

V. Informational Items

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

VI. Planning & Zoning

1. **WC-20-400004 (WS-0048-10) -WINDMILL PARTNERS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters. Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action) **PC 3/3/20**
2. **AR-20-400012 (WS-0447-16) -NOYCORP 3546, LLC:**
WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW to review eliminating parking lot landscaping.
DESIGN REVIEW for a building addition and expansion of a parking lot in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Procyon Street, 200 feet south of Spring Mountain Road within Paradise. JJ/sd/ja **PC 3/17/20**
3. **NZC-20-0102-WAGNER ROBERT E & HILDA D:**
ZONE CHANGE to reclassify 1.1 acres from C-P (Office and Professional) Zone to R-E (Rural Estates Residential) Zone.
USE PERMITS for the following: **1)** allow existing accessory structures not architecturally compatible with the principal building (single family residence); and **2)** waive all applicable design standards for existing accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduce separation between buildings. Generally located on the south side of Oquendo Road, 290 feet west of Pecos Road within Paradise (description on file). JG/md/jd (For possible action) **PC 3/17/20**
4. **SC-20-0093-TWAIN DE, LLC:**
STREET NAME CHANGE: to change the name of Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue. Generally located east of Paradise Road and west of Maryland Parkway within Paradise. TS/dm/ja (For possible action) **PC 3/17/20**
5. **UC-20-0067-TROPICANA Z HOLDINGS, LLC:**
USE PERMIT to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.
DESIGN REVIEW for a food cart (taco cart/trailer) in conjunction with an existing tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, approximately 120 feet east of Maryland Parkway within Paradise. JG/lm/jd (For possible action) **PC 3/17/20**
6. **UC-20-0087-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:**
USE PERMIT for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from an automobile maintenance facility to a residential use; **2)** alternative design standards; **3)** increase fence height; and **4)** allow temporary signs (banner) to be permanent.
DESIGN REVIEW for the following: **1)** vehicle maintenance (automobile) facility; and **2)** signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action) **PC 3/17/20**

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

7. **VS-20-0070-PATRON INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue (alignment) between Las Vegas Boulevard South and Windy Road and a portion of right-of-way being Sunset Road between Windy Road and Las Vegas Boulevard South within Paradise (description on file). MN/sd/jd (For possible action) **PC 3/17/20**
8. **WS-20-0100-NEWPORT MEAT NEVADA INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** alternative mechanical equipment screening; **3)** alternative landscaping; and **4)** reduce parking. **DESIGN REVIEW** for the addition of mechanical equipment to an existing office warehouse building on 2.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Valley View Boulevard and the south side of Mesa Vista Avenue (alignment) within Paradise. MN/lm/jd (For possible action) **PC 3/17/20**
9. **DR-19-0906-M G P LESSOR, LLC:**
DESIGN REVIEWS for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase wall sign area; and **3)** increase animated sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action) **BCC 3/18/20**
10. **DR-20-0061-M G P LESSOR, LLC:**
DESIGN REVIEWS for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase the overall animated sign area in conjunction with an existing resort hotel (Mandalay Bay) on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/jor/jd (For possible action) **BCC 3/18/20**
11. **WC-20-400020 (VS-0387-11) -M G P LESSOR, LLC:**
WAIVERS OF CONDITIONS of a vacation and abandonment of a portion of Mandalay Bay Road requiring: **1)** Advertising visible from the public right-of-way will not be permitted within the vacated area; and **2)** Even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and codes that apply to public rights-of-way. Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action) **BCC 3/18/20**

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: March 10, 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

February 11, 2020

MINUTES

Board Members:	Jon Wardlaw –Chair- PRESENT John Williams —Vice Chair- PRESENT Raymond Berg – EXCUSED	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

Al Laird; 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 January 28, 2020 Minutes

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

Approval of Agenda for February 11, 2020

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

IV. Informational Items

None

V. Planning & Zoning

1. **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**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

- **Should 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.**
- **DENIAL-Design Review**

VOTE: 3-0 Williams abstained from comment and vote

2. **UC-20-0026-BUTLER FRANK JAMES & EDRA LINE:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the footprint of the principal dwelling in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the southwest corner of Lamb Boulevard and Callahan Avenue (alignment) within Paradise. JG/sd/jd (For possible action) **PC 3/3/20**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Philipp abstained from comment and vote

3. **UC-20-0041-BIG KAHUNA PROPERTIES, LLC:**
USE PERMIT for a proposed experimental laboratory (industrial hygiene) on a portion of 5.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Pama Lane, approximately 265 feet west of Eastern Avenue within Paradise. JG/sd/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-20-0045-PATRON INVESTMENTS, LLC:**
USE PERMITS for the following: 1) restaurant; and 2) outside dining.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce driveway departure distances from the intersection; and 3) modified driveway design standards.
DESIGN REVIEW for a proposed restaurant building on 0.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the east side of Windy Road within Paradise. MN/rk/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

- **Reduce 3 parking spaces on the East side of Sunset driveway to allow 25 foot throat depth**

VOTE: 4-0 Unanimous

5. **VS-20-0013-ROHANI PARVEZ & NAJMI RUHIYEH:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Pebble Cove, and between I 215 and Spencer Street within Paradise (description on file). MN/tk/jd (For possible action) **PC 3/3/20**

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

6. **WC-20-400004 (WS-0048-10) -WINDMILL PARTNERS, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters. Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action) **PC 3/3/20**

Held per applicant to have time to work with neighbor. Return to the Paradise February 25, 2020 TAB meeting

7. **WS-20-0020-LEVINE INVESTMENTS, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the distance between freestanding and monument signs along a street frontage; and 2) increase the number of monument signs.
DESIGN REVIEWS for the following: 1) freestanding sign; and 2) monument signs in conjunction with a commercial development and hotel on a 4.7 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Tropicana Avenue, 330 feet west of Koval Lane within Paradise. JG/nr//jd (For possible action) **PC 3/3/20**

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

8. **WS-20-0046-JENKINS NEVADA TRUST & JENKINS CARRIE L TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue, 200 feet east of Mira Vista Street within Paradise. JG/rk/jd (For possible action) **PC 3/3/20**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-1 Donovan opposed

9. **AR-20-400006 (UC-1050-17)-CHINA TOWN RETAIL, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a massage establishment; and 2) retail uses.
DESIGN REVIEW for an exterior and interior remodel of a portion of an existing building within an existing shopping center on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 570 feet west of Valley View Boulevard within Paradise. JJ/tk/jd (For possible action) **BCC 3/4/20**

MOVED BY-Donovan

APPROVE- Subject to staff conditions

- Leaving the 1 year review as public hearing condition
- 1 year review as public hearing

VOTE: 4-0 Unanimous

10. **UC-20-0016-3450 S. MARYLAND PARKWAY, LLC:**
USE PERMIT for a major training facility (vocational training).
DESIGN REVIEW for a proposed major training facility on a portion of 57 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

BCC 3/4/20

MOVED BY-Philipp

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

11. **UC-20-0029-EASTSIDE CONVENTION CENTER, LLC:**
USE PERMIT for deviations as depicted per plans on file.
DEVIATIONS for the following: **1)** reduced separation between freestanding signs; **2)** allow freestanding signs that are not located in landscaped or rockscaped areas; **3)** increase the number of directional signs; and **4)** all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: **1)** modifications to an approved comprehensive sign plan (LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); **2)** increase the overall freestanding sign area; **3)** increase the number of wall signs; **4)** increase overall wall sign area; and **5)** increase overall hanging sign area on a portion of 28.1 acres for the Caesars Forum Convention Center in conjunction with existing resort hotels (The LINQ, Harrah's, & Flamingo) and commercial/retail/dining and entertainment center (LINQ Promenade) on approximately 29.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/pb/jd (For possible action)

BCC 3/4/20

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 3-0 Philipp abstained from comment and vote

12. **ZC-20-0025-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 1.2 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** alternative driveway geometrics.
DESIGN REVIEW for an elementary school on 9.8 acres. Generally located on the south side of Hacienda Avenue and the west side of Tamarus Street within Paradise (description on file). JG/pb/ja (For possible action)

BCC 3/4/20

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be February 25, 2020

IX. Adjournment
The meeting was adjourned at 9:10 p.m.

DRAFT

03/03/20 PC AGENDA SHEET

WALL SIGNS
(TITLE 30)

WINDMILL LN/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400004 (WS-0048-10) - WINDMILL PARTNERS, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring a sign to be black faced with 12 inch to 24 inch backlit letters.

Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

177-10-411-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 470 E. Windmill Lane
- Site Acreage: 4.3
- Project Type: Wall Sign
- Number of Stories: 1
- Square Feet: 5,367

Site Plans

The plans show an existing 5,367 square foot building within a shopping center. The building is located on a pad site in the southwest corner of this shopping center, and is constructed to within 10 feet of Windmill Lane. A 2,400 square foot restaurant (previously Bachi Burger and currently Juicy Burgers) is occupying one of the suites within the building. The design of this building was approved via DR-1694-06.

Elevations

The north wall includes a storefront glass door entry, utility door, decorative stone columns, and an earth tone painted stucco exterior. The elevation of the north wall for the restaurant depicts a 37 square foot front lit cabinet sign, illuminated with wall attached LED's.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0048-10:

Current Planning

- Convert round lights on the north side of the building facing the residential development to downward facing lights;
- Sign to be black faced with 12 inch to 24 inch backlit letters;
- Property owner to assist the adjacent residential property owner with wall issues;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Signage

Three wall signs are included on the north elevation of the building, and all these signs face the adjacent single family residence to the north of the shopping center. The previously approved restaurant sign was a reverse pan channel and internally lit with white neon faces painted with 3 inch black returns. The darkened letters limited the impact from light on surrounding property. The other 2 wall signs are 2 feet high with either one row of 2 foot high letters or two rows of 1 foot high letters. The proposed new wall sign is 8 feet 2 inches long and 4 feet 6 inches high and will not include darkening treatment to limit light intensity.

Applicant's Justification

The applicant is requesting to install a front lit cabinet sign facing a residential area on the north side of the building at 470 E. Windmill Lane, Suite 100. The new sign will replace the previous 12 inch by 24 inch black faced sign, backlit letters and downward facing lights.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0678-17	Retail and restaurant in conjunction with an existing shopping center	Approved by BCC	October 2017
UC-0866-16	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant	Approved by PC	February 2017
UC-08N-15	On-premises consumption of alcohol (service bar) and hookah lounge in conjunction with a proposed restaurant (Suite 170)	Approved by PC	January 2016
UC-0311-13	On-premises consumption of alcohol (supper club) in conjunction with an existing restaurant (Green Revolution)	Approved by PC	July 2013
UC-0342-12	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Shoku Ramen)	Approved by PC	October 2012
WS-0048-10	Permit wall signs to face a residential use	Approved by PC	April 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0716-09	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Bachi Burger)	Approved by PC	February 2010
UC-0268-08	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant – expired	Approved by PC	May 2008
WS-1401-07	Increased building height in conjunction with an approved retail development and a waiver of conditions to delete all conditions of a zone change (ZC-0448-06)	Approved by BCC	January 2008
ZC-0448-06	Reclassified from R-E to C-1 zoning for a retail center	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family homes
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1	A portion of the same center
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The general conditions surrounding the restaurant have not changed or significantly improved since receiving approval with conditions in 2010. The residential property located approximately 194 feet north of the restaurant, continues to exist as it did in 2010. A majority of the original landscaping installed at the northwest corner of the property between this building and the residential home has either died or been removed since 2010. The missing trees did not have a chance to reach a height that may have allowed for adequate screening. The owner has not replaced the trees to match the original landscape plan. The proposed sign is not comprised of darkened letters and incorporates brighter colors with a lit background and as such will be less compatible with the original sign and surrounding neighborhood. The original condition is needed to fulfill its intended purpose of limiting exposure to lit signs by surrounding residential uses.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DOMINIC CASE

**CONTACT: DOMINIC CASE, JUICY BURGERS, 470 E. WINDMILL LANE, SUITE 100,
LAS VEGAS, NV 89123**

03/17/20 PC AGENDA SHEET

BUILDING ADDITION
(TITLE 30)

PROCYON ST/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400012 (WS-0447-16) -NOYCORP 3546, LLC:

WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW to review eliminating parking lot landscaping.

DESIGN REVIEW for a building addition and expansion of a parking lot in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Procyon Street, 200 feet south of Spring Mountain Road within Paradise. JJ/sd/ja

RELATED INFORMATION:

APN:

162-17-202-005

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3546 Procyon Street
- Site Acreage: 2.3
- Project Type: Building addition (sheet metal manufacturing area)
- Number of Stories: 1
- Building Height: 18 feet
- Square Feet: 8,000 (building addition)
- Parking Required/Provided: 81/81

Site Plan

The original plans show an existing 28,752 square foot office/warehouse building with an 8,000 square foot addition to the north side of the building. The main building is located at the front western portion of the property facing Procyon Street. The approval also includes an expansion of a parking lot along the south side of the existing building. This area is currently paved and used for outside storage. The applicant is in the process of removing the outside storage and is striping the parking spaces in this area of the site. When completed, there will be 81 parking spaces provided on-site where a total of 81 spaces are required. Access to the site is granted via 2 existing curb cuts along Procyon Street.

Landscaping

No changes were proposed or required to the existing landscaping.

Elevations

The elevations depict an 18 foot high, 40 foot by 200 foot addition to the north side of an existing office/warehouse building. Three overhead doors are shown on the elevations for the addition consistent with existing overhead doors on the existing building. The existing building is constructed of CMU block and the addition will be premanufactured metal construction that is painted to match the existing building. The new addition does not exceed the height of the existing building.

Floor Plans

The building addition is 8,000 square feet and provides additional space for sheet metal manufacturing. There is no interior access between the existing building and approved addition. The addition has access doors and overhead doors.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400176 (WS-0447-16):

Current Planning

- Until August 16, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0447-16:

Current Planning

- 2 years to commence and 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 to 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

- Drainage study and compliance;
- Applicant to remove or redesign parking area parallel to Procyon Street to prevent vehicles to back out into the right-of-way;
- Replace existing over wide pan driveway with commercial driveway(s) per County Standards 222.1 and 225 and curb, gutter and sidewalk.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they missed by the current planning change to August 16, 2019 and missed their application review time period. The applicant states that they have all of their final inspection approvals and the project is 100 percent complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400176 (WS-0447-16)	First extension of time to establish a warehouse addition and waive parking lot landscaping	Approved by PC	September 2018
WS-0447-16	Original application to establish a warehouse addition and waive parking lot landscaping	Approved by PC	August 2016
ADR-0206-14	Metal building addition (storage) in conjunction with an existing office/warehouse building	Approved by ZA	April 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South & West	Commercial Tourist	M-1	Developed office/warehouse uses with outside storage
East	Commercial Tourist	H-1	Mixed-use development

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 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.

The applicant has completed the building addition and the new parking area and has received all final inspections. Staff can support the proposed application 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:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NEVADA FILTER SERVICE

CONTACT: NEVADA FILTER SERVICE, 6220 KIMBERLY AVE STE #8, LAS VEGAS, NV 89122

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS 0447-16</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>1-28-2020</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TJK</u> FEE: <u>950.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>ET 20-4000/2</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>2/25</u> TIME: <u>7pm</u> PC MEETING DATE: <u>3/17</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M1</u> PLANNED LAND USE: <u>PDE CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>NOYCORP 3546 LLC</u> ADDRESS: <u>3546 PROCYON ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 382-8244</u> FAX: <u>(702) 382-8243</u> CELL: <u>(702) 858-1107</u> E-MAIL: <u>pro-m@msn.com</u>
	CORRESPONDENT	NAME: <u>Nevada Filter Service</u> <u>178121</u> ADDRESS: <u>6220 KIMBERLY AVE. Suite #8</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702) 369-9931</u> FAX: <u>(702) 369-9932</u> CELL: <u>(909) 721-7580</u> E-MAIL: <u>max@nevadafilter.com</u>

ASSESSOR'S PARCEL NUMBER(S): 162-17-202-005

PROPERTY ADDRESS and/or CROSS STREETS: 3546 Procyon ST. Las Vegas, NV. 89103

PROJECT DESCRIPTION: Install new metal building addition (8,000 SQ. FT.)

(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.

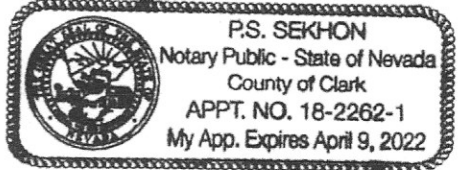
Emilio Arriel Ygnelzi
 Property Owner (Signature)

EMILIO YGNELEZI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 27th Jan 2020 (DATE)

By Emilio Arriel Ygnelzi
 NOTARY PUBLIC: P.S. Sekhon



*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.



NEVADA FILTER SERVICE

ET-20-400012

M & J CORPORATION
dba **NEVADA FILTER SERVICE**

Where Great Finishes Start

Thursday January 2, 2020

To:
Nancy A Amundsen, Director
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

RE:
Permit #ET-18-400176 (WS-0447-16)
Nevada Precision Inc.
3546 Procyon Street
Las Vegas, Nevada 89103

Dear Nancy,

I am writing this letter to beg for forgiveness for missing our dead line of August 16, 2019 for review as public hearing. At the meeting the Town board had approved a February 16, 2020 date to come back for a review. I missed the change by the Current Planning change to August 16, 2019. I would like to have you allow us to Re Submit to for a new review date. We are 100% complete with our project and have all finals from Clark County Building and Fire on October 18,2019. See attached.

What can we do? Please guide me in doing the correct thing for my customer.

Sincerely

Max H. Hirsch
President

2

03/17/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

OQUENDO RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0102-WAGNER ROBERT E & HILDA D:

ZONE CHANGE to reclassify 1.1 acres from C-P (Office and Professional) Zone to R-E (Rural Estates Residential) Zone.

USE PERMITS for the following: 1) allow existing accessory structures not architecturally compatible with the principal building (single family residence); and 2) waive all applicable design standards for existing accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduce separation between buildings.

Generally located on the south side of Oquendo Road, 290 feet west of Pecos Road within Paradise (description on file). JG/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-601-004

USE PERMITS:

1. Allow existing accessory structures (metal garage, metal carport, and storage buildings) not architecturally compatible with the principal building (single family residence) where required per Table 30.44-1.
2. Waive design standards on all elevations for existing accessory structures where required per Table 30.56-2a.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear yard setback for an existing accessory structure (metal garage) to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).
 - b. Reduce the front yard setback for an existing accessory structure (metal carport) to 25 feet where 40 feet is required per Table 30.40-1 (a 37.5% reduction).
2. Reduce the required building separation between an existing accessory structure (metal carport) and the principal building (single family residence) to 1 foot where 6 feet is required per Table 30.40-1 (an 83.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3345 E. Oquendo Road
- Site Acreage: 1.1
- Project Type: Single family residence
- Number of Stories: 1
- Building Height (feet): 17 (single family residence)/13 (metal carport)/15 (metal garage)/12.5 (2 storage buildings)/10.5 (storage building)
- Square Feet: 2,766 (single family residence)/270 (metal carport)/480 (metal garage)/192 (2 storage buildings)/122 (storage building)

Neighborhood Meeting Summary

This request is to reclassify 1.1 acres from C-P to R-E zoning for an existing single family residence. The applicant conducted a neighborhood meeting at his residence on January 25, 2020, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Three persons attended the meeting expressing support over the request. The applicant discussed the negative aspects of the property being zoned for commercial purposes and the work that was done on the subject property to correct the previous Code Enforcement violation, which has now been closed. The applicant stated he received several phone calls during the week from neighbors expressing support of the request, in addition to an inquiry from a nearby property owner inquiring about what the meeting notice meant.

Site Plans

The plans depict an existing single family residence located on the west side of the subject property with the following setbacks: 1) 50 feet from Oquendo Road (north property line); 2) 20 feet from Sage Brush Street (west property line); 3) 55 feet from the south property line; and 4) 195 feet from the east property line. Multiple accessory buildings are located throughout the interior of the site consisting of 3 storage buildings, a metal carport, and a metal garage. Three storage buildings and 1 metal garage are located to the southeast of the residence, in the rear yard. The applicant is currently in the process of relocating the storage buildings to ensure compliance with the applicable setback requirements. Two storage buildings will be set back a minimum of 18 feet from the south (rear) property line while the third building will be set back 5 feet from the south property line. An existing metal garage is also located within the rear yard, and is set back 5 feet from the south property line. However, there is an existing 5 foot eave extending from the rear portion of the building to the south property line, necessitating the request for the setback reduction. The metal garage is set back a minimum of 100 feet from the north property line, adjacent to Oquendo Road. The metal carport is set back 25 feet from the front property line, and has a 1 foot separation from the existing single family residence. Access to the site is granted via a circular driveway adjacent to Oquendo Road. A second, existing gravel driveway is located along Oquendo Road, with 23 feet of separation between the driveways. The eastern portion of the subject property will remain undeveloped at this time.

Landscaping

The plans depict existing mature landscaping consisting of 2 sycamore trees in the rear yard. Two elm trees and 1 sumack tree are located within the front yard of the property. A 6 foot high decorative CMU block fence separates the east and west portions of the project site. A photograph depicts an existing decorative 5 foot high fence, consisting of pilasters, wrought iron, and CMU block located within a portion of the front and side yards of the residence.

Elevations

The plans and photographs depict an existing, 1 story single family residence featuring a pitched, asphalt shingled roof with a maximum height of 17 feet. The exterior of the residence consists of stucco siding. The existing residence is painted with neutral, earth tone colors. The garage in the rear yard has an overall height of 15 feet while the carport in the front yard measures 13 feet in height. Both the garage and carport consist of a horizontal metal exterior and are painted with subdued colors complimenting the existing color of the residence. The existing storage buildings range between 10.5 feet to 12.5 feet in height. All of the storage buildings feature a pitched roof with asphalt shingles, and an exterior wood siding. The storage buildings are painted with neutral, earth tone colors matching the colors of the existing residence.

Floor Plans

The plans depict an existing single family residence with an area measuring 2,766 square feet that includes 4 bedrooms, 2 bathrooms, dining room, kitchen, laundry room, living room, and a garage/game room. The storage buildings range between 122 square feet to 192 square feet in area. The garage located in the rear yard has an overall area of 480 square feet. The carport, located in the front yard, has an overall area of 270 square feet.

Applicant's Justification

The applicant states the metal garage structure located in the rear yard was constructed with a horizontal metal siding that does not match the existing single family residence. However, the metal structure is set back over 100 feet from the street, consists of anodized aluminum, and is painted in a color similar to that of the residence. The metal garage and carport have been on the property for over 10 years without any complaints. The materials of the 2 small frame storage buildings do not match the construction materials of the exterior of the residence, because the residence used to be wood siding on the bottom half of the house and was changed to a stucco exterior. The structures are painted with neutral, earth tone colors. The applicant states the existing structure located in the rear yard, just west of the mid-point fence, has been demolished to relocate the existing storage buildings to comply with setback and building separation requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1496-99	Reclassified the subject property from R-E to C-P zoning to convert the single family residence to an office building	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-D	Single family residential development
South	Office Professional	R-E	Single family residences
East	Office Professional	R-E	Undeveloped
West	Public Facilities	P-F	Del Sol Academy of the Performing Arts

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states the subject property is surrounded by R-E zoned properties. With the exception of Del Sol High School, all of the properties adjacent to the subject property are zoned R-E. The project site was originally zoned R-E; however, the people that acquired the new zoning never finished the improvements required to change the occupancy of the residence.

Immediately to the south and east of the project site are developed and undeveloped R-E zoned parcels. Staff finds the requested R-E zoning provides an appropriate transition from the P-F zoning to the west, across Sage Brush Street, and the R-D zoning to the north, across Oquendo Road. The proposed zone change to R-E for the project site and existing single family residence is consistent and compatible with existing and approved development in this area and is appropriate for this location.

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

The applicant states the surrounding area is all residential with large lots, with the exception of the school. The applicant states converting the single family residence into an office building would be very difficult. Traffic flow generated by an office building would be a burden and cause great annoyance to all of the neighbors. The lot is not large enough for an office development, lacks room for parking spaces, and would generate too much additional traffic with an office development.

Immediately to the south and east of the project site are developed and undeveloped R-E zoned parcels. Farther to the north, across Oquendo Road, is an existing single family residential development zoned R-D. Staff finds the proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

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

The applicant states the impact on the facilities will be far less with changing the subject property back to R-E zoning. The single family residence generates very little traffic as only the applicant and his wife live on the property. The applicant states they are small users of utilities so the impact on additional services would be less.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The reduction to R-E zoning will permit a zoning district with less intensity that will alleviate any additional burden on the existing facilities and services.

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

The applicant states the requested zoning enables the property to have similar zoning with the surrounding properties, with the exception of the school to the west. In accordance with General Policy 4 from the Comprehensive Master Plan, the zone change would preserve the existing residential neighborhood by encouraging the other vacant lots to be improved since the existing C-P zoning is proposed for reclassification to R-E. In accordance with General Policy 6, by returning the property to the original zoning of R-E there would be no impact on fire, police, water, sewer, roads, schools, and adjacent municipalities, because it is currently a residence.

Staff finds the proposed request complies with General Policy 4 of the Comprehensive Master Plan by preserving residential neighborhoods by encouraging lots within these areas to develop at similar densities as the existing area. The requested R-E zoning allows up to 2 dwelling units per gross acre, and is consistent and compatible with the surrounding R-E and R-D zoned properties. Staff finds the requested zoning will reduce the cumulative impact on the existing facilities and services in the surrounding area. Staff finds the requested zoning is an appropriate transition from the existing estate residential areas located immediately to the north, south, and east of the project site. Staff finds this request complies with several goals and policies of the Comprehensive Master Plan.

Summary

Zone Change

The proposed request is appropriate for the surrounding area as the R-E zoning district will have less impact than the current zoning district designation of O-P. The density and intensity of the proposed request is consistent and compatible with the existing single family residential development in this area. There has been no indication that the proposed project will have an

adverse effect on public services or facilities in this area. The proposed project complies with other goals and policies within the Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary amendment request.

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.

Staff finds the requested use permits to waive architectural compatibility and the design standards for the existing accessory structures will have minimal to no impact on the surrounding land uses and properties. Aerial photographs depict the metal garage and carport have been located on the subject property for a minimum of 10 years. There have been no complaints regarding the existing accessory structures; therefore, staff recommends approval subject to a condition to obtain all necessary building permits for the existing accessory structures within 1 year.

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 #1a

Although the applicant has provided an approval letter from the adjacent property owner to the south who is most affected by the setback reduction, staff cannot support this request. The setback reduction is a self-imposed burden, which can be remedied by the applicant removing the 5 foot eave from the garage. Therefore, staff recommends denial subject to an if approved condition requiring the applicant to install a gutter along the rear roofline of the garage to prevent storm water run-off onto the adjacent property to the south.

Waiver of Development Standards #1b

Staff does not object to the front yard setback reduction and building separation reduction for the existing metal carport. The metal carport occupies an existing area of 270 square feet, and has been painted with a neutral color matching the color of the residence. Staff finds the waiver requests will have minimal to no impact on the adjacent properties and surrounding land uses; therefore, recommends approval.

Staff Recommendation

Approval of the zone change, use permits, and waiver of development standards #1b and #1c; denial of waiver of development standards #1a. This item will be forwarded to the Board of

County Commissioners' meeting for final action on April 22, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Relocate existing accessory structures per plans on file;
- 1 year to obtain any required building permits and complete the inspection process for the existing accessory structures;
- Provide a gutter for the rear roofline of the metal garage located in the rear yard to prevent storm water run-off onto the adjacent property to the south;
- 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 the use permits and waivers of development standards must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

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: 1 letter of support

PROTESTS:

APPLICANT: ROBERT WAGNER

CONTACT: ROBERT WAGNER, 3345 E. OQUENDO RD., LAS VEGAS, NV 89120



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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>2/3/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,602</u> CHECK #: <u>4169</u> COMMISSIONER: <u>GIBSON</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>N20-20-0102</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>7:00 PM</u> PC MEETING DATE: <u>2/17/20</u> <u>7:00 PM</u> BCC MEETING DATE: <u>4/22/20</u> <u>9:00 A.M.</u> ZONE / AE / RNP: <u>C-P to R-E</u> PLANNED LAND USE: <u>WPCP</u> NOTIFICATION RADIUS: <u>450'</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Robert Wagner</u> ADDRESS: <u>3345 E. Oquendo Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-255-9623</u> CELL: <u>702-250-3175</u> E-MAIL: _____	
	APPLICANT	NAME: <u>Robert Wagner</u> ADDRESS: <u>3345 E. Oquendo rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-255-9623</u> CELL: <u>702-250-3175</u> E-MAIL: <u>Bobwagner@collument.co</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Robert Wagner</u> ADDRESS: <u>3345 E. Oquendo Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-255-9623</u> CELL: <u>702-250-3175</u> E-MAIL: <u>Bobwagner@collument.co</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-36-601-004

PROPERTY ADDRESS and/or CROSS STREETS: 3345 E. Oquendo Rd

PROJECT DESCRIPTION: Non conforming zoning change

(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.

Robert E. Wagner Robert E Wagner
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/3/2020 (DATE)
 By Robert E Wagner

NOTARY PUBLIC: Jamie Lynn Butler

JAMIE LYNN BUTLER
 NOTARY PUBLIC
 STATE OF NEVADA
 COUNTY OF CLARK
 No. 17-2567-1 MY APPT. EXPIRES MAY 31, 2021

*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.

12/27/19

To: Comprehensive Planning and Zoning

Compelling Justification Letter

**PLANNER
COPY**

Dear Sirs,

Below I will answer each of the 4 criteria asked for

1. I am surrounded by all RE zoned properties. With the exception of Del Sol High School all of the properties that border me are zoned RE. My property was originally zoned RE but the people that acquired the new zoning never finished the improvements required to become zoned Commercial Professional. This is clearly a residential area.
2. The surrounding area is all residential with large lots. In fact I believe that to turn my house into a commercial building would be very difficult. This does not even take into consideration that the traffic flow would be a burden and cause great annoyance to all of the neighbors. The lot is large enough to house many offices with no room to park and too much additional traffic.
3. The impact on the facilities will be far less with this being changed back to RE. Very little traffic as only my wife and I live there. We are small users of utilities so the impact on additional services would be less.
4. It actually makes the property fit back into what is already here, because all of the properties on my South, East and West are coned RE with the exception of the back of the school.

Waivers

1. Waiver for front Setback of Carport only 25' where 40' is required
2. Waiver to reduce separation between existing accessory structure carport to 5' where 6' is required.
3. Reduce setback for the existing structure to 0 feet where 5' is required for eave overhang

Waiver justifications

1. Requesting a special use permit for existing structure that has horizontal metal siding that does not match the single family residence. The metal structure is anodized aluminum and is setback over 100' from the street. It is painted to be very similar in color as the main structure.
2. Requesting a special use permit for 2 small frame storage buildings that all though they do not match the construction materials of the exterior of the residence, because the residence used to be wood siding on the bottom half of the house and I changed to be stucco on the entire house making the existing storage buildings appear to be different when underneath they are not.

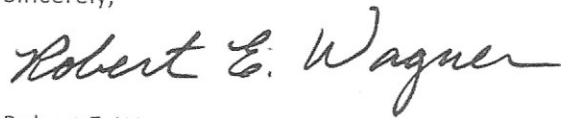
Everything is painted in earth tones to go very well with the house. The buildings are both less than 200 sq feet in area and no permit was needed.

Each of these small structures were built years ago when they did conform to the house. I am trying to help the Township return this property to its original zoning as the surrounding area would not be conducive to CP zoning on this acre of land where undue traffic would be brought into a residential neighborhood. Please help me get this zoning change done for the benefit of everyone here.

Please also note that if this property had not been changed to the CP zoning most of the improvements I have made to bring it back into conformance with RE zoning would not have been required as they would have been grandfathered in. Also please note that many of the residences in this area have separate structures that are not the same building materials as the residence.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Wagner". The signature is written in black ink and is positioned above the printed name.

Robert E. Wagner

Home Owner

03/17/20 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

TWAIN AVE/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-20-0093-TWAIN DE, LLC:

STREET NAME CHANGE: to change the name of Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue.

Generally located east of Paradise Road and west of Maryland Parkway within Paradise.
TS/dm/ja (For possible action)

RELATED INFORMATION:

APN:
List on file.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL
WINCHESTER/PARADISE - COMMERCIAL TOURIST
WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description
General Summary

- Site Address: Multiple addresses on Twain Avenue
- Project Type: Street name change to Siegel Cares Avenue

Applicant's Justification

The applicant is requesting to change the name of Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue. They state since the alignment of Twain Avenue already changes to Sands Avenue west of Paradise Road, changing the name east of Paradise Road would be logical since Twain Avenue is not one continuous alignment. Also, the Siegel family and their entities own several different properties along this stretch of road including their corporate offices and four flexible stay apartment complexes. They are involved in the community and are working with Las Vegas Metropolitan Police Department to make the neighborhood safe. Historically, this section of Twain Avenue is known for having a poor reputation and changing the street name is part of their continued effort to improve the image for this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist, Public Facilities, Commercial General	H-1, C-2, R-5, & P-F	Multiple family residential, elementary school, & commercial development
South	Commercial Tourist, Public Facilities, Commercial General	H-1, C-1, C-2, R-5, & P-F	Multiple family residential, park, & commercial development
East	Commercial Tourist	H-1	Commercial development
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

In 1980, Public Works submitted a street name change application, STC-4-80, to correct the multiple street names being used for the segment of road between Las Vegas Boulevard South and Paradise Road. At the time, Twain Avenue and Sands Avenue were both being used. It was suggested to name the segment, Twain Avenue. With neighborhood support, the Planning Commission approved the portion of the street between Paradise Road and Las Vegas Boulevard South as Sands Avenue. Although the alignment has three separate names between Interstate 15 and Maryland Parkway, the naming is consistent with the Las Vegas Valley Street Naming & Address assignment Policy as it pertains to off-set alignments and the naming of the street when it leaves the alignment by more than 150 feet.

In 1989, a street name change application was submitted to change the name of the Twain Avenue alignment between Interstate 15 and Spencer Street to one of the following: Mirage Boulevard, Mirage Road or Mirage Avenue. STC-3-89 received opposition from the property owners and the name change was not approved. Again, in 2004, a street name change application, SC-0154-14, was submitted to change the name of Twain Avenue to Sands Avenue between Paradise Road and Maryland Parkway in an effort to improve public image. That street name change was denied by the Town Board and then denied by the Planning Commission.

The Las Vegas Valley Street Naming & Address Assignment Policy states a street name shall not change along the extension of an alignment. Although Twain Avenue changes from public right-of-way to private and then back to public right-of-way east of Maryland Parkway, it is still considered an extension of the alignment. The order of vacation from 1964, document 528:425164, that vacated the portion of Twain Avenue on the Boulevard Mall property, stipulates the owners of the Boulevard Mall must maintain the 80 foot right-of-way and the street "shall not be closed unless and until a new 80 foot right-of-way (re-routed Twain Avenue) shall have been provided". This indicates the private street was intended to remain Twain Avenue. When driving the alignment, the transition is seamless and does not have any identifying factors to alert a driver they are not on Twain Avenue. The Las Vegas Valley Street Naming & Address Assignment Policy does not differentiate between public and private roadways.

The Combined Fire Communication Center approved the requested street name of Siegel Cares Avenue but stated it was Clark County's responsibility to ensure the street name change does not impact the master streets and highway plan. The street alignment of Twain Avenue is shown on the Comprehensive Master Plan Transportation Element as a collector street with an 80 foot right-of-way that spans almost the entire width of the Valley. Maintaining existing street names help with continuity and ease of locating addresses, especially in our older, established areas.

There are a total of 37 parcels abutting this segment of the alignment. There are 57 physical addresses with 10 of them being apartment buildings and approximately 189 active business licenses that would be affected by this change. Changing the street name would impose the burden of changing personal information such as driver's license and checks and also business documents including licenses, marketing material and business cards. In addition to other various items.

Due to the previous attempts to change the name of Twain Avenue between Paradise Road and Maryland Parkway that were not supported, the request to deviate from the Las Vegas Valley Street Naming & Address Assignment Policy, and with the number of properties being affected, staff cannot support this application.

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:

- Subject to the street name Siegel Cares Avenue;
- Applicant to coordinate with Comprehensive Planning, Addressing Services on the implementation of the street name and address changes;
- Applicant is responsible for paying the costs to change the address for all affected by this change, this includes but is not limited to the costs of licenses, checks, business cards, stationery, advertising and signage.
- Applicant is advised that they are responsible for the installation of street signs, per Public Works requirements; and that they shall notify affected business/property owners when the street name change will take place.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JUDITH SIEGEL

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH
FOURTH STREET, #200, LAS VEGAS, NV 89131

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

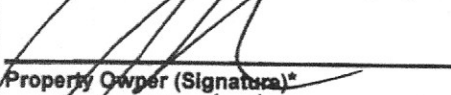
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" 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>1/30/2020</u> PLANNER ASSIGNED: <u>DMm</u> ACCEPTED BY: _____ FEE: <u>\$400</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUD1, MUD2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>SC 20-0093</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>3/17/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1, C1, C2, RS, PF</u> PLANNED LAND USE: <u>CT, PF, CG</u> NOTIFICATION RADIUS: <u>0</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Twain DE, LLC</u> ADDRESS: <u>3790 Paradise Road, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT NAME: <u>Judith Siegel</u> ADDRESS: <u>3790 Paradise Road, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-947-8330</u> CELL: <u>818-968-3342</u> E-MAIL: <u>jsiegel@siegelcompanies.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): 162-15-302-014 (See Attached)

PROPERTY ADDRESS and/or CROSS STREETS: Twain Avenue btw Paradise Road & Maryland Parkway

PROJECT DESCRIPTION: Street name change for Twain Avenue btw Paradise Road & Maryland Parkway

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

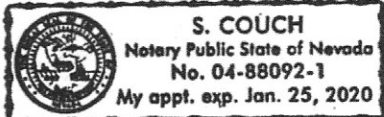

 Property Owner (Signature)*

Judith Siegel
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 7, 2020 (DATE)
 By Judith Siegel

NOTARY PUBLIC: S. Couch



*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.

SC-20-0093

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

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

January 28, 2020

Via Hand Delivery

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Twain DE, LLC*
Twain Street Name Justification Letter
3790 Paradise Road, Suite 250
Parcel # 162-15-302-014

To Whom It May Concern:

On behalf of our client, Twain DE, LLC, we are proposing a street name change to an approximately one (1) mile stretch of Twain Avenue between Paradise Road & Maryland Parkway. The Applicant is the largest and most recognizable property owner in the area and the name change is appropriate for the following reasons.

Twain Avenue as it now exists is disjointed and confusing. If you start at the intersection of Twain Avenue and Cabana Drive and travel west it is off alignment at three (3) locations prior to getting to Maryland Parkway. Just east of Maryland Parkway Twain Avenue turns into a private road as it goes through the Boulevard Mall property. If you continue going west on Twain Avenue the street turns into Sands Avenue. The street name changes again from Sands Avenue to Spring Mountain Road once you get west of Las Vegas Boulevard. More confusion is created because Twain Avenue is on a totally different alignment from east to west starting from Dean Martin Drive. Twain Avenue terminates again at Cimarron Road into Desert Breeze and then continues west again at Durango Drive. All of these different alignments, turns, and breaks makes this request even more logical.

There has already been precedent set for changing the name on this street. The portion of Twain Avenue from Las Vegas Boulevard to Paradise Road was changed as the Las Vegas Sands was the biggest property owner on that stretch.

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The Siegel family and their various entities are by far the largest and most recognizable property owner on the stretch of Twain Avenue between Paradise Road and Maryland Parkway. The Siegel corporate office, four (4) flexible stay apartment complexes (Siegel Suites Twain I-IV), and an additional corner property that is being developed are all owned and operated by the Siegel family. In addition, the Siegel family also owns and operates several other properties including Siegel Suites Cambridge, Siegel Suites Swenson, and Siegel Suites Swenson II all just off Twain Avenue. Lastly, the Siegel family also owns several commercial properties along this stretch of Twain, including the current location of Bagelmania.

The applicant is requesting a name change to Siegel Cares. This name identifies with the primary property holder on the block and gives a presence to the numerous businesses in the area with the Siegel name. This section of Twain Avenue is commercial and there are no private residences.

30.16.70 provides the following conditions of approval:

- 1) The applicant shall be responsible for installation of street signs, per Public Works requirements.
- 2) Applicant shall cover the costs of the advertising signs and costs to businesses and residences along the street alignment to cover changes to business cards, checks, and stationary.
- 3) Applicant to notify affected business/property owners when the street name changes will take effect.

The applicant will comply with all of these conditions.

For the reasons stated above we are requesting that the street name is changed from Twain Ave. between Paradise Road and Maryland Parkway to Siegel Cares Ave. Thank you for your consideration.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David T. Brown



THE SIEGEL GROUP

A REAL ESTATE INVESTMENT AND MANAGEMENT COMPANY

SC-20-0093

January 29, 2020

Clark County

RE: RENAMING A PORTION OF TWAIN AVENUE TO SIEGEL AVENUE

To Whom It May Concern:

Please accept this letter as justification for the request to rename Twain Avenue ("Twain") between Paradise Road and Maryland Parkway to "Siegel Care Avenue." As you may know, historically this area of Las Vegas has not had the best reputation. Over the past several years, we have worked to clean up this specific area of Twain. Many of those efforts are described below. Renaming this portion of Twain to Siegel Care Avenue would be part of that continued effort – giving the area a continued sense of the effort to change a historically problematic area to one of revitalization.

In this approximately one mile stretch of road, the Siegel name is the most prevalent and recognizable in the area. For example, on Twain from Paradise to Palos Verdes, virtually all of Twain is owned by my companies. Most importantly, this includes our corporate office near the corner of Twain and Paradise (the "Siegel Building"), as well as the corner property we are currently developing. Moreover, this one mile of road contains four (4) of our flexible stay apartment complexes, including Siegel Suites Twain I, Siegel Suites Twain II, Siegel Suites Twain III, and Siegel Suites Twain IV. Just off this part of Twain, we also operate several other properties, including Siegel Suites Cambridge, Siegel Suites Swenson, and Siegel Suites Swenson II. I also own several commercial properties along this stretch of Twain, including the current location of Bagelmania.

In short, the Siegel name is synonymous with this area. And for good reason. Owning a significant portion of the property along this stretch of Twain is just part of why the Siegel name is so recognizable. While we are obviously invested in continuing to improve the properties we own, but we are also actively involved in improving the surrounding area. For example, many of the children attending Clark County schools in this area are the children of our tenants. As such, we are working to help elementary schools in the area with a "walking school bus," where volunteers (such as Siegel employees) walk with the kids to school. This will not only ensure they are safe, but will also ensure they are attending school, all of which betters the community. We have also discussed a program where we would give parents a rent credit for good grades to incentivize parental involvement. We sponsor numerous community programs through Siegel Cares, such a truck or treat events, back to school events, and block parties in the area – all in an effort to create that sense of community.

CORPORATE OFFICES

3790 PARADISE RD., STE. 250 • LAS VEGAS, NV 89169 • T: 702.947.8330 • F: 702.947.8317
12080 VENTURA PL., STE. A STUDIO CITY, CA 91604 • T: 818.255.3600 • F: 818.255.3610

WWW.SIEGELCOMPANIES.COM

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SC-20-0093

THE SIEGEL GROUP™

A REAL ESTATE INVESTMENT AND MANAGEMENT COMPANY

In addition to the properties we currently own, we are constantly and actively looking to acquire more properties, clean them up, or rebuild them like we did with Siegel Suites Swenson II. We also recently inquired about cleaning up and managing the park on the corner of Twain and Cambridge. Acting as this type of community steward benefits the entire community, especially the kids and families that live in this area. We are constantly working with The Las Vegas Metropolitan Police Department, to keep the area clean and safe, Clark County School District to assist the schools and those who attend in this area, and various other Clark County departments to clean up the area and ensure a safe neighborhood for the families who live and work here.

The Siegel name is synonymous with the area where we have requested the street be renamed to Siegel Care Avenue – the one mile stretch of Twain between Paradise and Maryland Parkway. Whether it is working with the Parks Department, the School District, Metro, or our elected officials, the Siegel Group and its employees are very active in this area of our neighborhood to ensure safety, security, and develop a sense of community. Renaming the street is but one means to continue that effort and renaming the street would simply support our continuing effort.

We appreciate your time and attention to this request.

Sincerely,

Stephen G. Siegel
President and Chief Executive Officer
THE SIEGEL GROUP NEVADA, INC.

CORPORATE OFFICES

3790 PARADISE RD., STE. 250 • LAS VEGAS, NV 89169 • T: 702.947.8330 • F: 702.947.8317
12080 VENTURA PL., STE. A STUDIO CITY, CA 91604 • T: 818.255.3600 • F: 818.255.3610

WWW.SIEGELCOMPANIES.COM

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03/17/20 PC AGENDA SHEET

FOOD CART/TRAILER
(TITLE 30)

TROPICANA AVE/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0067-TROPICANA Z HOLDINGS, LLC:

USE PERMIT to allow a proposed food cart (taco cart/trailer) not located within an enclosed building.

DESIGN REVIEW for a food cart (taco cart/trailer) in conjunction with an existing tire sales and installation facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, approximately 120 feet east of Maryland Parkway within Paradise. JG/lm/jd (For possible action)

RELATED INFORMATION:

APN:
162-23-403-006 & 007

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 1250 E. Tropicana Avenue
- Site Acreage: 0.9
- Project Type: Food cart/trailer
- Structure Height (feet): 7
- Square Feet: 24 food cart/trailer
- Parking Required/Provided: 30/45

Site Plans

The plans show an existing tire sales and installation facility on this property with several structures and work bays located in the west portion of the main building area. A recently approved smog kiosk is centrally located in the southerly parking area adjacent to Tropicana Avenue. Access to the site is from 2 existing driveway entrances on Tropicana Avenue. The proposed food cart/trailer is located in the southerly parking area adjacent to the easterly driveway entrance. A total of 45 parking spaces are provided where 30 spaces are required.

Landscaping

An existing 6 foot wide landscape area is located along Tropicana Avenue, only on the eastern parcel (APN: 162-13-403-007). There are no changes to the landscaped area proposed or required with this application.

Elevations

The photos submitted 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the food cart/trailer will be moved to this location from 2640 E. Tropicana Avenue, due to that property being sold. The food cart/trailer has allowed the applicant to provide Mexican food to the community. Hours of operation are Monday through Sunday 9:00 a.m. until 2:00 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900117	Smog kiosk	Approved by ZA	March 2019
AR-18-400102 (UC-0877-15)	First application for review for tire sales and installation facility	Approved by PC	August 2018
UC-0877-15 (ET-0056-17)	First extension of time to commence tire sales and installation facility	Approved by PC	September 2017
UC-0877-15 (WC-0057-17)	Waiver of conditions of a use permit requiring a 6 foot wide landscape area per Figure 30.64-13 be provided along Tropicana Avenue	Withdrawn	June 2017
UC-0877-15	Tire sales and installation facility, reduced setback of a tire sales and installation facility from a residential use, allowed accessory structures not architecturally compatible with the principal building, and allowed alternative design standards; waivers of development standards to allow a use not within a permanent enclosed building and trash enclosure requirements, and design review for accessory structures	Approved by PC	April 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3 & R-4	Multi-family residential
South	Commercial General	C-2	Convenience store, gas pumps, car wash, vehicle maintenance facility, & restaurant
East	Commercial General	C-1	Retail building
West	Commercial General	C-1 & C-2	Convenience store, gas pumps, & restaurant

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.

A use permit is required for a food cart when located outside a building. The purpose of the use permit is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart/trailer is within an existing parking area that will not affect on-site parking or adjacent development. The abutting developments are all commercial uses. When not in use the food cart/trailer will be removed from the site. Additionally, the location from where this use was located at has no known complaints; therefore, staff finds the proposed food cart/trailer will not have a negative impact on abutting developments and can support this request.

Design Review

Staff finds that the location of the food cart/trailer is an appropriate location on the site that will not impact on-site traffic circulation or parking for the existing tire sales and installation facility; 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.

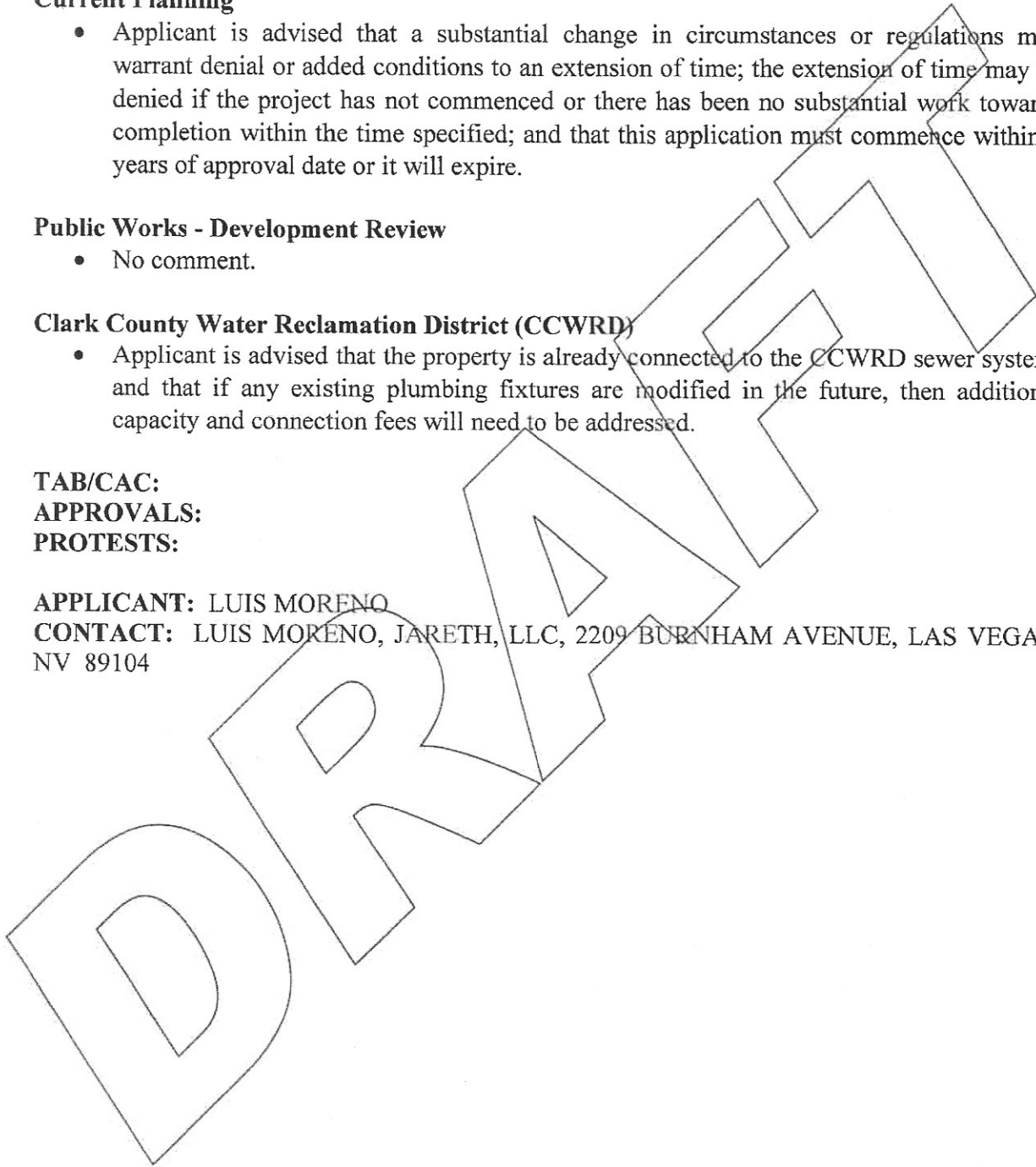
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUIS MORENO

CONTACT: LUIS MORENO, JARETH, LLC, 2209 BURNHAM AVENUE, LAS VEGAS, NV 89104





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

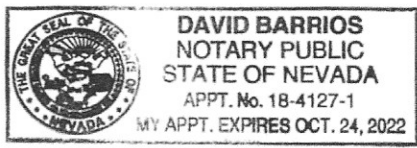
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PROPERTY OWNER	NAME: <u>TROPICANA Z HOLDINGS L L C</u> ADDRESS: <u>1250 E TROPICANA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>575-261-1756</u> FAX: _____ CELL: <u>575-261-1756</u> E-MAIL: _____	
APPLICANT	NAME: <u>JARETH, LLC DBA POLLOS CULIACAN #2</u> ADDRESS: <u>2209 BURHAM AVE</u> Ref# <u>183643</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-773-2425</u> FAX: <u>702-457-7007</u> CELL: <u>702-773-2426</u> E-MAIL: <u>lmoreno2175@yahoo.co</u>	
CORRESPONDENT	NAME: <u>JARETH, LLC</u> ADDRESS: <u>2525 W CHARLESTON BLVD STE 100</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-474-4733</u> FAX: <u>702-457-7007</u> CELL: <u>702-382-9654</u> E-MAIL: <u>accountinglps@hotmail.c</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-23-403-006
 PROPERTY ADDRESS and/or CROSS STREETS: TROPICANA & TOPAZ
 PROJECT DESCRIPTION: FOOD TRUCK WITH BBQ UNIT

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

 Property Owner (Signature)* Maria Carmen Zubia-Pena
 Property Owner (Print)

STATE OF _____
 COUNTY OF Nevada Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 01-08-2020 (DATE)
 By Maria Carmen Zubia-Pena
 NOTARY PUBLIC: David Barrios



*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.

JARETH, LLC

dba POLLOS CUALIACAN #2

1250 E TROPICANA AVE . LAS VEGAS, NV 89119

JUSTIFICATION LETTER

Thought this letter, I Luis Moreno, Managing Member of JARETH, LLC dba POLLOS CUALIACAN #2, am pleading to the board to grant us and approve the application for our business in a new location.

I want to move trailer from 2640 E Tropicana to this new location on 1250 E Tropicana Ave. Las Vegas, NV 89119. (UC-1037-17) because the property in being sold.


I think we deserve the approval because we are trying to do a business with a service for the community, providing Mexican food recently prepared in that area to increase the option for the neighbors and the people who lives around the location.

Our main purpose is establish a food truck with a barbecue unit in the parking lot located at 1250 E Tropicana Ave. Las Vegas, NV 89119. We want to stablish a business with Mexican food, the grilled chicken. Our service will mainly be for take-out food, we could have few people there because we will use the main building restrooms (tire Ship) but our customers can stay for a while there.

We request to change our schedule is as follows:

MONDAY THROUGH SUNDAY: 9:00 am – 2:00 am

Total Attendees: 15 people in site


Luis Moreno/ Managing-Member

PLANNER
COPY

5

VEHICLE MAINTENANCE
(TITLE 30)

BOULDER HWY/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0087-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:

USE PERMIT for an existing vehicle maintenance (automobile) facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.

DESIGN REVIEW for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

161-20-502-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from an existing vehicle maintenance (automobile) facility to a residential use to 60 feet where a minimum of 200 feet is required per Table 30.44-1 (a 70% reduction).
2. Allow non-decorative metal siding on a building where decorative features are required per Table 30.56-2.
3. Increase the height of an existing non-decorative fence (corrugated metal) to 7 feet where 6 feet is the maximum height permitted per Section 30.64.020 (a 16.7% increase).
4. Allow temporary signs (banner) to be permanent where not allowed per Section 30.72.070.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5000 Boulder Highway
- Site Acreage: 0.6
- Project Type: Vehicle maintenance (automobile) facility (window tinting and repairs)
- Number of Stories: 1

- Building Height (feet): 15 (office building)/up to 14.5 (work/maintenance/storage buildings)
- Square Feet: 1,344 (office building)/1,440 (work/maintenance/storage buildings)
- Parking Required/Provided: 21/21

History and Request

The Planning Commission approved a vehicle maintenance facility (window tinting and repairs) for the subject parcel via UC-0328-16 in July 2016 with a condition for 1 year to review as a public hearing. The use permit expired in July 2017 and the applicant subsequently filed for an extension of time for the original application. The Commission approved an application for review via AR-17-400164 in February 2018 with a condition for 1 year to review as a public hearing. The applicant neglected to file for that review and the application expired in February 2019.

This request is almost identical to the project approved with UC-16-0328. The 2 exceptions are as follows: 1) this application includes a waiver of development standards request to permit a non-decorative fence (corrugated metal) and; 2) waiver of development standards and design review requests to allow temporary signs (banner) to be permanent. The intent of this application is to reestablish the existing uses for the property that have continued to function since 2012.

Site Plans

The plans show an existing 1 story, 1,344 square foot building located within the front portion of the property which will be used for office purposes. Behind the existing office building, the plans depict 2, side by side metal accessory structures that form 4 outdoor working bays for vehicle maintenance and windshield repair. A third, 576 square foot building that is utilized for window tinting is located 60 feet from the single family residential development to the east. Two enclosed trailers measuring 236 feet and 223 feet in area are located at the southwest corner of the property and are utilized for the storage of tires. A total of 21 parking spaces are provided where 21 parking spaces are required per Code. Parking at the front portion of the property consists of angled parking with one-way traffic circulating clockwise around the existing office building. An existing 10 to 12 foot high non-decorative fence (corrugated metal) is located along the southeast property line of the project site. All elements of the site design exist with no changes proposed with this request.

Landscaping

Street landscaping along Boulder Highway consists of a 15 foot wide landscape area. Landscaping along the west property line, adjacent to the existing single family residential development, consists of a 10 foot wide landscape area with 2 rows of off-set trees consistent with an intense landscape buffer per Figure 30.64-12. An existing mature tree is located within a planter area at the southeast corner of the site.

Elevations

Photographs submitted by the applicant show the office building is painted with a white and red horizontal stripe. The 3 metal structures, measuring between 11.5 to 14.5 feet in height, are also

painted white with a horizontal red stripe to unify the site. In addition, the pictures show the structures are pre-manufactured non-decorative metal siding with a metal roof.

Floor Plans

The plans depict an office building measuring 1,344 square feet. Building A and B consist of 738 square feet and 576 square feet, respectively. Building C consists of 576 square feet.

Signage

Photographs submitted by the applicant depict 3 temporary banner signs affixed at various locations on the property. Two banner signs, measuring 1 to 2 feet in height, are located along the southeast property line affixed to an existing 10 foot to 12 foot high corrugated metal fence. The banner signs measure 12 square feet and 29 feet respectively. The banner signs are visible from Nellis Boulevard. The third banner sign is affixed to the metal building located directly behind the office building. The banner sign measures 4.5 feet in height with an overall area of 62 square feet. Existing wall signage is painted on 3 sides of the office building with red, white, and blue lettering advertising the business. Wall signage is also painted on the side of the metal building, which is visible from Boulder Highway. The wall signage is compliant with Code requirements.

Applicant's Justification

The applicant states that the uses and business have been at this location since 2012 and shows that this location is suitable for this type of business. The applicant requests the temporary (banner) signs to remain permanent as they provide additional advertising for their business. USA Auto Glass now seeks to reinstate all previous approvals for this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-17-400164 (UC-0328-16)	First application for review for an existing vehicle maintenance (automobile) facility - expired	Approved by PC	February 2018
UC-0328-16	Vehicle maintenance (automobile) facility with waivers of development standards for reduced separation from a residential use; alternative design standards, and a design review for a vehicle maintenance facility - expired	Approved by PC	July 2016
UC-0533-N	Vehicle maintenance (automobile) - expired	Approved by BCC	May 2012
UC-0417-09	Vehicle maintenance (automobile) - expired	Approved by BCC	September 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	General Commercial	C-2	Undeveloped with existing off-premises sign
South	General Commercial	C-2 & H-2	Commercial retail

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Sam's Town Resort Hotel
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential development

Clark County Public Response Office (CCPRO)

CE-20-00138 is an active Public Response Office violation for unpermitted structures.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

The existing automobile maintenance use is consistent with the range of uses that exist along this portion of the Boulder Highway corridor. The use has been at this location for several years and has complemented other automobile related uses in the immediate area. This request is compliant with Urban Land Use Policy 2 of the Comprehensive Master Plan which encourages maximizing the use of in-fill and redevelopment in existing urban areas. However the property has had continued issues with the Clark County Public Response Office based on a number of complaints, including the most recent violation for unpermitted structures. The H-2 zoning district does permit outside storage as an accessory or principal use. Aerial photographs reveal the accumulation of multiple tires stored throughout the project site. Staff can support the application with a condition for a 1 year review period as a public hearing to ensure the applicant removes the existing outside storage from the subject property and obtains all building permits, if necessary, for the existing structures.

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, #2 and Design Review #1

The applicant originally installed an intense landscape buffer along the west property line, adjacent to the residential use, to mitigate the separation reduction between the residences and the vehicle maintenance facility. The metal structures are partially screened from the existing

single family residences. However, aerial photographs reveal that multiple trees planted within the original landscape buffer have died; therefore, staff recommends a condition to replace the dead trees with new evergreen trees.

The existing metal structures are partially screened from Boulder Highway and Nellis Boulevard by the existing office building in front and the existing commercial building on the adjacent property to the southeast. Staff finds the existing metal buildings should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Waiver of Development Standards #3

Staff cannot support the height of the existing non-decorative metal fence. The materials and height of the fence are not compatible with the surrounding commercial and residential uses. Although the fence is set back a minimum of 150 feet from Nellis Boulevard, it is still visible from the right-of-way; therefore, staff recommends denial.

Waiver of Development Standards #4 and Design Review #2

Staff finds the applicant's request to make the temporary (banner) signs permanent excessive. The existing wall signage should provide enough advertising for the vehicle maintenance business. The waiver request is a self-imposed burden; therefore, staff cannot support this request.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to review as a public hearing;
- Obtain any required permits for the existing metal buildings, if needed;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Replace the dead trees within the intense landscape buffer along the west property line with evergreen trees.
- 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; outside storage/display is not permitted in the H-2 zone; 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 1 year of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIA D. VERDUZCO-AVILA

CONTACT: MARIA D. VERDUZCO-AVILA, 1768 NIBLICK CIRCLE, LAS VEGAS, NV
89142

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF DATE FILED: <u>1/30/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$3,125</u> CHECK #: <u>1086</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>M/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>06-20-0087</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>7:00 PM</u> PC MEETING DATE: <u>3/12/20</u> 7:00 P.M. BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>H-2/NONE/NONE</u> PLANNED LAND USE: <u>WPC6</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
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PROPERTY OWNER	NAME: <u>SHERRY VANMINDENO, TRUSTEE</u> ADDRESS: <u>5562 VINTAGE OAKS TERR</u> CITY: <u>DELRAY BEACH</u> STATE: <u>FL</u> ZIP: <u>33454</u> TELEPHONE: <u>561-894-8894</u> CELL: <u>702-219-6006</u> E-MAIL: <u>SHERRYVANMINDENO@YAHOO.COM</u>
-----------------------	--

APPLICANT	NAME: <u>Maria D. Verdusco-Aviles</u> ADDRESS: <u>1768 Niblick circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>702-712-3922</u> CELL: <u>702-712-3922</u> E-MAIL: <u>Usaautoglasslv@gmail.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Maria D Verdusco Aviles</u> ADDRESS: <u>5000 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-433-8800</u> CELL: <u>702-712-3922</u> E-MAIL: <u>Usaautoglasslv@gmail.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 161-20-502-013

PROPERTY ADDRESS and/or CROSS STREETS: 5000 BOULDER HWY

PROJECT DESCRIPTION: USA AUTO GLASS

(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.

Sherry Van Mindeno SHERRY VANMINDENO, TRUSTEE
 Property Owner (Signature)* _____ Property Owner (Print)

STATE OF Florida
 COUNTY OF Palm Beach
 SUBSCRIBED AND SWORN BEFORE ME ON January 27, 2020 (DATE)
 By Sherry Van Mindeno
 NOTARY PUBLIC: Nancy A. Martin



NANCY A MARTIN
 Commission # GG 294075
 Expires May 23, 2023
 Bonded Thru Budget Notary Services

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.

USA AUTO GLASS

5000 Boulder Highway, Las Vegas, NV 89121

Tel. (702)712-3922

January 24, 2020

To: Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89115

PLANNER
COPY

To Whom It May Concern:

RE: Special Use Permit

This letter is to request the renewal of the Special Use Permit for Automobile Maintenance, Window Tinting & Repair, for the property located on 5000 Boulder Highway, Las Vegas, NV 89121. We are also requesting a design renew for the automotive maintenance facility located at this location.

This location has had a special permit approval back in 2012 with the same type of business and was in business for a few years. This is a very acceptable and promising business that has a high potential in creating jobs. There are no other types of businesses like this one in the area giving neighbors and the nearby community an easy access to auto care. USA Auto Glass is a family owned and operated business; we are honest and affordable with the public.

We are requesting a waiver in development standards. By stating this we are asking for a reduced separation from an automotive maintenance (200 feet required) to residential use (60 feet required). We'd also like to request to be allowed to have non-decorative metal going on a building. There are three car ports in the back of the building: one is for tinting, the second for auto glass and the third for auto maintenance.

In advance I would like to thank you for your prompt response to this matter, if you have any questions please feel free to contact me at (702)712-3922 or by mail at the address above.

Sincerely,

Maria D. Verduzco

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03/17/20 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/WINDY RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0070-PATRON INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue (alignment) between Las Vegas Boulevard South and Windy Road and a portion of right-of-way being Sunset Road between Windy Road and Las Vegas Boulevard South within Paradise (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-802-042

LAND USE PLAN:
WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:
Project Description

The applicant is requesting to vacate 33 foot wide government patent easements located on the north and east property lines of the subject parcel and 3 foot wide government patent easements located along the west and south property lines of the subject parcel. Included is a request to vacate a 5 foot wide right-of-way along Sunset Road for detached sidewalks. The applicant states these easements are no longer needed for development of the lot, and the right-of-way will allow for the construction of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse complex
South	Commercial Tourist	H-1	Town Square shopping center
East & West	Industrial	M-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PATRON INVESTMENTS, LLC

CONTACT: ZENITH ENGINEERING, 1980 FESTIVAL PLAZA, SUITE 450, LAS VEGAS,
NV 89135



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		STAFF	DATE FILED: <u>1-28-2019</u>	APP. NUMBER: <u>VS-20-0070</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)			PLANNER ASSIGNED: <u>TPD</u>	TAB/CAC <u>Paradise</u>
<input checked="" type="checkbox"/> EASEMENT(S)		ACCEPTED BY: <u>[Signature]</u>	TAB/CAC DATE: <u>2-25</u> TIME: <u>7pm</u>	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		SEE: <u>875</u> CHECK #: <u>027225</u>	PC MEETING DATE: <u>3-17</u> TIME: <u>7pm</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		COMMISSIONER: <u>MN</u>	BCC MTG DATE: _____	
		OVERLAY(S)? <u>—</u>	ZONE / AE / RNP: <u>M-1, AE-70</u>	
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: _____	

PROPERTY OWNER	NAME: <u>Patron Investments LLC</u>
	ADDRESS: <u>1321 3rd Ave.</u>
	CITY: <u>Chula Vista</u> STATE: <u>CA</u> ZIP: <u>91911</u>
	TELEPHONE: <u>(619) 424-7465</u> CELL: _____
	E-MAIL: <u>taoselgordo@gmail.com</u>

APPLICANT	NAME: <u>Patron Investments LLC</u>
	ADDRESS: <u>1321 3rd Ave.</u>
	CITY: <u>Chula Vista</u> STATE: <u>CA</u> ZIP: <u>91911</u>
	TELEPHONE: <u>(619) 424-7465</u> CELL: _____
	E-MAIL: <u>taoselgordo@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo, PE</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-866-9535</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-32-802-042

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Windy

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

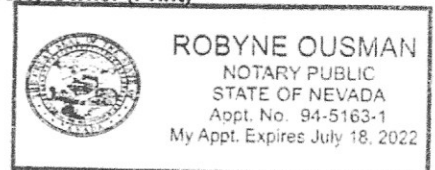
[Signature]

Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF NEVADA
 SUBSCRIBED AND SWORN BEFORE ME ON 23RD DEC 2019 (DATE)
 By [Signature]
 NOTARY PUBLIC: Robyne Ousman

Miguel Rojas

Property Owner (Print)



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

ZENITH ENGINEERING

January 23, 2019

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

US-20-0070
PLANNER
COPY

Re: Tacos el Gordo at Sunset and Windy, Zenith Project No. 191037
Patent Easement Vacation and ROW Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by DC Builders to file a vacation application to vacate an existing Patent Easement and Right-of-Way associated with property located on the northeast corner of Sunset Road and Windy Road (Assessor's Parcel Number 162-32-802-042).

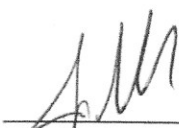
We are requesting with this application to vacate the existing 33-foot wide patent easement in order to further develop the parcel.

In addition we are requesting to vacate 5-feet of right-of-way along Sunset Road in conjunction with detached sidewalks.

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

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

7

REDUCE SETBACK & PARKING
(TITLE 30)

VALLEY VIEW BLVD/MESA VISTA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0100-NEWPORT MEAT NEVADA INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** alternative mechanical equipment screening; **3)** alternative landscaping; and **4)** reduce parking.
DESIGN REVIEW for the addition of mechanical equipment to an existing office warehouse building on 2.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Valley View Boulevard and the south side of Mesa Vista Avenue (alignment) within Paradise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
162-29-301-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce front setback to 2 feet where 20 feet is required per Table 30.40-5 (a 90% reduction).
2. Allow alternative mechanical equipment screening (mechanical house rack) where screening with materials and features compatible with the main building is required per Table 30.56-2.
3. Allow alternative landscaping with an existing attached sidewalk along Valley View Boulevard where landscaping is required per Figure 30.64-17 or Figure 30.64-18.
4. Reduce parking to 32 spaces where 35 spaces were previously approved and 76 spaces are required per Table 30.60-1 (a 58% reduction).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 5420 S. Valley View Boulevard
- Site Acreage: 2.1
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 37 feet 7 inches (office warehouse)/21 (mechanical equipment)

- Square Feet: 50,058 (office/warehouse)/340 (mechanical equipment)
- Parking Required/Provided: 76/32

Site Plans

The plans depict an existing office warehouse building that is set back 20 feet from the front (west) property line along Valley View Boulevard, 8 feet from the north property line, 5 feet from the rear (east) property line, and 85 feet from the south property line. Access to the site is via an existing driveway on Valley View Boulevard to the parking lot and loading area to the south of the building. There are 4 new bicycle parking spaces provided along the south elevation of the building near employee and visitor entrances. The proposed mechanical house rack is located on the west (front) side of the building 2 feet from the west property line (Valley View Boulevard) and 18 feet from the north property line. The structure is separated approximately 4 feet from the building.

Landscaping

The plans depict an existing 20 foot wide landscape area along the west property line (Valley View Boulevard) with existing turf and several trees and shrubs at the driveway entrance. The proposed plan will remove the existing turf, and replace it with landscaping (Mondel pine trees, Photinia with Indian Hawthorn shrubs, and groundcover) in quantities meeting Figure 30.64-17 requirements, except for where the mechanical house rack will be located.

Elevations

The existing office warehouse consists of a 37 foot 7 inch high concrete tilt-up building (white panels with blue band at top). The proposed mechanical house rack consists of an exposed steel structural assembly over a metal equipment building with gas cooler assembly on top that will have an overall height of 21 feet 3 inches from grade. The mechanical equipment will be partially screened by perforated metal siding painted to match the existing concrete tilt-up building (white panels).

Floor Plans

The existing 50,058 square foot warehouse includes offices, loading docks, and several coolers and freezers for beef production and packing areas. The mechanical equipment consists of 340 square feet with a mechanical room to house equipment.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed Mechanical House Rack will be replacing an existing refrigeration system for the storage and processing of beef for restaurants within the Las Vegas Valley. The applicant has located the equipment to where there are no underground utilities on the site, and placing the equipment on the roof is not practical as the roof was replaced in the last year and it is not believed to meet structural load requirements. The inclusion of the painted perforated screening and new landscaping along the front of the building has been added to reduce the visual impact of the equipment. The applicant also indicates that the reduction in parking was previously approved for 35 spaces (VC-0638-86) as a part of the original

warehouse. The site has been striped for 32 parking spaces and adding 4 bicycle stalls per the current Code requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-265-87	Reduced the side and rear setback to zero feet	Approved by PC	May 1987
VC-089-87	Increased the driveway to 40 feet	Approved by PC	March 1987
ZC-267-86 & VC-638-86	Reclassified 2.5 acres to M-1 zoning with a variance to reduce parking to 35 spaces for an office warehouse building	Approved by BCC	December 1986

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the reduction to the front setback to be excessive for this location. Urban Specific Policy 97 of the Comprehensive Master Plan encourages development to orient intensive uses away from public rights-of-way so that development may improve the visual quality and buffering, while maintaining view corridors along street frontages; therefore, staff recommends denial.

Waiver of Development Standards #2

Aerial evidence shows that buildings in the area surrounding this site have either screened roof mounted equipment or placed the mechanical equipment where it is not visible from the street. Staff finds that the partially screened mechanical equipment is inappropriate in this area due to

Urban Specific Policy 101 which encourages that industrial developments are complementary with abutting uses through building design and materials; therefore, staff recommends denial.

Waiver of Development Standards #3

The updated landscaping (trees and shrubbery) at the perimeter of the development provides visual relief, while maintaining view corridors as encouraged by Urban Specific Policy 91 as well as lend to a water smart landscaping. Additionally, the site is within the identified future Stadium District and the addition of pedestrian realm amenities (i.e. detached sidewalk and seating) in addition to the proposed landscaping while the site is being improved, could provide needed connectivity for development in this area. However, staff is unable to support waivers of development standards #2 & #3; therefore, staff recommends denial of this request.

Waiver of Development Standards #4

Previously the site had a reduction in parking to 35 spaces (VC-0638-86) with the use at that time being for a warehouse for a moving company. From aerial evidence, it appears street parking along Valley View Boulevard is being utilized for the uses in the area, this use appears to have been occupying the site since 2010, and there are no known complaints about parking between users in the immediate area. However, staff is unable to support waivers of development standards #2 & #3; therefore, staff recommends denial of this request.

Design Review

Staff finds that the proposed mechanical house rack is not architecturally compatible with the existing architectural style, nor is it constructed of the same building materials as the remainder of the building as encouraged by Urban Specific Policy 94. Additionally, staff is unable to support the reduction to setback; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide pedestrian amenities (detached sidewalk and seating);
- 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

- Coordinate with Public Works - Design Division regarding the proposed on-site improvements in relation to the Valley View Boulevard pavement rehabilitation project.

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: NEWPORT MEAT OF NEVADA
CONTACT: NEWPORT MEAT OF NEVADA, 5420 S VALLEY VIEW BLVD, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/31/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: 60000 <u>\$975</u> CHECK #: <u>66747</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD1</u> PUBLIC HEARING? <u>YIN</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>WS-20-0100</u> TAB/CAC: <u>PARADISE</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>3/17/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>PARADISE-CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/ <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Newport Meat of Nevada Inc.</u> ADDRESS: <u>1390 Enclave Pkwy</u> CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77077</u> TELEPHONE: <u>346-287-1977</u> CELL: _____ E-MAIL: _____
	CORRESPONDENT	NAME: <u>John Foster - Newport Meats</u> ADDRESS: <u>5420 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-364-5533</u> CELL: <u>678-410-4964</u> E-MAIL: <u>John.Foster@newportmeat.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 112-29-301-0316

PROPERTY ADDRESS and/or CROSS STREETS: 5420 South Valley View Blvd

PROJECT DESCRIPTION: Reducing front set back for new refrigeration system

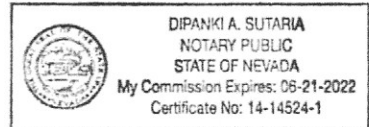
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

John S. Foster
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/30/2020 (DATE)
 By John Foster

NOTARY PUBLIC: Dipanki A. Sutaria



***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.

January 28th, 2020

Letter of Justification: Newport Meats of Nevada – New Mechanical System Upgrade

- **Wavier of Development standards – Reduction of Side Street Setback**
- **Reduction of Street Landscaping along Street Frontage – Valley View Blvd.**
- **Wavier to Reduce Parking**

This shall serve as our Letter of Justification for the proposed Wavier of Development Standards to reduce the side street setback, Valley View Blvd., reducing street landscaping, and a Wavier to Reduce Parking and our request for a Design Review for our proposed new Mechanical House Rack.

This proposed system that we will be replacing from the current Freon Refrigeration System with a new state of the art CO2 Transcritical Refrigeration System all at the cost of "Sysco". This CO2 system is an HFC-Free System, more efficient, nonpoisonous, non-flammable and environmentally safe system. We have also located the system where there are not any underground utilities below the Rack House location. This location was selected due to the fact that the existing roof would not carry the weight of the proposed new system. We have had a roof failure within the past year and repairs were made so we believe the roof should not be an option. Also, based on the size of the lot, 86,396.00 s.f., and the area of the building, 50,058.00 s.f., in which a 58% coverage calculated. With that said there is not sufficient space within the site without encroaching upon a building setback for the proposed Mechanical Rack House and Gas Coolers above, (+-9'-0" x 40'-0" assembly). The location of the new system was sited so that the assembly is out of the way of any utilities below grade and the assembly will be screened with minimum ½" perforated painted metal panels to match the existing building envelope. Existing conditions to the north of the property show +- 10'-0", 5'-0" to the east, 2'-0" to the south, which leaves the 20'-0" to the west as our logical request. For the reasons listed above we believe the location of this state of the art refrigeration system is the most appropriate location. Please consider our request for this Wavier Development Standards and Design Review.

The Reduction of Street Landscaping along the Street Frontage is requested due to fact the proposed new Mechanical Refrigeration system is within the required Title 30 landscaping requirement. The existing landscaping along Valley View Blvd. is turf and proposed removing all turf within that frontage and provide street side landscaping per title 30.60 excluding the area of the proposed Mechanical Refrigeration System. Refer Landscape plan. Please consider our request for this Wavier Development Standards, landscaping.

The existing site parking calculations per Title 30, requires the site to have a total of 34 parking spaces. The existing site was re-zoned, ZC-267-86, with a variance to reduce the packing from the

YACK

construction inc.

702-740-5567 Office
702-740-5847 Fax

required (55) spaces to (35) spaces. The use at that time was warehouse and office space. The existing use is Industrial, processing and office use. The existing site has (32) packing spaces with no room to add spaces as denoted on the site plan attached. We have also added (4) Bicycle stalls as required by Title 30. Please consider our request for this Wavier to Reduce Parking.

Respectfully,

Yack Construction, Inc.

4280 North Pecos Road.

Las Vegas, Nevada 89115



SIGNAGE
(TITLE 30)

MANDALAY BAY RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0906-M G P LESSOR, LLC:

DESIGN REVIEWS for the following: **1)** amend a comprehensive sign plan for a resort hotel (Mandalay Bay); **2)** increase wall sign area; and **3)** increase animated sign area on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action)

RELATED INFORMATION:

APN:
162-29-610-002; 162-29-710-002

DESIGN REVIEWS:

1. Amend a comprehensive sign plan by replacing existing non-animated wall signs with proposed animated signs
2. Increase wall sign area to 135,955 square feet where 135,658 square feet was previously approved and where 84,960 square feet is permitted.
3. Increase animated sign area to 43,534 square feet where 41,431 square feet was previously approved and where 600 square feet is permitted.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 3930 & 3950 Las Vegas Boulevard South
- Site Acreage: 124.1
- Project Type: Amended comprehensive sign plan

Site Plan and Request

The property is the site of the Mandalay Bay Resort Hotel and the Mandalay Place Shopping Center. The Mandalay Place Shopping Center connects the Luxor Resort Hotel with the Mandalay Bay Resort Hotel. The existing resort hotel is located on the northwest corner of Russell Road and Las Vegas Boulevard South with additional frontage along Frank Sinatra Drive

and Mandalay Bay Road. Access to the site is provided from all of these adjacent streets. A portion of the Mandalay Place Shopping Center crosses over Mandalay Bay Road. The airspace from 18.5 feet to 100 feet above Mandalay Bay Road was vacated to allow the building to cross over the right-of-way (VS-0387-11). The request is to amend the approved comprehensive sign plan for the resort hotel and shopping center which includes removing a total of 8 existing non-animated wall signs and replacing them with 2 animated (LED video units) signs. The proposed signs and existing wall signs to be removed are located on the east and west sides of the building located over the portion of the shopping center that crosses over Mandalay Bay Road.

Signage

The plans depict 8 existing non-animated wall signs to be removed from the building which are located over Mandalay Bay Road, 7 located on the east side of the building and 1 on the west side. These existing signs have a total area of 903 square feet (199 square feet on the west side/704 square feet on the east side). These signs will be replaced by 2 animated LED video units, 1 on each side of the building. The 2 signs have a total area of 2,103 square feet (1,494 square feet for east side/609 square feet for west side).

The following tables are a summary of existing and proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding *	35,531	0	35,531	42,488	n/a	6	0	6
Monument	48	0	48	70	n/a	1	0	1
Wall*	134,755 (-903)**	2,103	135,955	84,960	0.9	34 (42-8)**	2	36
Directional	205	0	205	448	n/a	11	0	11
Projecting	30	0	30	192	n/a	1	0	1
Overall Total	170,569	2,103	171,769	128,150	0.9	53 (61-8)**	2	55

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

**Existing signs removed from the project.

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated***	41,431	2,103	43,534	600	5	11	2	13

***DR-20-0061 is a request to increase the animated sign area which is a related item on this agenda. This area is not included in the above calculation.

Applicant's Justification

The applicant indicates that the proposed signage will enhance the overall signage assets at the Mandalay Bay Resort Hotel and related shopping center and provide greater flexibility to advertise and promote the iconic entertainment, dining, retail, and hospitality amenities of the site. The request is consistent with similar sign requests that have been approved for other resort hotels within the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0574-14 (WC-0023-16)	Waived a condition requiring the applicant to provide landscaping per plans on file for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodel with exterior access point (Mandalay Bay)	Approved by PC	November 2012
VS-0387-11	Vacate airspace above Mandalay Bay Road	Approved by PC	October 2011
UC-0740-02	A 1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
Agenda Item #68 June 16, 1998 BCC	Amend the dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	June 1998
Agenda Item #39 March 3, 1998 BCC	Dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	March 1998
UC-1546-97	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Luxor & Excalibur Resort Hotels
South	Business and Design/Research Park & Public Facilities	P-F	Undeveloped parcel, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Commercial Tourist	H-1	Motel, convenience store, retail uses, & undeveloped parcels
West	Commercial Tourist	H-1	Interstate 15 & Allegiant Stadium

Related Applications

Application Number	Request
WC-20-400020 (VS-0387-11)	Waiver of conditions restricting signage within vacated portions of Mandalay Bay Road is a companion item on this agenda.
DR-20-0061	An amended comprehensive sign plan for the Mandalay Bay Resort Hotel for increased animated sign area in conjunction with a freestanding sign is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Code allows alternative sign standards for resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent development. The proposed signage is consistent in design and scale with signage for other resort hotels and related uses within the Resort Corridor. The proposed signage complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that signage should be compatible with building styles both on-site and the surrounding developments. However, the airspace above Mandalay Bay Road was vacated by VS-0387-11, which allowed the shopping center to be located over the right-of-way. VS-0387-11 was approved with specific conditions to restrict signage within the vacated airspace above the right-of-way which prohibits the proposed signage. The applicant has filed a companion item WC-20-400020 (VS-0387-11) requesting that these conditions be waived, which must be approved to allow the proposed signage. Staff does not support WC-20-400020 (VS-0387-11); therefore, staff cannot support this request.

Public Works - Development Review

In 1998, the owner of the subject property dedicated right-of-way to the County for Hacienda Avenue (now Mandalay Bay Road). The dedication document included a prohibition on any advertising unless such advertising was in compliance with federal, state, and local laws, ordinances, and codes including but not limited to NRS 484.287 (Replaced in revision by NRS 484B.313).

In 2011, VS-0387-11 was submitted by the property owner to facilitate a subdivision map. Conditions were placed on that application to keep the sign prohibition and the exception as described above. The intent of the conditions is to ensure that public health, safety, and welfare is not jeopardized by the distraction of commercial signage as vehicular traffic approaches the portion of the roadway under the building. Therefore, staff cannot support the new animated signage that is proposed with this application. However, if this application is approved, staff's paramount concern of protecting the public health, safety, and welfare needs to be considered and, as such, animated signage shall either be prohibited or only permitted to operate with non-static images when Mandalay Bay Road is closed to vehicular traffic.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant 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

- Animated signage shall either be prohibited or only permitted to operate with non-static images when Mandalay Bay Road is closed to vehicular traffic.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MANDALAY BAY LLC

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 11-21-19 APP. NUMBER: DR-19-0906
 PLANNER ASSIGNED: AI TAB/CAC: Paradise
 ACCEPTED BY: AI TAB/CAC MTG DATE: 1-14-20 TIME: 7pm
 FEE: 675⁰⁰ PC MEETING DATE: _____
 CHECK #: _____ BCC MEETING DATE: 1-22-20 9am
 COMMISSIONER: MN ZONE / AE / RNP: H-1/no RNP
 OVERLAY(S)? MUD-1 PLANNED LAND USE: WP-C5
 PUBLIC HEARING? Y(N) NOTIFICATION RADIUS: _____ SIGN? Y / N
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: ✓

PROPERTY OWNER

NAME: MGP Lessor, LLC
 ADDRESS: 3950 South Las Vegas Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-632-6749 CELL: 702-862-1792
 E-MAIL: _____

APPLICANT

NAME: Mandalay Bay, LLC
 ADDRESS: 3950 South Las Vegas Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

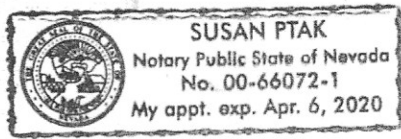
CORRESPONDENT

NAME: Greg Borgel
 ADDRESS: 300 S. 4th Street, Suite # 1400
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: 702-791-8219 CELL: 702-629-8099
 E-MAIL: gborgel@fclaw.com REF CONTACT ID #: 172242

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-002 & 162-29-710-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3930 S. Las Vegas Blvd.
 PROJECT DESCRIPTION: Amend the comprehensive sign package to add (2) new LED message units.

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

Property Owner (Signature)* [Signature] Property Owner (Print) Laura Norton Authorized Representative
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 5 2019 (DATE)
 By Laura Norton, Authorized Representative
 NOTARY PUBLIC: Susan Ptak



*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.

9



Custom Electric Signs

November 20, 2019

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

DR-19-0906

Re: Mandalay Place LED Displays
3930 S. Las Vegas Blvd
APN: 162-29-610-002 & 162-29-710-002

On behalf of MGP Lessor, LLC, YESCO is submitting an application for a waiver of development standards / design review. The application is for one 29'-0" tall x 51'-6" wide animated wall sign on the North elevation and one 18'-6" tall x 32'-11" wide animated wall sign on the South elevation of Mandalay Place.

The property is located on Mandalay Bay Rd, in between Las Vegas Blvd South & I-15. The property address is 3930 S. Las Vegas Blvd. The property is zoned as H-1. The total square feet of the signs will be 2,103. Clark County code currently allows for 84,960 square feet of wall signage and 600 square feet for animated signage.

The proposed animated wall signage is intended for pedestrian foot traffic heading to and from Allegiant Stadium.

We appreciate your consideration of this request.

Sincerely,

Michael LeBlue

Michael LeBlue
Expeditor
mleblue@yesco.com
Cell: 702-348-7414

YESCO Las Vegas

702-876-8080 » Phone
702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

9

SIGNAGE
(TITLE 30)

MANDALAY BAY RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0061-M G P LESSOR, LLC:

DESIGN REVIEWS for the following: 1) amend a comprehensive sign plan for a resort hotel (Mandalay Bay); 2) increase the overall animated sign area in conjunction with an existing resort hotel (Mandalay Bay) on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

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

RELATED INFORMATION:

APN:

162-29-610-002; 162-29-710-002

DESIGN REVIEWS:

1. Modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Mandalay Bay).
2. Increase animated sign area to 42,338 square feet where 41,431 square feet was previously approved where and 600 feet is the standard permitted per Table 30.72-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3930 & 3950 Las Vegas Boulevard South
- Site Acreage: 124.1
- Project Type: Amended comprehensive sign plan

Site Plan and Request

The property is the site of the Mandalay Bay Resort Hotel. The existing resort hotel is located on the northwest corner of Russell Road and Las Vegas Boulevard South with additional frontage along Frank Sinatra Drive and Mandalay Bay Road. Access to the site is provided from all of these adjacent streets. The request is to upgrade the main pylon sign along Las Vegas Boulevard South and replace the existing LED panel and 2 static panels with a single fully animated screen.

Signage

The submitted plans and rendering shows that the main pylon sign will display 1 animated screen instead of the existing 3 panels. The exterior architectural details will not change, but will be harmonious with integrating 1 animated screen. Furthermore, the proposed net increase for the animated screen is 907 square feet.

The following tables are a summary of existing and proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	35,531	0	35,531	42,480	n/a	6	0	6
Monument	48	0	48	70	n/a	1	0	1
Wall*	135,658	0	135,658	84,960	0.9	42	0	42
Directional	205	0	205	448	n/a	11	0	11
Projecting	30	0	30	192	n/a	1	0	1
Overall Total	171,472	0	171,472	128,150	0	61	0	61

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

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated**	41,431	907	42,338	600	3	11	0	11

**DR-19-0906 is a request to increase the animated sign area which is a related item on this agenda. This area is not included in the above calculation.

Applicant's Justification

The applicant indicates that the proposed signage will enhance the overall signage assets at the Mandalay Bay Resort Hotel and provide greater flexibility to advertise and promote the iconic entertainment, dining, retail, and hospitality amenities of the resort. The request is consistent with similar sign requests that have been approved for other resort hotels within the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0646-16	Amended the comprehensive sign package and increased the overall wall sign area	Approved by BCC	November 2016
UC-0574-14 (WC-0023-16)	Waived a condition requiring the applicant to provide landscaping per plans on file for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0574-14	Expanded existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodeled with exterior access point (Mandalay Bay)	Approved by PC	November 2012
UC-0740-02	1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modified an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
UC-1546-97	Modified an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Luxor & Excalibur Resort Hotels
South	Business and Design/Research Park & Public Facilities	P-F	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Commercial Tourist	H-1	Motel, convenience store, retail uses, & undeveloped
West	Commercial Tourist	H-1	I-15 & Allegiant Stadium

Related Applications

Application Number	Request
WC-20-400020 (VS-0387-01)	Waiver of conditions restricting signage within vacated portions of Mandalay Bay Road is a related item on this agenda.
DR-19-0906	Design Review for animated wall signs within a vacated portion of Mandalay Bay Road is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Code allows alternative sign standards for resort hotels that can be approved if they result in the development having a visual character which is more compatible with the adjacent development. The proposed signage is consistent in design and scale with signage for other resort hotels within the Resort Corridor. The proposed signage complies with Urban Specific Policy 20 of the Comprehensive Master Plan which states that signage should be compatible with building styles both on-site and the surrounding developments. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTHONY LEONE

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/23/20</u> PLANNER ASSIGNED: <u>JPK</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: <u>70218</u> COMMISSIONER: <u>UN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y)N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>DR-20-0061</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>7pm</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>3/18/20</u> <u>9am</u> ZONE / AE / RNP: <u>H-1 / no RNP AE60</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>(Y)N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>M G P Lessor LLC</u> ADDRESS: <u>6385 S Rainbow Blvd., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	CORRESPONDENT	NAME: <u>MGM Resorts Design and Development</u> ADDRESS: <u>3260 Sammy Davis Jr Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 692-9622</u> CELL: _____ E-MAIL: <u>aleone@mgmresorts.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 South Fourth Street Suite 1400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791-8219</u> CELL: _____ E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>372242</u>

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-002 ; 162-29-710-002
 PROPERTY ADDRESS and/or CROSS STREETS: 3930 Las Vegas Blvd. Las Vegas NV 89109
 PROJECT DESCRIPTION: Remove & Replace LED screens/Static Sign with new Screen

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

Andrew Magopian III
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON January 6, 2020 (DATE)
 By Andrew Magopian III
 NOTARY PUBLIC: Susan Ptak

Andrew Magopian III, Secretary
 Property Owner (Print)



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

DR-20-0061

January 22, 2020

Clark Co. Planning
Hand delivered

PLANNER
COPY

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for design review or administrative design review approval of a change to the comprehensive signage plan at Mandalay Bay Hotel, APN 162-29-610-002:

1. The proposed change would replace an existing LED panel and two static panels on the existing main pylon sign with a single fully animated screen.
2. The net effect will be to increase the animated signage on the overall property by approximately 907 sq. ft.
3. There will be no increase in number of signs nor in the square footage of total signs on the property.
4. The included cross table of overall property signage does not assume the approval of DR-19-0906, which is in a "held" status.

Justification: The proposed change merely brings new technology to the existing main pylon sign at Mandalay Bay Hotel, consistent with newer signs at other LVBS hotel properties. Sign count and area calculations are unchanged.

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

RIGHT-OF-WAY
(TITLE 30)

MANDALY BAY RD/LAS VEGAS BLVD S

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-20-400020 (VS-0387-11) -M G P LESSOR, LLC:

WAIVERS OF CONDITIONS of a vacation and abandonment of a portion of Mandalay Bay Road requiring: 1) Advertising visible from the public right-of-way will not be permitted within the vacated area; and 2) Even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and codes that apply to public rights-of-way.

Generally located on the north and south sides of Mandalay Bay Road on the west side of Las Vegas Boulevard South within Paradise. MN/al/ja (For possible action)

RELATED INFORMATION:

APN:

162-29-510-006; 162-29-610-002; 162-29-610-003; 162-29-710-002

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3850, 3930 and 3950 Las Vegas Boulevard South
- Project Type: Waive conditions restricting signage within vacated portions of Mandalay Bay Road

History

The original request was to vacate airspace between 18.5 feet to 500 feet over Mandalay Bay Road in order to allow a portion of the Mandalay Place Shopping Center to be built over the right-of-way. The vacation was limited to 100 feet above the right-of-way and approved with specific conditions restricting signage within the vacated portions of the airspace. There are existing wall signs on the portions of the building that are over Mandalay Bay Road that were allowed in error. The applicant has submitted a request (DR-19-0906), which is a companion item on this agenda, to replace the existing wall signage on the portions of the building that are within the vacated airspace with animated signage. While reviewing DR-19-0906 the signage restrictions within the vacated airspace were discovered. This request is to waive the signage restrictions to allow the proposed signs, or to at least allow the existing signs to remain.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0387-11:

Current Planning

- Satisfy utility companies' requirements;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Area to be vacated shall be limited to the area from 18 feet 6 inches to 100 feet;
- Applicant shall have a perpetual obligation to operate and maintain the improvements, which include, but are not limited to, tunnel ventilation per federal standards, emergency walkways, street and walkway lighting, fire suppression, and other safety provisions within the vacated area in a manner acceptable to Clark County Public Works;
- Future construction or improvements within the vacated area will not interrupt, impede, or conflict with the use of Mandalay Bay Road (previously Hacienda Avenue) roadway facilities, either existing or to be constructed;
- Any future lighting within the vacated area to be approved by Clark County Public Works;
- Advertising visible from the public right-of-way will not be permitted within the vacated area;
- Even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and codes that apply to public rights-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant indicates that whatever circumstances may have existed to justify the signage restrictions imposed by VS-0387-11, the character and usage of Mandalay Bay Road will change dramatically with the opening of Allegiant Stadium. Mandalay Bay Road will become as much a pedestrian facility as a vehicular facility with future events at the stadium. The change in circumstances relating to the use of Mandalay Bay Road justify something less than the signage ban imposed by the conditions of VS-0387-11.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0574-14 (WC-0023-16)	Waived a condition requiring the applicant to provide landscaping per plans on file for approved expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	April 2016
DR-0765-15	Amended comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	January 2016
UC-0574-14	Expansion to existing convention facilities for the Mandalay Bay Resort Hotel	Approved by BCC	August 2014
DR-0209-13	Comprehensive sign plan for the Mandalay Bay Resort Hotel	Approved by BCC	June 2013

Application Number	Request	Action	Date
UC-0691-12	Secondhand sales (Four Seasons Hotel)	Approved by PC	January 2013
UC-0544-12	Pool area remodel with exterior access point (Mandalay Bay)	Approved by PC	November 2012
VS-0387-11	Vacate airspace above Mandalay Bay Road (subject application)	Approved by PC	October 2011
UC-0740-02	A 1,126 guestroom hotel tower with incidental hotel uses (The Hotel)	Approved by BCC	August 2002
WS-1301-01	Revisions to a retail center (Mandalay Place)	Approved by PC	November 2001
UC-2067-98	Freestanding signs (Mandalay Bay)	Approved by PC	January 1999
UC-1322-98	Timeshare hotel tower with accessory uses in conjunction with a resort hotel (Mandalay Bay)	Approved by PC	September 1998
UC-0697-98	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	June 1998
Agenda Item #68 June 16, 1998 BCC	Amend the dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	June 1998
Agenda Item #39 March 3, 1998 BCC	Dedication of Mandalay Bay Road (formerly Hacienda Avenue)	Approved by BCC	March 1998
UC-1546-97	Modification to an approved resort hotel (Mandalay Bay)	Approved by BCC	October 1997
UC-0244-97	Resort hotel with accessory uses (Project Z)	Approved by BCC	April 1997
UC-1543-96	Resort hotel with accessory uses (Project Y)	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	New York New York Resort Hotel & T Mobile Arena
South	Business and Design/Research Park & Public Facilities	P-F	Undeveloped, Bali Hai Golf Club, Las Vegas Metro Police Substation, & Clark County Fire Station
East	Commercial Tourist	H-1	Motel, convenience store, retail uses, & undeveloped
West	Commercial Tourist	H-1	Interstate 15 & Allegiant Stadium

Related Applications

Application Number	Request
DR-19-0906	An amended comprehensive sign plan for the Mandalay Bay Resort Hotel including animated wall signs is a companion item on this agenda.
DR-20-0061	An amended comprehensive sign plan for the Mandalay Bay Resort Hotel for increased animated sign area in conjunction with a freestanding sign is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

In 1998, the owner of the subject property dedicated right-of-way to the County for Hacienda Avenue (now Mandalay Bay Road). The dedication document included a prohibition on any advertising unless such advertising was in compliance with federal, state, and local laws, ordinances, and codes including but not limited to NRS 484.287 (Replaced in revision by NRS 484B.313).

The original application, VS-0387-11, was submitted by the property owner to facilitate a subdivision map. Conditions were placed on that application to keep the sign prohibition and the exception as described above. The intent of the conditions is to ensure that public health, safety, and welfare is not jeopardized by the distraction of commercial signage as vehicular traffic approaches the portion of the roadway under the building. Therefore, staff cannot support this request to waive the conditions nor the new animated signage that is proposed with DR-19-0906. However, if these applications are approved, staff's paramount concern of protecting the public health, safety, and welfare needs to be considered and, as such, animated signage shall either be prohibited or only permitted to operate with non-static images when Mandalay Bay Road is closed to vehicular traffic.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No comment.

Public Works - Development Review

- Animated signage shall either be prohibited or only permitted to operate with non-static images when Mandalay Bay Road is closed to vehicular traffic.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MGM RESORTS DESIGN AND DEVELOPMENT

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

DRAFT