encompasses a fast food restaurant, a convenience store, and an existing vacant retail space, once an auto sales office, proposed for a new financial services, high interest loan center. The tenant space will face Decatur Boulevard on the southwest portion of the building. Access to

the site is from Tropicana Avenue and Decatur Boulevard. No changes are proposed to the overall site or parking area. A total of 34 spaces exist on-site.

Landscaping

Landscaping is neither a part nor required with this request.

Elevations

All buildings will be constructed of painted stucco, dry stack stone veneer, and storefront system with decorative metal roof. No changes are proposed to the existing building.

Floor Plans

The plans depict an existing retail space within the larger complex that includes a convenience store and includes a dining area and sales area. The proposed financial services loan center will utilize a portion of the building that was once occupied by an auto sales office. The proposed floor plan shows an area of 780 square feet, less than the required 1,500 square feet required by Code and is the subject of this application. All uses share interior access within the existing building and the proposed financial service portion will also have a separate exterior ingress/egress location. Customers can access the loan center through the interior of the convenience store.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are taking over an existing retail store located at 4885 West Tropicana Avenue. The proposed high interest loan center will occupy a portion of the existing building that includes a convenience store. The proposed loan center will occupy space previously utilized as an auto sales office. The applicant expects approximately 1 or 2 customers per hour with 5 to 10 customers per day. An average processing time is 10 to 15 minutes. Once customers are given their loan they can make payments online and avoid coming back to the store. There is no other existing financial services within 1,000 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400001 (WS-0948-17)	Application review for signs	Approved by PC	January 2019
WS-0948-17	Waivers of development standards for freestanding sign, increased animated sign area, number of freestanding signs, allowed freestanding signs to emit sound; Design for comprehensive sign package	Approved by PC	January 2018
WS-0570-17	Freestanding signage	Withdrawn	October 2017
VS-0813-16	Vacated and abandoned driveway easements along Tropicana Avenue and Decatur Boulevard	Approved by PC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0723-16	Allowed a vehicle (automobile wash facility) in C-1 zoning with design reviews for a vehicle wash facility and modifications to site design	Approved by PC	December 2016
UC-1476-00	900 square foot car wash building in conjunction with an existing convenience store with drive-thru service - expired	Approved by PC	November 2000
DR-1870-95	Convenience store with gasoline pumps and fast food restaurant with drive-thru	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Convenience store
South	Commercial Tourist	M-D	Office/warehouse
East	Commercial Tourist	H-1	Undeveloped
West	Commercial General	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Waiver of Development Standards

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 is in support of this request.

The addition of financial services, specified (high interest loan) service to the existing commercial retail business will not result in any discernable physical change to the internal layout of the existing business nor does staff find the proposed use will adversely impact the surrounding area. The proposed use is appropriate and compatible with the surrounding commercial uses and with an existing commercial use. No additional financial services currently exist within 1,000 feet.

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.

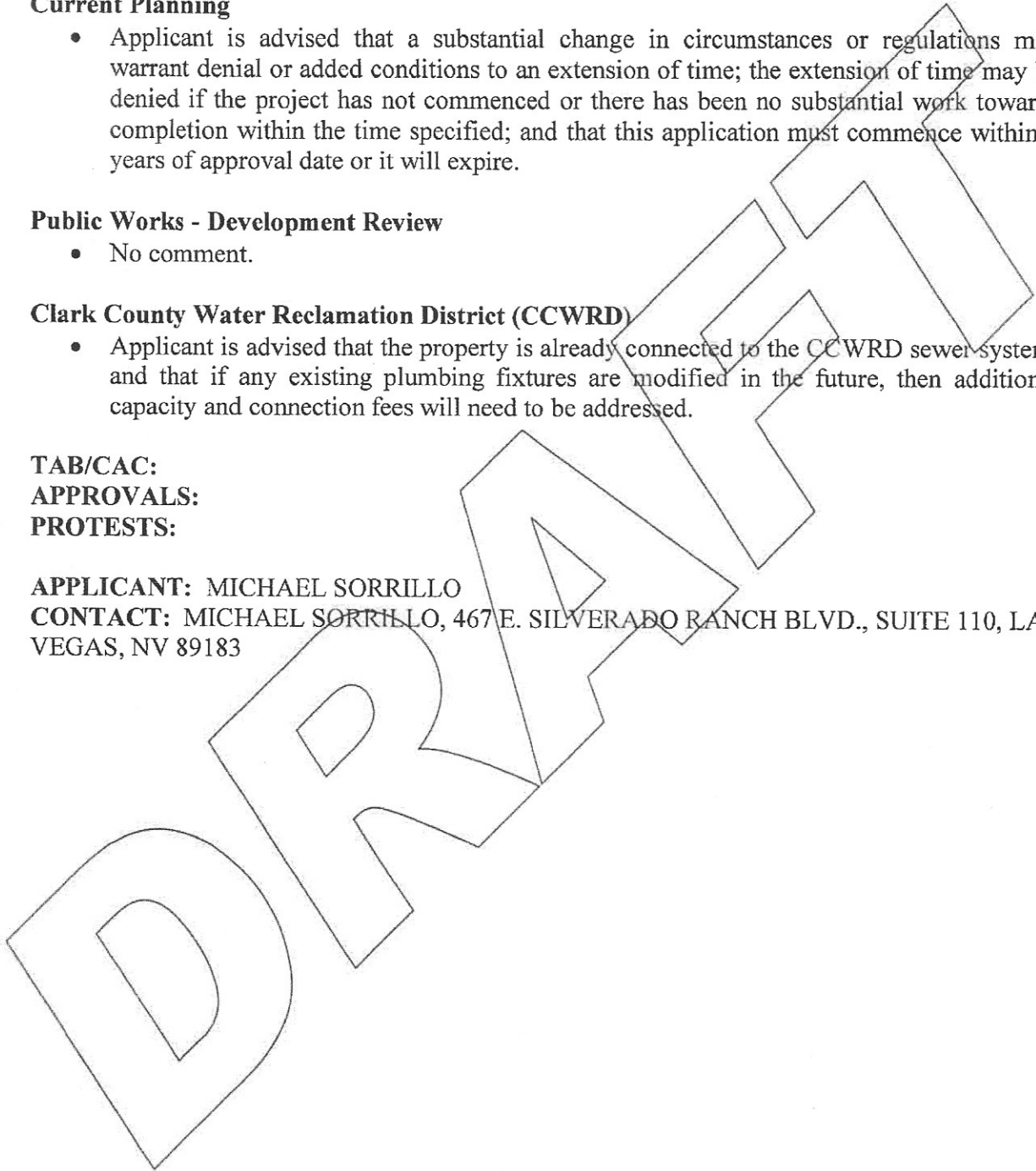
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL SORRILLO

CONTACT: MICHAEL SORRILLO, 467 E. SILVERADO RANCH BLVD., SUITE 110, LAS VEGAS, NV 89183



02/19/20 BCC AGENDA SHEET

SCHOOL
(TITLE 30)

MARYLAND PKWY/ROCHELLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0974-ELVI ASSOCIATES, LLC:

USE PERMIT for a proposed school (K through 6th grade) in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-65) Zone.

Generally located on the east side of Maryland Parkway, approximately 235 north of Rochelle Avenue within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-23-101-006

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4220 S. Maryland Parkway
- Site Acreage: 3.3
- Project Type: School (K through 6th Grade)
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 23,750
- Parking Required/Provided: 329/423

Site Plans

The plans depict an existing office building complex consisting of 5 buildings. Access to the site is provided by 2 ingress/egress points from Escondido Street, 2 ingress/egress points from Rochelle Avenue, and 2 ingress/egress points from Maryland Parkway. No changes are proposed to the overall site design, including parking and to the exterior of the building. The overall office complex was constructed under Title 29 which required 3.3 parking spaces for every 1,000 square feet of building area.

As part of the 2004 review and subsequent approval, the entire 5 building complex provided 423 parking spaces. The applicant has submitted a parking analysis that summarizes the results and findings for the entire office complex that consists of both the existing and proposed use of a

private school in Building B and they have calculated that 329 spaces are required. Therefore, based on the findings, the analysis concludes that it is expected that the project will have sufficient parking. Cross access is shown on the plans for the entire office complex which are all on separate parcels.

Landscaping

No changes are proposed or required with this request. The landscaping on-site exists and was approved at the time of development of the office complex.

Elevations

The proposed building is a 2 story, 33 foot high office building and is architecturally compatible and similar in height to all existing buildings. The elevations depict building materials that include cement plaster exterior walls, cornice treatment, concrete tile roof, and aluminum framed windows. No changes are proposed to the exterior of the building that is proposed to be used for the school.

Floor Plans

The plans depict a 23,750 square foot office building that will be converted into 20 classrooms, 2 student lounges and offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed school will be for K through 6th grade with an enrollment of approximately 770 students. The operating hours will be from 8:00 a.m. to 3:30 p.m. on weekdays. At times, after hours school programs will be held on the campus. The proposed school will occupy all of Building B within the existing office complex.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0618-16	Reduced parking and design review for office complex	Approved by PC	November 2016
WS-1423-07	Reduced parking and alternative landscaping; design review for a proposed office building overall complex parking - expired	Approved by PC	January 2008
ZC-1899-04	Zone change from R-1 to C-P zoning; design review for proposed office building and review parking for entire complex	Approved by BCC	December 2004
UC-2167-98	School- expired	Approved by PC	February 1999
UC-0587-96	School - expired	Approved by PC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
East	Public Facility & Residential Urban Center (18 to 32 du/ac)	P-F & R-4	Public library & multiple family residential development
South	Commercial General	R-1 & C-2	Commercial buildings
West	Commercial General & Public Facility	P-F	Student housing for UNLV & UNLV campus

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

One of several criteria the applicant must establish is that the use is appropriate at the proposed location and also demonstrate the use shall not result in substantial or undue negative effects on the subject and adjacent properties. A school is only permitted subject to consideration to ensure compatibility with the surrounding planned areas. The proposed school will accommodate approximately 770 students with teachers and administrative staff. While the applicant has stated that they will utilize the area on the south side of Building B for a designated drop-off and pick-up area no circulation plan has been provided by the applicant to show how to minimize the inherent traffic conflicts. As of now, traffic circulation as shown on the site plan shows traffic flow from Escondido Street, Rochelle Avenue and Maryland Parkway. One-way traffic is not for ingress/egress nor internally to promote a safe circulation pattern. This has the potential to create traffic conflicts at the drop-off/pick-up area, which could result in a safety hazard. In addition, no designated area is shown on the plans for an outdoor play area that is a common element for grade schools. Staff finds that the proposed use will have the potential of creating a negative impact on the entire office complex, which could also affect the surrounding area. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to commence;
- 2 years to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance.

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.

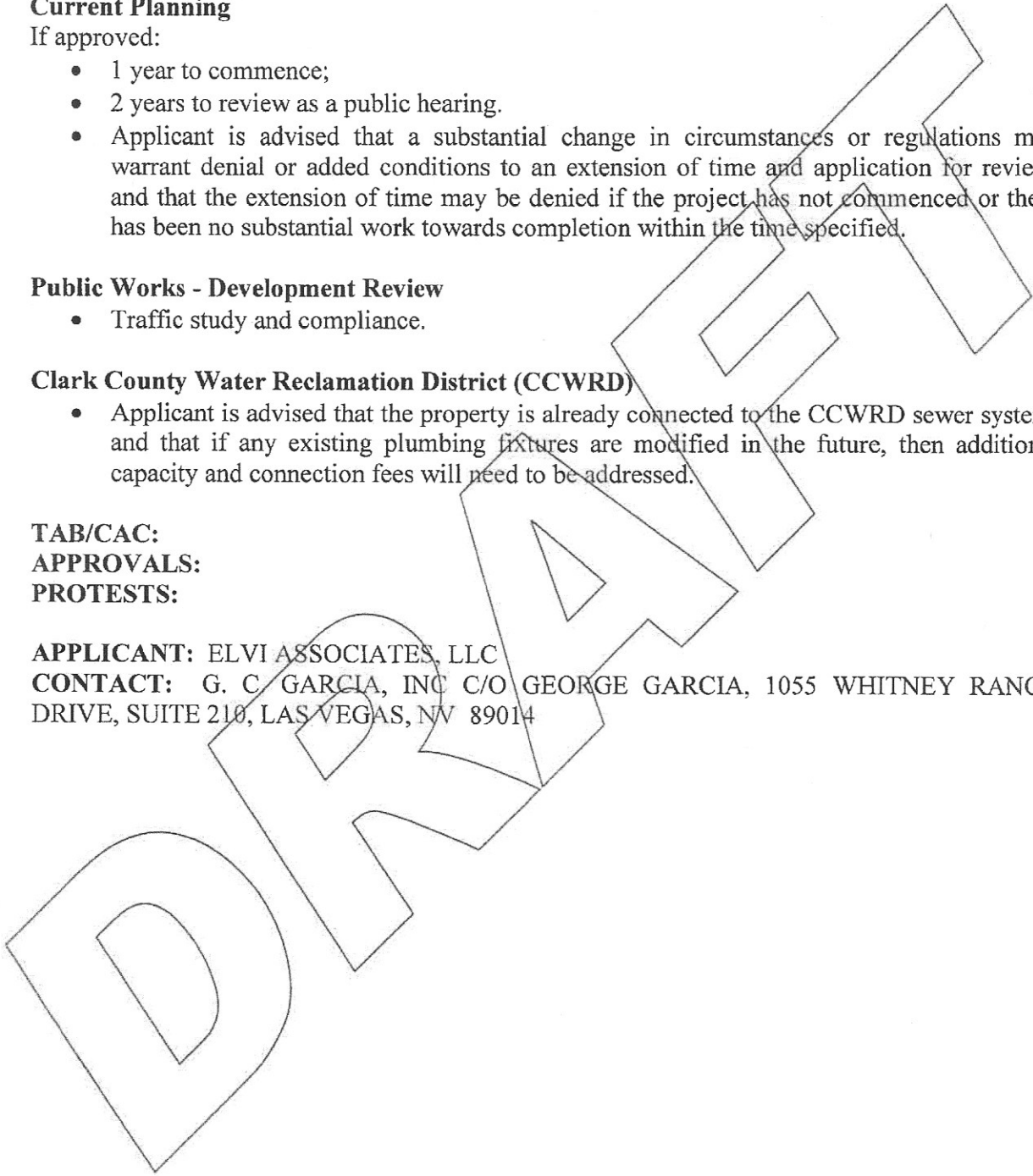
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ELVI ASSOCIATES, LLC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014



02/19/20 BCC AGENDA SHEET

OUTSIDE DINING
(TITLE 30)

SPRING MOUNTAIN RD/WYNN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0997-HARSCH INVESTMENT PPTYS-NV LLC;

USE PERMIT for outside dining.

WAIVER OF DEVELOPMENT STANDARDS for reduced setback to a shade structure.

DESIGN REVIEW for outside dining and new shade structure on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the south side of Spring Mountain Road and the east side of Wynn Road within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-603-001 ptn

WAIVER OF DEVELOPMENT STANDARDS

Reduce the front setback for a shade structure to 2 feet where 20 feet is required per Table 30.40-5 (a 90% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3811 Spring Mountain Road (Suite 3500 & 3504)
- Site Acreage: 18.3 (portion)
- Project Type: Outdoor dining
- Number of Stories: 1
- Square Feet: 4,000
- Parking Required/Provided: 420/1,049

Site Plans

The property includes 4 large buildings, oriented east to west, totaling 120,724 square feet on 18.3 acres. The plans show a proposed new outside dining area and shade structure located at the northwest corner of the property near the intersection of Spring Mountain Road and Wynn Road. Access to the site is from Wynn Road, Valley View Boulevard, and Spring Mountain Road. The overall complex was approved as a shopping center with shared parking; therefore,

no additional parking is required. A new outside dining area is proposed on the north side of suite 3500 facing Spring Mountain Road and will include removal of the existing walls in exchange for decorative retail design roll-up doors that will allow for direct access to the restaurant. The existing landscape area will be redesigned for outdoor dining and relocation of the existing sidewalk from next to the building to adjacent to the access drive. The new outside dining area will include up to 31 seats and controlled access through gates located at the east and west end of the dining area. The new sidewalk will wrap around the dining area to the north with landscaping on both sides and protective bollards. The applicant will be able to meet outside dining requirements of the Code.

The proposed shade structure will replace the existing open rail fence located on top of a retaining wall to cover the existing outside dining area on the west side of suite 3500 and suite 3504. The retaining wall extends approximately 2 feet below the Wynn Road side grade into the existing outside dining area. A 2 foot block wall extends above the retaining wall. The support posts are located inside of the wall and the leading edge of the shade structure is 2 feet from the property line. The cantilevered, trellis style shade structure will overhang the existing outside dining area located on the west side of the building, but is not attached to the building. The shade structure is not located within the sight zone of the driveway.

Landscaping

The landscape plan shows a relocated sidewalk adjacent to the drive aisle and moved away from the current location adjacent to the north side of the building. The east half of the new sidewalk location will be detached from the drive aisle with landscaping on both sides and attached with protective bollards on the west half leading to Wynn Road. The site plan shows a new sidewalk connection to the existing Wynn Road sidewalk where landscaping currently exists.

Elevations

The images depict an existing 1 story building with stucco siding, windows, and an Asian themed pagoda designed mansard tile roof and façade. The new outside seating area on the north side of the building includes a combined 3 foot wall and glass wind screen on the north side of the proposed seating area. The trellis shade cover on the west side of the building will be constructed with architectural glulam wood beams and wood accents. The decorative glass garage doors will appear as rectangular framed windows along the north wall, replacing the existing stucco exterior. When the doors are down, it will appear to be a window façade with multiple rectangular windows framed in black with wood siding accents. When the doors are up, it will allow direct access to the outside dining area as required in the Code.

Floor Plans

The floor plans depict suite 3500 with 1,000 square feet of future tenant space and suite 3504 with 800 square feet of future tenant space.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed shade structure will limit the normally extreme solar heat gain through the west facing windows. This structure will shade those existing areas intended for use as outside seating on the west side of the building. This area is severely impacted by direct sunlight in the summer months, making outside seating less appealing. The changes to the pedestrian sidewalk will be protected by bollards and allow for direct access to the Wynn Road sidewalk where none currently exists at the northwest corner of the building. The new outside seating is located on the north side of the building, in an area that does not experience direct sunlight in the summer months, making it an appealing location for those wanting to sit outside. An equivalent amount of landscaping will be arranged around the new sidewalk location and eating area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0716	Major Training Facility (Judo)	Approved by PC	November 2019
UC-0861-17	Supper club	Approved by PC	December 2017
UC-0797-17	Private recreation facility	Approved by PC	November 2017
UC-0188-17	Financial services (vehicle title loan)	Approved by BCC	May 2017
ADR-1010-15	Remodeled an existing restaurant entrance	Approved by ZA	October 2015
ADR-0552-11	Motion picture production studio	Approved by ZA	June 2011
UC-0640-09	Major training facility (martial arts)	Approved by PC	December 2009
UC-0450-09	Place of worship	Approved by PC	September 2009
UC-1123-07	Reduced the separation of a check cashing business from a residential use	Approved by PC	November 2007
UC-0967-07	Check cashing - expired	Approved by PC	September 2007
UC-0438-04	Shopping center and a waiver for reduced parking	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-1 & H-1	Bank, freight terminal, commercial center, & vehicle maintenance
South	Commercial Tourist	R-4	Multiple family residential development
East	Commercial Tourist	C-2 & M-1	Commercial center, office/warehouse, vehicle sales, & vehicle maintenance

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-2 & R-4	Shopping center (Chinatown Plaza) & multiple family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed outside dining will meet the intent of the Code by ensuring adequate sidewalk space and new access to the Wynn Road sidewalk where none existed before. The outside dining is harmonious with the existing outside dining area located on the west side of the building and will be complemented by the proposed redesign of the north side wall allowing customer access to the building. The design elements and window treatments will be consistent with the overall Asian Design Overlay District theme.

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. The location and height of the proposed shade structure on the west side of the property will not significantly impact the use of the area adjacent to the property, including the adjacent sidewalk along Wynn Road. The closest portion of the structure to the property line is located more than 8 feet above the sidewalk and will not materially impact those walking on the sidewalk due to the horizontal distance between the support structure and pedestrians.

Design Review

The proposed new connection to the Wynn Road sidewalk will increase safe pedestrian access to the property from the corner of Spring Mountain Road and Wynn Road by removing the need to enter the site through the vehicular access drive. The proposed shade trellis design is consistent with the existing design of the building and provides viewing through openings in the shade structure siding. Removal of the northern wall area in exchange for roll-up doors and direct access seating to the floor area of suite 3500 is consistent with Asian Design Overlay District standards and this overall theme. The concept of open air dining and store to pedestrian service

access is consistent with the overall theme of the area. The access drive will retain the required width to provide safe parking lot connectivity without impacting pedestrians.

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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDSEY KAY

CONTACT: LINDSEY KAY, LEBO DESIGN, 8607 W. SAHARA AVE., LAS VEGAS, NV 89117



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

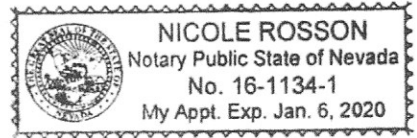
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input checked="" 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>12-30-2019</u> PLANNER ASSIGNED: <u>BSB</u> ACCEPTED BY: <u>BSB</u> FEE: <u>\$1825</u> CHECK #: COMMISSIONER: <u>JJ</u> OVERLAY(S): <u>Asian Design / MUD-2</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>UC/NS/DR-19-0997</u> TAB/CAC: <u>1-28-2020 Paradise</u> TAB/CAC MTG DATE: <u>1-28</u> TIME: <u>7pm</u> PC MEETING DATE: BCC MEETING DATE: <u>2-19-2020</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Harsch Investment Properties - Nevada, LLC</u> ADDRESS: <u>1121 SW Salmon St, Suite 500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503-242-2900</u> CELL: E-MAIL:	
	APPLICANT	NAME: <u>LEBODESIGN - Lindsey Lebo</u> ADDRESS: <u>8607 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-334-0153</u> CELL: <u>702-334-0153</u> E-MAIL: <u>lindsey@lebodes.com</u> REF CONTACT ID #:	
	CORRESPONDENT	NAME: <u>LEBODESIGN - Lindsey Lebo</u> ADDRESS: <u>8607 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-334-0153</u> CELL: <u>702-334-0153</u> E-MAIL: <u>lindsey@lebodes.com</u> REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 162-18-603-001
 PROPERTY ADDRESS and/or CROSS STREETS: Spring Mountain and Wynn Suite 3500 + 3504
 PROJECT DESCRIPTION: Exterior addition of freestanding shade canopy

(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)*
Reed Gottesman Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 27, 2019 (DATE)
 By Reed Gottesman
 NOTARY PUBLIC: Nicole Rosson



*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.

11

UC-19-0997
PLANNER
COPY

December 13, 2019

Clark County Building Department
Attn: Randy Bernhardt
500 S. Grand Central Parkway, Suite 1
Las Vegas, NV 89155

Re: Justification Letter for Center at Spring Mountain
Application for Design Review of Accessory Use

Applicant: Harsch Investment Properties
Parcel Number: 162-18-603-001

Mr. Bernhardt:

On behalf of the applicant, we respectfully request the approval of the Design Review and Accessory Use pertaining to the following proposed site improvements on a previously developed parcel located at 3811 Spring Mountain Road, in Las Vegas, NV 89102, assessor's parcel number 162-18-603-001, located in Clark County, Nevada. The property is currently zoned for (M-1) Light Manufacturing located within an MUD-2 overlay as well as the Asian Design Overlay District. There are 4 existing industrial warehouse buildings currently on the site, all of which are to remain.

The requested improvements include the construction of a new freestanding shade structure (accessory use per Table 30.44-1) at the northwest corner of the northernmost building and located within the existing landscape area. The proposed structure is located outside the building setback area and within the property line. Additional site improvements include enhanced landscaping, improved and additional pedestrian site access at the plaza level, new site furnishings, addition of an outdoor dining patio and improved building and landscape lighting.

The existing site conditions will require slight modifications to the existing landscaping areas within and surrounding the existing parking lot to accommodate these improvements. The drive aisle will be re-aligned to provide a safer pedestrian entrance with lit bollards and an increased landscaped area to further beautify the property. The number of parking spaces will remain the same and will not be affected by these changes.

We feel that the proposed enhancements to this existing property will improve the pedestrian experience, increase safety of patrons and pedestrians, will largely decrease solar gain through windows from harsh west facing sun, and meets design criteria for both the Asian Overlay District and MUD-2 development guidelines. We respectfully request your approval of the attached application.

11

02/19/20 BCC AGENDA SHEET

LONG/SHORT TERM LODGING
(TITLE 30)

SIERRA VISTA DR/UNIVERSITY CENTER DRIVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-1004-GRIMM NORTON 2, LLC:

USE PERMIT to allow long/short term lodging in conjunction with a hotel currently under construction on 2.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Sierra Vista Drive and University Center Drive within Paradise. TS/al/jd (For possible action)

RELATED INFORMATION:

APN:

162-15-103-007

LAND USE PLAN:

WINCHESTER/PARADISE COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 755 Sierra Vista Drive
- Site Acreage: 2.5
- Number of Rooms: 250
- Project Type: long/short term lodging
- Number of Stories: 6
- Building Height (feet): 70
- Square Feet: 146,260 (hotel)/72,768 (parking garage)
- Parking Required/Provided: 250/225

Site Plan

WS-0618-17 approved the site for a hotel, which is currently under construction. No changes are proposed to the design and layout of the hotel. Access to the site is provided by 2 driveways from Sierra Vista Drive on the north side of the site and a proposed shared access driveway from University Center Drive located on the southeast corner of the site. The driveway on the southeast corner will be shared with an approved apartment complex (WS-0666-17) on the adjacent parcel to the south. The hotel is a T shaped building with the top of the T oriented north to south and the bottom of the T extends to the west. The parking garage is located on the southwestern portion of the property and a pool area is located between the parking garage and the hotel building. The parking garage will contain 213 parking spaces and 12 surface spaces are

located north of the parking garage and south of the pool area. WS-0618-17 included a waiver of development standards to reduce the parking to 225 spaces for the hotel. The parking garage is set back 105 feet from Sierra Vista Drive, 2 feet from the south property line, and a minimum of 8 feet from the west property line. The hotel building is set back 17 feet from University Center Drive, 18 feet from Sierra Vista Drive, 114 feet from the west property line, and 33 feet from the south property line.

Landscaping

No changes are proposed to the approved landscape plans for this site. The plan depicts a minimum 12 foot wide landscape area along University Center Drive, which is the portion of the landscape area that is adjacent to a future bus stop. The remainder of this landscape area along Swenson Street is a minimum of 15 feet wide. The landscape area along Sierra Vista Drive is a minimum of 15 feet wide. Both of the landscape areas adjacent to the streets consist of trees, shrubs, and groundcover. Additional landscape areas are located around the pool area between the hotel building and the parking garage, on the northwest corner of the site, and to the east of the parking garage along the south property line. There is an existing apartment complex to the west of this site and Code requires that large evergreen trees be planted adjacent to a residential use. WS-0618-17 included a waiver of development standards for an alternative landscape area along the west property line which the approved plan consists of a combination of different sized evergreen and deciduous trees.

Elevations

No changes are proposed to the exterior of the building with this application. The hotel building is 6 stories with a maximum height of 70 feet. The building has a flat roof behind parapet walls and the parapet walls vary in height to break-up the roofline. The exterior of the building consists of a stucco finish painted in earth tone colors, with stone veneer and bark bronze anodized aluminum frames for the window systems. Other architectural elements include pop-out and recesses to break-up the surfaces of the building, metal awnings, and fiber cement claddings. The parking garage is 3 levels, approximately 30 feet in height and will be painted in earth tone colors to match the hotel building.

Floor Plans

The only proposed change to the floor plan of the building is to add kitchens to the rooms that are suitable for non-transient occupancy. The hotel has an area of 146,260 square feet, which includes 250 guest rooms. Amenities within the hotel include a fitness center, meeting rooms, a bar and lounge area, guest laundry, and dining area (continental breakfast).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hotel is located in close proximity to the convention center and the majority of the guests will be people attending events at the convention center in need of short term lodging. However, the applicant states that there is a need for long term lodging for corporate guests who are in town for specific work projects who will require lodging for more than 30 days. It is expected that long term lodging will occupy approximately 10% of the rooms

in the hotel. Allowing long term lodging at this facility will fill the need for guests needing lodging for more than 30 days and this request is consistent with other similar hotels in Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0618-17	Approved hotel with waivers for reduced setbacks, trash enclosure separation, reduced parking, and alternative landscaping	Approved by PC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	P-F	Convention center
South	Commercial Tourist	R-5	Apartment complex under development
East & West	Commercial Tourist	R-5	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This site is located in close proximity to the convention center, several multi-family residential developments, and commercial developments. Long term lodging is consistent and compatible with the existing land uses in this area. Staff finds the proposed use will not have an adverse effect on the adjacent properties and is appropriate at this location; therefore, staff supports this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: GRIMM NORTION 2, LLC

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12-30-19</u> APP. NUMBER: <u>UC-19-1004</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Paroline</u> ACCEPTED BY: <u>AI</u> TAB/CAC MTG DATE: <u>1-28</u> TIME: <u>7P</u> FEE: <u>67500</u> PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: <u>2-19 9A</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H1 NRB</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Grimm Norton 2, LLC</u> ADDRESS: <u>11429 Perugino Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-696-8700</u> CELL: <u>000-000-0000</u> E-MAIL: <u>dgrimm@dgdevcorp.com</u>
	APPLICANT	NAME: <u>Grimm Norton 2, LLC</u> ADDRESS: <u>11429 Perugino Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-696-8700</u> CELL: <u>000-000-0000</u> E-MAIL: <u>dgrimm@dgdevcorp.com</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jjl@kcnvlaw.com</u> REF CONTACT ID #: <u>168639</u>

ASSESSOR'S PARCEL NUMBER(S): 162-15-103-007
 PROPERTY ADDRESS and/or CROSS STREETS: 755 Sierra Vista Drive
 PROJECT DESCRIPTION: Use permit for short/long term lodging in conjunction with an approved hotel.

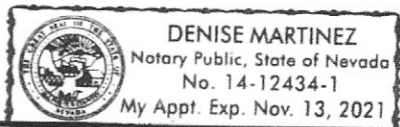
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec. 6, 2019 (DATE)
 By Daniel H. Grimm

NOTARY PUBLIC: [Signature]



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

December 19, 2019

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING

Attention: Al Laird

500 S. Grand Central Parkway, 1st Floor

Las Vegas, NV 89106

***Re: Justification Letter - Special Use Permit to allow
short term/long term lodging use in conjunction with an approved hotel
APN: 162-15-103-007***

Dear Mr. Laird:

Please be advised, this firm represents the applicant Grimm Norton 2, LLC. On behalf of the applicant, we are submitting a request for a special use permit to allow a short term/long term lodging use in conjunction with an approved hotel (WS-0618-17) operating as Hampton Inn & Suites and Home2Suites.

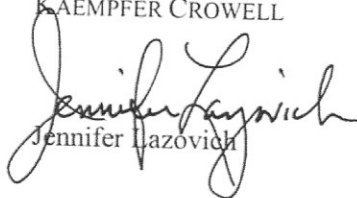
The hotel is located near Desert Inn and Paradise and will likely serve those attending conventions due to the proximity to the convention center.

On occasion, there will be guests who will stay for 30 days or longer. Each of the hotel rooms meet the intent of providing kitchens by having a microwave, mini-refrigerator with freezer and a sink. Additionally, guests can request an electric stove top from the front desk. Combined, these amenities meet the definition of a kitchen.

The applicant expects less than 10% of the rooms to be used for stays longer than 30 days. Those guests are typically corporate guests who are in town for specific work projects and they need amenities such as the kitchen, gym, restaurant and laundry. We believe that offering this length of stay to our guests is incidental and consistent with other similar hotels in Clark County and will not have a negative impact on the surrounding area.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/sfm

12

DAY CARE
(TITLE 30)

NELLIS BLVD/POWELL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0003-VAUSE FAMILY TRUST & VAUSE GARY & LINDA M. TRS:

USE PERMIT for day care.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** reduced setbacks for a shed; **3)** modify trash enclosure standards; **4)** tandem parking; and **5)** local street access.

DESIGN REVIEW for a day care facility on 0.3 acres in an R-1 (Single-Family Residential) Zone.

Generally located on the west side of Nellis Boulevard and the north side of Powell Avenue within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

161-20-612-007; 161-20-612-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce average landscaping width along Nellis Boulevard to zero feet where 6 feet is required per Section 30.64-13 (100% reduction).
2. Reduce rear and side setbacks for a shed to zero feet where 5 feet is required per Table 30.40-1 (100% reduction).
3. Modify trash enclosure standards to remove the concrete pad per Figure 30.56-24 and Section 30.56.120.
4. Allow tandem parking where not allowed per Section 30.60.050 (c) (6).
5. Allow access from a local street where not permitted per Table 30.56-2.

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4980 and 4990 Powell Avenue
- Site Acreage: 0.3
- Number of Lots/Units: 2
- Project Type: Day Care

- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 2,000 (office and classroom)/3723 total
- Parking Required/Provided: 5/5 (Limited to 2,000 square feet of office and classroom)

Site Plan

The site plan depicts 2 structures on 2, R-1 (Single-Family Residential) zoned lots. The day care operation was originally approved in 1975 for up to 87 children and operated continuously until 2004. After 2004, the day care operated at a maximum capacity of 64 children until finally closing in 2011. The western structure is a 1,248 square foot ranch style single family residential home that was converted to a commercial building. The building has an entrance on the west side and a 15 foot by 45 foot paved driveway off Powell Avenue. Paving exists between the street and both buildings, creating cross access. The western lot has an existing shed located on the north and east property lines. The eastern property has a 2,475 square foot commercial structure on a corner lot adjacent to Nellis Boulevard and Powell Avenue. The eastern property has a 30 foot wide driveway accessing Powell Avenue and 15 feet of paved surface area between the building and property line. South bound Nellis Boulevard has a 175 foot deceleration lane on the east side of this property between Plata Del Sol Drive and Powell Avenue. The trash enclosure is located between the 2 buildings and will open to the driveway located on the south side of the buildings. Two tandem parking spaces are proposed adjacent to the west property line with 1 additional parking space in the driveway adjacent to the western building. Two parking spaces are proposed near the southeast corner of the property.

Landscaping

The western lot has a 35 foot by 3 foot to 6 foot wide area of landscaping on the southern property line and 13 foot wide area of paving between the home and front property line. The southeast corner of the eastern lot is landscaped with a 5 foot by 50 foot area adjacent to the existing 4 foot sidewalk. The area adjacent to Nellis Boulevard cannot meet the minimum average landscape width due to the existing 6 foot fence.

Elevations

The elevations depict a ranch style home with hip roof on the western lot and a stucco commercial building with a tiled mansard parapet façade and flat roof. The eastern building has a primary entrance facing Powell Avenue and the western home has a west facing entrance. The existing 1 story shed is less than 200 square feet and located on the northeast corner of the western lot.

Floor Plans

The applicant is proposing to use a total of 2,000 square feet in both buildings for office and classroom area with remaining floor spaces used for storage, restrooms, and kitchen facilities. The shed will be used to store day care equipment. Both buildings have obtained commercial building permits for renovations in the past.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has operated child care facilities for 15 years and is proposing to improve 4990 Powell Avenue for continued use as a day care facility. The proposed child care facility will have 3 employees and 5 parking spaces. The facility will be able to handle as many as 60 children if needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-065-75	Day Care	Approved by BCC	October 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional, Residential Suburban (up to 5 du/acre)	C-P & R-1	Professional office converted & single family residential
South	Residential Suburban (up to 5 du/acre)	R-1	Single family residential
East	Commercial General	H-1	Commercial retail & commercial center
West	Residential Suburban (up to 5du/acre)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

According to the 2018 Bureau of Labor Statistics, occupational employment statistics for childcare workers as an occupation, the location quotient for this occupation is 0.83 for the State of Nevada and 0.75 for the Las Vegas-Henderson-Paradise metropolitan area. Considering 1.0 is the national index average, the Las Vegas metropolitan area appears to have an equivalent 75% of the average national employment for this sector, indicating a possible shortage of childcare workers and possibly a shortage of childcare businesses. This area of Clark County appears to be underserved for available child care facilities and the nearest similar facilities are located over a mile to the southwest and north.

Changes to traffic patterns and intensity since 2011 do not appear to be significant. The property was previously approved for use with 87 children and most recently for 64 children with greater hours of operation. The proposed maximum of 60 children is less intense than previous child

care facilities with fewer hours of operation. Drop-off and pick-up will take place at a variety of times during the day, making this facility more harmonious with the surrounding neighborhood. Both properties are classified as OP (Office Professional) planned land use in the Comprehensive Master Plan.

Waivers of Development Standards

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

Waiver of Development Standards #1

The Nellis Boulevard landscaping area is limited by the existing 6 foot block wall and attached sidewalk. The large palm tree located in the wall break is centrally located and the area at the northeast corner of the property is occupied by a street light and dead tree. Staff can support the request if the dead tree is replaced with a small tree that will not interfere with the power lines.

Waiver of Development Standards #2

The shed was constructed without a building permit and is less than 200 square feet in area. The shed appears to meet the height requirement and is adjacent to the northeast corner of the western lot. Staff does not object to the continued use of the shed, considering it is immediately adjacent to the commercial property to the north.

Waiver of Development Standards #3

The trash enclosure requires a concrete pad per standards and there is adequate space on the property to meet the requirement. Staff recommends denial of this waiver and installation of the concrete pad to meet the standard.

Waiver of Development Standards #4

The applicant is proposing to use the southwestern corner of the property for tandem parking to accommodate 2 vehicles. Staff recommends approval of the tandem parking due to there being adequate space for this type of parking.

Waiver of Development Standards #5

The location of the eastern building will not allow for direct access from Nellis Boulevard. This building was constructed and used as a commercial day care facility for over 20 years with local street access. Staff can support this request.

Design Review

The proposed child care facility is compatible with adjacent buildings and structures. Building and landscape materials are consistent with the surrounding area. The applicant will improve the property to remove undesirable appearances that have been in place since 2011. The traffic circulation will be dispersed throughout the day with arrivals and departures taking place through the cross access driveway and a majority of traffic exiting towards Nellis Boulevard. Any traffic

continuing west on Powell Avenue will not significantly impact typical residential traffic counts. The proposed use will not materially impact the health and safety of persons residing in the immediate neighborhood. The day care facility will be in harmony with the general purpose, goals and objectives of the plan and Title 30.

Staff Recommendation

Approval of the use permit, waiver of development standards #1, #2, #4, #5 and the design review; denial of waiver of development standards #3.

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:

- Replace the tree at the northeast corner of the property and replace groundcover in all landscape areas adjacent to streets;
- Screen all roof top mechanical equipment on both buildings;
- Paint both buildings with neighborhood appropriate subdued colors that are not considered vivid hues;
- 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.

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: MYISHA BONNER

CONTACT: MYISHA BONNER, 6544 CHEBEC STREET, NORTH LAS VEGAS, NV 89084



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 1-2-2020 APP. NUMBER: UC/WS/DR-20-0003
 PLANNER ASSIGNED: [Signature] TAB/CAC: Paradise
 ACCEPTED BY: [Signature] TAB/CAC MTG DATE: 1-28 TIME: 7pm
 FEE: \$1,825 PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 2-19-2020
 COMMISSIONER: TS ZONE / AE / RNP: R-1
 OVERLAY(S)? _____ PLANNED LAND USE: OP
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Gary Vause
 ADDRESS: 1951 S. Rainbow Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: _____ CELL: (702) 806-5643
 E-MAIL: L.H.s@aol.com

APPLICANT

NAME: Mijisha Bonner
 ADDRESS: 4980/4990 Powelle Ave. #1
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: (702) 561-6748 CELL: _____
 E-MAIL: mijisha.loves.god@yahoo.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Mijisha Bonner
 ADDRESS: 4466 E. Harmon Ave.
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: (702) 561-6748 CELL: _____
 E-MAIL: mijisha.loves.god@yahoo.com REF CONTACT ID #: _____

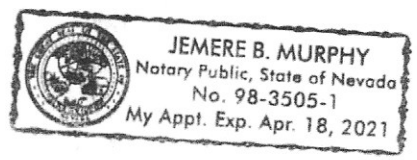
ASSESSOR'S PARCEL NUMBER(S): 161-20-612-007, 4990 (161-20-612-008)
 PROPERTY ADDRESS and/or CROSS STREETS: 4980/4990 Powelle Ave. 89121 & Nellis Ave.
 PROJECT DESCRIPTION: Child Care

(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] GRAY VAUSE
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5-1-2019 (DATE)
 By Gary Vause

NOTARY PUBLIC: Jemere B Murphy



*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.

Brady Bernhart

From: Myisha Bonner <myishalovesgod@yahoo.com>
Sent: Thursday, December 26, 2019 3:03 PM
To: Brady Bernhart
Subject: Myisha Bonner's Justification letter.

PLANNER
COPY
UC-20-0003

This justification letter is being used to serve as a request to receive waivers in the areas of major street entrance, trash enclosure and parking.

I Myisha Bonner have provided a child care services in this community for well over fifteen years. I have worked for a few centers and also owned my own Group Home Child Care for eight years. I am proud to say we have accomplished no complaints from our neighbors and or parents. We have been successful in this achievement through communication and respect for families and neighbors, which are high standard qualities that will be kept.

The building located at 4990 Powell Ave has been vacant and unkept for approximately 10 years or more. It was previously used as a Child Day Care Center and still holds strong potential to continue being used as such. We feel that because the building is located in a heavily saturated, family-oriented community that the excitement and motivation that we are putting forth in order to create an amazing academic center for those who live in more underprivileged areas, could prove to be a benefit to all. In our efforts to move forward with this, we feel as though cleaning up what is currently being seen as an eye sore in the community, would only help to build a stronger community and help to increase community efforts.

Pride and Joy hours of operation will be from 6am to 7pm. Our center will be more than just a traditional child care center. Our focus will be based on building up families through early childhood academics and education, community support and stability and offering resources and parenting assistance. Our goal is to build up the community through building strong families by sharing encouragement, motivation and perseverance. Through providing access to a computer and copy center and lending job searching assistance for parents in need of these tools, we can take pride in knowing that we are doing as much as possible to build up families in the community, as a whole.

As a result of the building being vacant for so long, we are requesting waivers on the entrance from a major street, parking spots and trash services, in order to expedite the opening of the center. At this time we can currently provide five (5) assessable parking spots (which seems to qualify the building without a waiver according to planning and zoning). The center will be providing three (3) employees who will be focused on assisting with child care check-ins/check-outs during the most active times of the day to ensure that the traffic will flow in a quick and easy manner.

As far as the entrance from Nellis Boulevard is concerned, we are requesting a waiver due to the fact of how the property is built and in accordance to the placement of the street poles, there is no true way to obtain an entrance from the major street. Lastly, we are also requesting a waiver for the trash enclosure. Our trash enclosure will be located on the west side of the backyard area. We will be utilizing the residential trash containers. Upon speaking with Republic Services, we have been informed that we will be provided with as many residential trash receptacles that are needed and that they will be able to schedule as many pick-ups that may be needed to maintain a handle on the trash disposal from week to week.

Sincerely Yours



02/19/20 BCC AGENDA SHEET

APARTMENT COMPLEX
(TITLE 30)

ELIZABETH AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0993-SHERWOOD PLACE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to waive screening of mechanical equipment.
DESIGN REVIEW for an existing apartment complex on 0.5 acres in an R-5 (Apartment Residential) Zone in the Midtown Maryland Parkway Overlay District.

Generally located on the north side of Elizabeth Avenue, 325 feet east of Maryland Parkway within Paradise. JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:
162-23-416-001

WAIVER OF DEVELOPMENT STANDARDS:
Waive screening of mechanical equipment per Table 30.56-2.

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 1300 Elizabeth Avenue
- Site Acreage: 0.5 net/0.7 gross
- Number of Lots/Units: 20
- Density: 28.6 du/ac
- Project Type: Apartment complex
- Number of Stories: 2
- Building Height (feet): 27
- Open Space Required/Provided: 2,000 square feet/6,187 square feet
- Parking Required/Provided: 35/19

History/Request

The current property owner's requested R-5 zoning (NZC-0741-16) when it was discovered a few years ago that there are 20 units within the complex when 15 units had been originally

approved. The applicant is requesting to waive the screened mechanical equipment to complete the building permits required to update the apartment complex.

Site Plan

Previously the site was approved for 2, "U" shaped buildings facing each other with a courtyard and pool in between the buildings. Access to the site is provided by existing 20 foot wide public alley located along the north and west sides of the complex. The plan depicts 19 parking spaces provided for the complex. The parking spaces consist of 2 parking spaces on the southwest corner of the site, 3 parallel parking spaces along the west side of the complex, and the remaining parking spaces located along the north side of the complex. The central courtyard and pool provide approximately 4,760 square feet of open space. A previously approved trash enclosure for the facility is located on the northeast corner of the site, adjacent to the east property line, and there are no changes being proposed with this application.

Landscaping

The previously approved plan depicts existing landscaping on the south side of the building along Elizabeth Avenue and some additional landscaping is shown in the courtyard. Additionally, there are 2 existing parking spaces on the southwest corner of the site that are adjacent to Elizabeth Avenue, and there is no landscaping between these parking spaces and the street that was also previously approved. There are no proposed changes to the existing landscaping.

Elevations

The buildings are 2 stories with a maximum height of 27 feet with a flat roof. Along the front (south side) of the building there is an existing parapet wall to screen the roof. The original plans for the zone change (NZC-0741-16) indicated that a parapet wall matching the existing parapet wall on the front of the building would be added to the rear and sides of the building to comply with current Code standards. That proposed design has been removed from the elevations. The exterior of the building has a stucco finish painted in earth tone colors. With the exception of the proposed parapet wall on the roof of the building, no changes are proposed to the exterior of the building.

Floor Plans

The plans depict a total of 20 units consisting of 8, one room/studio units and 12, two bedroom units ranging in area from 260 square feet to 945 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have talked to multiple contractors about the engineering aspect of adding a parapet to the existing building and concerns were that a new roof would also need to be added to ensure that no leakage would occur due to the age of the building, and that a new parapet would make annoying noise during wind event (similar to Veer Tower). Additionally, all required building permits have been pulled for all of the units (BD17-07110) and the trash enclosure is in process (BD19-58715).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400014 (Nzc-0741-16)	First extension of time for an apartment complex	Approved by BCC	March 2018
Nzc-0741-16	Reclassified site to R-5 zoning with several modifications to Title 30 to bring this apartment complex up to Code	Approved by BCC	January 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family developments residential
East	Residential High (8 du/ac to 18 du/ac)	R-4	Multi-family developments residential
West	Commercial General	C-2	Retail commercial uses

Related Applications

Application Number	Request
ET-19-400171 (Nzc-0741-16)	A second extension of time for an apartment complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards and Design Review

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

The existing exterior condition of the mechanical equipment has been in place since construction of the original buildings. The applicant has pursued completion of the interior remodel of all units (total of 20 units) as required by prior approval. Staff finds that the additional screening of the units will not significantly add to the aesthetics of the building as the existing tiled mansard roof along the south elevation and the portion of the east and west elevations of each building is sufficient and typical for the multi-family residential development in the area. Additionally, the addition of screening will be visible from the alleys located on the

west and north sides of the buildings providing minimal visual relief. Therefore, staff can support this request

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

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: NENAD BIRAC

CONTACT: NENAD BIRAC, 540 ELM DRIVE #203, LAS VEGAS, NV 89169