

V. Informational Items

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

VI. Planning & Zoning

1. **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**
2. **WS-20-0115-KIEPER SCOTT W & LINDA B:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Maggie Belle Court approximately 220 feet south of Robindale Road within Paradise. MN/bb/jd (For possible action) **PC 4/07/20**
3. **WS-20-0127-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase side yard wall height on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Cherokee Avenue, 300 feet east of Union Street within Paradise. TS/bb/ja (For possible action) **PC 4/07/20**
4. **AR-20-400019 (UC-0729-06)-R & G HOLDINGS, LLC:**
USE PERMIT ELEVENTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/jvm/jd (For possible action) **BCC 4/08/20**
5. **DR-20-0117-CPLV PROPERTY OWNER, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; **2)** increase the number of wall signs; **3)** increase the wall sign area; and **4)** increase animated sign area in conjunction with an existing resort hotel (Caesars Palace and Forum Shops) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/pb/jd (For possible action) **BCC 4/08/20**

6. **DR-20-0132-PARIS LV OPERATING CO, LLC:**
DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; and **2)** increase wall sign area in conjunction with an existing resort hotel (Paris) on 24.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action) **BCC 4/08/20**
7. **DR-20-0136-CCLV LUXURY HOTEL, LLC:**
DESIGN REVIEW for exterior building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter) on 107.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,065 feet south of Harmon Avenue within Paradise. JG/al/jd (For possible action) **BCC 4/08/20**
8. **UC-20-0104-MGP LESSOR, LLC:**
USE PERMIT to waive conditions for temporary outdoor events (tailgating).
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Mandalay Bay Road within Paradise. MN/pb/ja (For possible action) **BCC 4/08/20**
9. **UC-20-0139-NEW DEWEY STRIP HOLDINGS, LLC:**
USE PERMITS for the following: **1)** proposed recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol; and **2)** allow inherently dangerous exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (recreational facility/inherently dangerous exotic animals) not within a permanently enclosed building; **2)** alternative external building materials; **3)** alternative landscaping; and **4)** alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility/inherently dangerous exotic animals facility consisting of a fabric structure (tent) and tiger sanctuary on 4.6 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Dewey Drive within Paradise. JG/pb/jd (For possible action) **BCC 4/08/20**
10. **WS-20-0111-CLARK COUNTY STADIUM AUTHORITY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; **2)** increase the number of animated signs allowed; **3)** increase the number of freestanding signs; and **4)** increase freestanding sign area.
DESIGN REVIEWS for modifications to an approved comprehensive sign plan including: **1)** animated signage; and **2)** freestanding signage in conjunction with a recreational facility (multi-function stadium and events center) on 70.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue within Paradise. MN/pb/jd (For possible action) **BCC 4/08/20**

VII. General Business

1. Board to appoint a Paradise TAB Member to meet with consultants (Clarion Associates) to discuss the Comprehensive Plan and Title 30 re-write. The kick off meeting will be on March 18 from 5:15 to 6:15 in the Pueblo Room, Clark County Government Center.

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 31, 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

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

SETBACK
(TITLE 30)

ROBINDALE RD/MAGGIE BELLE CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0115-KIEPER SCOTT W & LINDA B:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Maggie Belle Court approximately 220 feet south of Robindale Road within Paradise. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
177-11-314-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for a room addition to 5 feet where 20 feet is required per Table 30.40-2 (a 75% reduction).
- b. Reduce the rear setback to 5 feet for an addition less than 50% of the width of the single family residence where 10 feet is allowed for up to 50% of the width of the building

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

BACKGROUND:
Project Description
General Summary

- Site Address: 7755 Maggie Belle Court
- Site Acreage: 0.2 acres
- Project Type: Room addition
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 350 (addition)/2,154 (house)
- Parking Required/Provided: 2/6

Site Plan

The site plan depicts a proposed 350 square foot home addition on the northwest corner of an existing 2,154 square foot home. The addition will be 5 feet from the north side property line

and west (rear) property line. The addition is less than 50% of the existing home side to side dimension which allows a 10 foot rear setback per Table 30.40-2; however, the proposed setback to the rear property line is 5 feet. The 2,154 square foot home is 50 feet in width from north to south and the addition is 13 feet in width north to south. The property has an oversized two car driveway and standard residential landscaping. The addition is only visible from the end of Maggie Belle Court, a private street.

Landscaping

The property has standard residential landscaping and a perimeter block wall.

Elevations

The elevations show a south side entrance door and two windows facing the existing backyard patio. The east facing façade of the addition includes a door over a concrete landing and window with attic vent. The addition is 17 feet high at the peak of the hip roof and compatible with the one story residence. The siding and roof materials used for construction of the addition will match those of the principal residence, including painted stucco and roof tiles.

Floor Plan

The floor plan depicts a bedroom on the west side of the addition and living space on the east side of the addition. The addition will have direct access to the interior of the home from the kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct a 350 square foot room addition at the northwest corner of the existing home, adjacent to the existing kitchen area to accommodate living space for an immediate relative. The addition will be constructed to match the existing home color, painted stucco siding, and tile roof.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|-----------------------------|
| North & East | Residential Suburban (up to 5 du/acre) | R-1 | Single Family Residential |
| South & West | Public Facilities | R-1 | Undeveloped & Flood Channel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed addition will be harmonious with the surrounding property when considering the limited scale and backyard location of the structure. The addition will have adequate emergency access from Maggie Belle Court and not create a hazardous situation due to its location on the property. The applicant located the addition at the northwest corner of the home due to the location of the kitchen windows and back patio door. The neighbors to the north and east will be able to view the new addition from the back yard and front yard respectively. The property west of this site is undeveloped Clark County (Public Works) owned land. Providing an opaque screen between the addition and Maggie Belle Court would limit the visual impact to the neighboring property.

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

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

2. 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: SCOTT KIEPER
CONTACT: SCOTT KIEPER, 7755 MAGGIE BELLE COURT, LAS VEGAS, NV 89123

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>2-11-2020</u> | APP. NUMBER: <u>WS-20-0115</u> |
| | PLANNER ASSIGNED: <u>BRR</u> | TAB/CAC: <u>Paradise</u> |
| | ACCEPTED BY: <u>BRR</u> | TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>7pm</u> |
| PROPERTY OWNER | FEE: <u>475.00</u> | PC MEETING DATE: <u>4-7</u> <u>7p.m.</u> |
| | CHECK #: <u>Debit</u> | BCC MEETING DATE: _____ |
| | COMMISSIONER: <u>MN</u> | ZONE / AE / RNP: <u>R-1</u> |
| APPLICANT | OVERLAY(S)? _____ | PLANNED LAND USE: <u>RS</u> |
| | PUBLIC HEARING? <u>(Y) (N)</u> | NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> |
| | TRAILS? <u>Y (N)</u> PFNA? <u>Y (N)</u> | LETTER DUE DATE: _____ |
| CORRESPONDENT | APPROVAL/DENIAL BY: _____ | COMMENCE/COMPLETE: _____ |
| | NAME: <u>SCOTT & LINDA KIEPER</u> | |
| | ADDRESS: <u>7755 MAGGIE BELLE CT</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> | |
| | TELEPHONE: _____ CELL: <u>702-525-5531</u> | |
| | E-MAIL: <u>SCOTTKIEPER@HOTMAIL.COM</u> | |
| | NAME: <u>SCOTT KIEPER</u> | |
| | ADDRESS: <u>7755 MAGGIE BELLE CT.</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> | |
| | TELEPHONE: _____ CELL: <u>702-525-5531</u> | |
| | E-MAIL: <u>SCOTTKIEPER@HOTMAIL.COM</u> REF CONTACT ID #: _____ | |
| | NAME: <u>Same</u> | |
| | ADDRESS: _____ | |
| | CITY: _____ STATE: _____ ZIP: _____ | |
| | TELEPHONE: _____ CELL: _____ | |
| | E-MAIL: _____ REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 177-11-314-004

PROPERTY ADDRESS and/or CROSS STREETS: 7755 MAGGIE BELLE CT. LAS VEGAS, NV. 89123

PROJECT DESCRIPTION: Room Addition

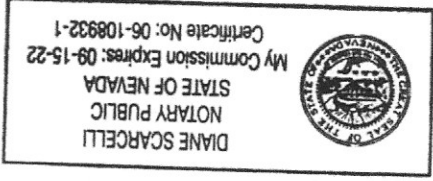
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

1 A

[Signature] Property Owner (Signature) SCOTT KIEPER Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-11-20 (DATE)
 By Scott Kieper
 NOTARY PUBLIC: [Signature]

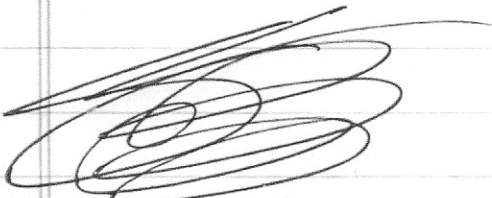


*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

2

2.11.20

I SCOTT KIEPER OWNER OF 7755 MAGGIE BELLE CT.
DO PLAN TO CONSTRUCT AN ADDITION ON THE
BACK OF OUR ~~OUR~~ HOME, TO ALLOW A BEDROOM
FOR AN ELDERLY PARENT. ADDITION WILL MATCH
EXISTING DWELLING AND REQUIRE A SET-
BACK VARIANCE. AS IT WILL BE ATTACHED TO THE
EXISTING STRUCTURE.



SCOTT KIEPER

WS-20-0115
PLANNER
COPY

SETBACKS
(TITLE 30)

CHEROKEE AVE/UNION ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0127-PATRICK IRA FAMILY TRUST & PATRICK IRA C/ TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase side yard wall height on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Cherokee Avenue, 300 feet east of Union Street within Paradise. TS/bb/ja (For possible action)

RELATED INFORMATION:

APN:
161-18-612-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side setback for a garage addition to zero feet where 5 feet is required per Table 30-40-2 (a 100% reduction).
- b. Reduce the side and rear yard setback for an accessory shed structure to 2 feet where 5 feet is required per Table 30.40-2 (a 60% reduction).
2. Increase wall height (side and rear yard) to 13 feet where 6 feet is permitted per 30.64.020 (1) (A) (a 110% increase).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3981 Cherokee Avenue
- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 2
- Building Height (feet): 21 (house)/11 (addition)/10 (shed)
- Square Feet: 1900 (house)/583 (addition)/182 (shed)

Site Plan

The site plan depicts a 1,900 square foot single family detached home on a 6,534 square foot lot with a proposed garage addition on the west side of the home. The proposed garage will be 41

feet by 14 feet in area with the northwest corner of the site built at the property line at the north end and transitioning to a 2 foot setback at the southwest corner of the new garage. The garage addition is shown with a 25 foot front setback matching the existing garage. The garage will be separated from the property line by a 12 foot 8 inch fire wall that is intended to meet building code requirements. The adjacent home to the west is set back approximately 6 feet from the property line with 5 feet to the eve of the roof. The site plan includes an existing 182 square foot shed located 2 feet from the west and south property lines. A street light pole is located at the northwest corner of the property and the owner will not expand the existing driveway surface.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The elevations depict a proposed garage addition with matching painted board and batten siding, and brick veneer with a single roll-up garage door. The proposed addition will include the same decorative asphalt roof shingles as the home. The garage addition will be 11 feet high and constructed to match the materials and color of the residential home. The 10 foot high shed has materials matching those of the home and include the same decorative asphalt shingle tiles covering the roof.

Floor Plans

The proposed garage addition shows an approximate open floor area of 39 feet by 12 feet of interior area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a 583 square foot garage addition to be constructed with a zero foot side yard setback along the west side of the home. The applicant needs approval to keep an existing 120 square foot shed with 2 foot side and rear yard setbacks. The shed did not require a building permit, but was expected to meet setbacks at the time of construction. All materials will match the existing home and a 12 foot 8 inch fire wall is proposed along the west property line to meet building code requirements. The applicant states that the approval of these waivers are appropriate and will not have an ill effect on the neighbors and the neighbor to the east has no issues with the proposed waiver.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1a and #2

Requests #1a and #2 for construction of a garage with a zero foot setback to an addition and 13 foot fire wall on the western property line are not compatible with the surrounding neighborhood or the character of the neighborhood. The proposed fire wall extends well above the windows located along the adjacent neighbor's wall, limiting solar access in a substantially adverse manner for the adjacent property. Having an addition built on the property line with a 13 foot fire wall will not be harmonious with the existing development patterns in the surrounding neighborhood.

Waiver of Development Standards #1b

Staff supports the waiver request to maintain the existing shed with 2 foot side and rear yard setbacks. The shed matches the materials and color of the home and is harmonious with the character of the neighborhood, and intent of the general purpose of Title 30. The proposed 2 foot west side and south side setback will not be detrimental to the surrounding area and will provide enough space to allow roof drainage to fall on the applicant's property, not the neighboring property. The shed location will be harmonious with the surrounding properties when considering the 2 foot setbacks and location at the corner of adjacent lots to the south.

Staff Recommendation

Approval of waiver of development standards #1b; denial of waivers of development standards #1a & #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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IRA PATRICK

CONTACT: IRA PATRICK, 3981 E. CHEROKEE AVENUE, LAS VEGAS, NV 89112

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

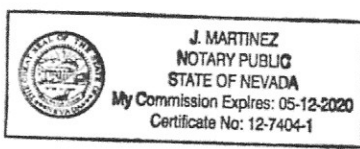
| | | |
|---|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF DATE FILED: <u>2-13-2020</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>475</u> CHECK #: <u>CASH</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-20-0127</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>7pm</u> PC MEETING DATE: <u>4-7</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER NAME: <u>IRA PATRICK</u> ADDRESS: <u>P.O. BOX 12174</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89112</u> TELEPHONE: _____ CELL: <u>702-458-4330</u> E-MAIL: <u>IRA.PATRICK12@YAHOO.COM</u> | |
| | APPLICANT NAME: <u>IRA PATRICK</u> ADDRESS: <u>P.O. BOX 12174</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89112</u> TELEPHONE: _____ CELL: <u>702-458-4330</u> E-MAIL: <u>IRA.PATRICK12@YAHOO.COM</u> REF CONTACT ID #: _____ | |
| | CORRESPONDENT NAME: <u>IRA PATRICK</u> ADDRESS: <u>P.O. BOX 12174</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89112</u> TELEPHONE: _____ CELL: <u>702-458-4330</u> E-MAIL: <u>IRA.PATRICK12@YAHOO.COM</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 161-18-612-041
 PROPERTY ADDRESS and/or CROSS STREETS: 3981 E. CHEEKOKEE AVE
 PROJECT DESCRIPTION: WAIVER FOR REDUCTION IN SIDE & REAR SETBACK

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

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

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 2-11-2020 (DATE)
 By Ira Patrick
 NOTARY PUBLIC: J. Martinez



*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.



JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

Ira Patrick
3981 E. Cherokee Ave.
Clark County, NV 89121

To whom it may concern,

This letter is support of a waiver of development standards for a reduction in the side setback from 5'-0" to 0'-0" on the West side of the residence on the property APN# 161-18-612-041. The lot size is 0.15 acres. The existing residence is 1,900 s.f. living area and 456 s.f. of garage with the proposed garage addition of 583 s.f. and will be located on the East side of the existing residence and should not negatively affect any of the neighbors. The neighbor to the East has no issues with this addition. We would also like to request a waiver of development standards for the existing shed that was built in the rear yard to reduce the side and rear setback from 5'-0" to 2'-0". All of the materials will match the existing residence and fence wall. It is the opinion of this office that the granting of this special use permit is appropriate and would have no ill effect.

Respectfully requested,
Jason Maheu

WS -20 -0127

PLANNER
COPY

652 MIDDLEGATE RD. #B
HENDERSON, NEVADA 89011

PHONE: (702) 262-7955
FAX: (702) 253-1182

JAMDESIGN2@GMAIL.COM

3



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)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- APPLICATION REVIEW (AR)
UC-0729-06

STAFF

DATE FILED: 2/7/20 APP. NUMBER: AR-20-400819
 PLANNER ASSIGNED: JJM TAB/CAC: Paradise
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 3/10 TIME: 7PM
 FEE: 475 PC MEETING DATE: _____
 CHECK #: 6107 BCC MEETING DATE: 4/8/20
 COMMISSIONER: JJ ZONE / AE / RNP: C-2
 OVERLAY(S)? Assign Design PLANNED LAND USE: C-6
 PUBLIC HEARING? Y N _____ NOTIFICATION RADIUS: 500 SIGN? Y N _____
 TRAILS? Y N _____ PFNA? Y N _____
 APPROVAL/DENIAL BY: _____ LETTER DUE DATE: _____
 COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: R & G Holdings
 ADDRESS: 3585 E. Flamingo Road, Ste. 201
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: 702-303-6365 CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Regal Spa LLC dba Regal Health Spa
 ADDRESS: 4300 W. Spring Mountain Rd #117
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-350-9914 CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: Kirk T. Kennedy, Esq.
 ADDRESS: 815 S. Casino Center Blvd.
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: 702-385-5534 CELL: _____
 E-MAIL: ktkennedylaw@gmail.com REF CONTACT ID #: 165299

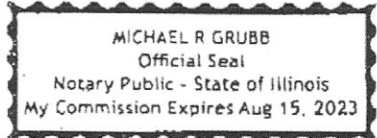
ASSESSOR'S PARCEL NUMBER(S): 162-18-510-002
 PROPERTY ADDRESS and/or CROSS STREETS: 4350 W. Spring Mountain Road, #117
 PROJECT DESCRIPTION: massage establishment

(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.

Russ D. Hechter
 Property Owner (Signature)*

Russ D. Hechter
 Property Owner (Print)

STATE OF ILLINOIS
 COUNTY OF WILL
 SUBSCRIBED AND SWORN BEFORE ME ON 4 FEB 2020 (DATE)
 By Russ D. Hechter
 NOTARY PUBLIC: Michael R. Grubb



*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.

4



February 5, 2020

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

Re: Justification Letter for UC-0729-06- Regal Spa LLC dba Regal Health Spa
Property Owner: R & G Holdings, LLC
Property Address: 4350 W. Spring Mountain Road, #117, Las Vegas 89146


Dear Sirs:

The Applicant files this application review to seek clarification regarding the distance separation and 24 hour operation time for this business location. Originally, this massage establishment was approved by Planning for its location in July, 2006. From July, 2006, to the present, this location has existed as a licensed massage establishment. The original use permit allowed this business to operate with 24 hour operation times and there was no 1000 feet separation concern under Title 30. From 2006 to the present, the Planning Department has never revoked or cancelled the use permit regarding the hours of operation or made any issue that the separation between this business use and other massage businesses in this commercial location was less than 1000 feet.

By way of history, the previous applicant and business was called Macau Health Spa Massage, which was owned by Brisk Ocean Properties from 2010 to September, 2019. In September, 2019, the business closed following a Business License hearing which revoked the business license for that entity. However, the original use permit conditions of 24 hour operation and no 1000 feet separation requirement remain in existence since the original application approval in July, 2006.

My client is a new Applicant seeking to open a new, licensed massage establishment at this same location, with the original conditions of 24 hour operation and no separation requirements. Given the approved history of this location going back 14 years, I would request the Department's approval to allow this business to keep the 24 hour operation time, with no separation requirements. Thank you.

Yours truly,



Kirk T. Kennedy, Esq.

MASSAGE
(TITLE 30)

SPRING MOUNTAIN RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-20-400019 (UC-0729-06)-R & G HOLDINGS, LLC:

USE PERMIT ELEVENTH APPLICATION FOR REVIEW of a massage business in conjunction with an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District.

Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
162-18-510-002

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4350 Spring Mountain Road
- Site Acreage: 0.6
- Project Type: Massage establishment
- Square Feet: 2,193 (lease space)

Site Plans/History

The original plans depict a 2,193 square foot massage therapy establishment located within a lease space in the northwest corner of an existing shopping center (Arville Square). In-line retail buildings are located along the east and north sides of the shopping center, and a larger 22,150 square foot retail building is located on the west side of the shopping center. Several smaller buildings are located on pad sites with cross access. Vehicular access to the shopping center is provided by driveways on both Spring Mountain Road and Arville Street.

The original use permit for the massage establishment was in accordance with the regulations contained within Title 30 which allowed massage establishments to operate 24 hours. In June 2008, Title 30 was amended to add hours of operation for massage establishments of 8:00 a.m. to 9:00 p.m. During the extension of time of the massage establishment in October 2010, the Las Vegas Metropolitan Police Department (LVMPD) confirmed criminal activity at the location and

as a result, the Planning Commission (PC) imposed restricted hours of 8:00 a.m. to 9:00 p.m. consistent with Title 30. Following the second extension of time, a waiver of conditions to allow the business to operate from 11:00 a.m. to 12:00 a.m. was denied at the April 19, 2011 PC meeting. The applicant applied for a third extension of time with a request to change the previously imposed hours of operation from 8:00 a.m. to 9:00 p.m. to a later opening and closing time of 10:00 a.m. to 11:00 p.m. which was ultimately approved by the PC on August 16, 2011. A fourth extension of time was denied by the PC but approved on appeal by the Board of County Commissioners (BCC) in September 2012 with no change to the hours of operation. In January 2014, the BCC approved a sixth extension of time and a companion item UC-0729-06 (WC-0120-13) to allow hours of operation from 10:00 a.m. to 1:30 a.m. In February 2015, the BCC approved the seventh extension of time for the massage establishment and a companion item UC-0729-06 (WC-0156-14) to allow hours of operation from 10:00 a.m. to 3:00 a.m. The ninth application for review was approved by the BCC in March 2019 with a review date of September 6, 2019 and a condition to limit the hours of operation from 8:00 a.m. to 9:00 p.m. due to 2 employees being arrested for soliciting prostitution. The tenth application for review was submitted to staff in August, 2019 and ultimately withdrawn by the applicant as the license for this business was revoked. Since the withdrawal of the previous application, the business has come under new ownership and the new business owner is seeking to keep this use permit active.

Floor Plans

The lobby area is located next to the main entrance to the suite, with an office area adjacent to the lobby. A circular hallway provides access to 7 separate massage rooms, breakroom, kitchen, shower room, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400004 (UC-0729-06):

Current Planning

- Until September 6, 2019 to review as a public hearing;
- Hours of operation limited to 8:00 a.m. to 9:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

Listed below are the approved conditions for UC-0729-06 (AR-0004-17):

Current Planning

- Until January 22, 2019 to review;
- Applicant is advised that any change in circumstances or regulations may be justification for the denial or added conditions to an extension of time and application for review, and

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

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (ET-0155-14):

Current Planning

- Until February 18, 2017 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (WC-0156-14):

Current Planning

- Hours of operation from 10:00 a.m. to 3:00 a.m.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (WC-0120-13):

Current Planning

- Until January 5, 2015 to review;
- Hours of operations from 10:00 a.m. to 1:30 a.m.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

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.

Listed below are the approved conditions for UC-0729-06 (ET-0119-13):

Current Planning

- Until January 5, 2015 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for UC-0729-06 (ET-0002-13):

Current Planning

- Until January 5, 2014 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions for UC-0729-06 (ET-0083-12):

Current Planning

- Until January 5, 2013 to review;
- All applicable standard conditions for this application type.
- Applicant is advised that all non-permitted signage including but not limited to banners must be removed; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions for UC-0729-06 (ET-0057-11):

Current Planning

- Until July 5, 2012 to review;
- Hours of operations from 10:00 a.m. to 11:00 p.m.;
- 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.

Listed below are the approved conditions for UC-0729-06 (ET-0096-10):

Current Planning

- Until July 5, 2011 to review with the Planning Commission retaining the discretion to allow the business to return to 24 hour operation based on information presented at the future hearing;
- Hours of operations shall be limited to 8:00 a.m. to 9:00 p.m.;
- 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.

Listed below are the approved conditions for UC-0729-06 (ET-0159-08):

Current Planning

- Until July 5, 2010 to review;
- 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.

Listed below are the approved conditions for UC-0729-06:

Current Planning

- 2 years for review;
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The tenth application for review was submitted to staff in August, 2019 and ultimately withdrawn by the applicant as the license for this business was revoked. Since, the withdrawal of the previous application, the business has come under new ownership and the new business owner is seeking to keep this use permit active.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|--------------|
| AR-19-400111 (UC-0729-06) | Tenth application for review of a massage establishment | Withdrawn | October 2019 |
| AR-400004-19 (UC-0729-06) | Ninth application for review of a massage establishment - hours limited from 8:00 a.m. to 9:00 p.m. | Approved by BCC | March 2019 |
| UC-0729-06 (AR-0004-17) | Eighth application for review of a massage establishment | Approved by BCC | March 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|---------------------------|----------------|
| UC-0729-06 (ET-0155-14) | Seventh extension of time to review a massage establishment | Approved by BCC | February 2015 |
| UC-0729-06 (WC-0156-14) | Waived conditions of a use permit requiring hours of operation be limited from 10:00 a.m. to 1:30 a.m. - hours limited from 10:00 a.m. to 3:00 a.m. | Approved by BCC | February 2015 |
| UC-0729-06 (WC-0120-13) | Waived conditions for a use permit requiring hours of operation be limited from 10:00 a.m. to 11:00 p.m. - hours limited from 10:00 a.m. to 1:30 a.m. | Approved by BCC | January 2014 |
| UC-0729-06 (ET-0119-13) | Sixth extension of time to review a massage establishment | Approved by BCC | January 2014 |
| UC-0729-06 (ET-0002-13) | Fifth extension of time to review a massage establishment | Approved by BCC | March 2013 |
| UC-0729-06 (ET-0083-12) | Fourth extension of time to review a massage establishment | Approved on appeal by BCC | September 2012 |
| UC-0729-06 (ET-0057-11) | Third extension of time to review a massage establishment - hours limited to 10:00 a.m. to 11:00 p.m. | Approved by PC | August 2011 |
| UC-0729-06 (WC-0008-11) | Waived conditions for a use permit requiring hours of operation be limited to 8:00 a.m. to 9:00 a.m. for the massage establishment | Denied by PC | April 2011 |
| UC-0729-06 (ET-0096-10) | Second extension of time to review a massage establishment - hours limited to 8:00 a.m. to 9:00 p.m. | Approved by PC | October 2010 |
| UC-0729-06 (ET-0159-08) | First extension of time to review a massage establishment | Approved by PC | July 2008 |
| UC-0729-06 | Original application for a massage establishment in conjunction with an existing shopping center | Approved by PC | July 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---------------------------|-----------------|-------------------|
| North | Commercial General | C-2 | Mini-warehouse |
| East | Commercial General | M-1 | Office/warehouse |
| South & West | Commercial General | C-2 | Retail |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Staff finds that this review for a new business owner affiliated with the previous business (Macau Health Spa Massage) now proposing to do business as Regal Health Spa will keep the original use permit active at this location. However, since the ownership has changed staff recommends that the new business be limited to the Code required hours of operation.

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

- Hours limited to 8:00 a.m. to 9:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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:

PROTEST:

APPLICANT: REGAL SPA, LLC DBA REGAL HEALTH SPA

CONTACT: KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV 89101

AMENDED COMPREHENSIVE SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0117-CPLV PROPERTY OWNER, LLC:

DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase the number of wall signs; 3) increase the wall sign area; and 4) increase animated sign area in conjunction with an existing resort hotel (Caesars Palace and Forum Shops) on a portion of 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District

Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:
162-17-810-009 ptn

DESIGN REVIEWS:

1. Modifications to a comprehensive sign plan to include all existing signage and new signs for an existing resort hotel (Caesars Palace and Forum Shops).
2. Increase the number of wall signs to 94 where 83 was previously approved.
3. Increase wall sign area to 37,584 square feet where 36,406 square feet was previously approved.
4. Increase animated sign area to 11,333 square feet where 10,155 square feet was previously approved.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3500 and 3570 Las Vegas Boulevard South
- Site Acreage: 80.2 (portion)
- Project Type: Amend comprehensive sign plan to include new wall signs and additional animated (video unit) signage
- Sign Area: 1,178 square feet (11 animated signs)/1,178 square feet (11 wall signs)

Site Plan & Request

This is a request for additions and modifications to a previously approved comprehensive sign plan. The request is for 11 additional animated wall signs. The wall signs are located on the east side of an existing building located on the northeast portion of the site at the entrance of the Forum Shops facing Las Vegas Boulevard South.

Landscaping

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

Signage

The plans depict 11 additional animated wall signs located on the east side of an existing building located on the northeast portion of the site at the entrance of the Forum Shops facing Las Vegas Boulevard South. The wall signs range in area from approximately 48 square feet to 277 square feet.

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

| Type of sign | Approved/ 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 * | 19,512 | 0 | 19,512 | 8,670 | N/A | 6 | 0 | 6 |
| Wall* | 36,406 | 1,178 | 37,584 | 71,810 | 2.5% | 83 | 11 | 94 |
| Directional | 396 | 0 | 396 | 384 | N/A | 23 | 0 | 23 |
| Monument | 0 | 0 | 0 | 70 | N/A | 0 | 0 | 0 |
| Projecting | 0 | 0 | 0 | 32 | N/A | 0 | 0 | 0 |
| Hanging | 0 | 0 | 0 | 32 | N/A | 0 | 0 | 0 |
| Roof | 33 | 0 | 33 | 0 | N/A | 3 | 0 | 3 |
| Temporary | 0 | 0 | 0 | 2,640 | N/A | 0 | 0 | 0 |
| Overall Total | 56,347 | 1,178 | 57,525 | 83,638 | N/A | 115 | 11 | 126 |

*Freestanding and wall signs can also contain animated signage. The table below describes the existing and proposed animated signs.

| Type of sign | Approved/ 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 | 10,155 | 1,178 | 11,333 | 450 | 11.6% | 18 | 11 | 29 |

Applicant's Justification

The applicant indicates the entrance along Las Vegas Boulevard South is a key access point for the Forum Shops and the message boards will help bring in customers and attract foot traffic.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|----------------|
| UC-18-0860 | Recreational/events center with modifications to an approved comprehensive sign package | Approved by BCC | December 2018 |
| DR-18-0632 | Modified an approved comprehensive sign package including wall signs and animated signs | Approved by BCC | October 2018 |
| UC-18-0142 | Building addition with outside dining and drinking | Approved by BCC | April 2018 |
| WS-1059-17 | Modified an approved comprehensive sign package including proposed roof signs | Approved by BCC | January 2018 |
| UC-0738-17 | Temporary outdoor commercial event for longer than 10 days; access to modular building from the exterior of a resort hotel; allowed roof signs on modular building | Approved by BCC | September 2017 |
| UC-0291-17 | Addition to an existing restaurant with outdoor improvements | Approved by BCC | June 2017 |
| VS-0643-16 | Vacation and abandonment of a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement | Approved by PC | November 2016 |
| UC-0361-16 | Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops) | Approved by BCC | July 2016 |
| UC-0660-15 | On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired | Approved by BCC | November 2015 |
| UC-1003-14 | Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace) | Approved by BCC | February 2015 |
| DR-0895-14 | Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired | Approved by BCC | January 2015 |
| UC-0702-13 | Modified and expanded an existing shopping center (Forum Shops) - expired | Approved by BCC | December 2013 |
| DR-0615-11 | Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace | Approved by BCC | March 2012 |
| UC-0319-05 (ET-0113-07) | First extension of time for freestanding banner signs | Approved by BCC | June 2007 |
| DR-0378-06 | Wall signs | Approved by BCC | April 2006 |
| UC-0319-05 | 18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South | Approved by BCC | April 2005 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|-----------------|---------------|
| UC-0104-05 | Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel | Approved by BCC | March 2005 |
| DR-0862-02 | Freestanding animated signs | Approved by BCC | August 2002 |
| UC-0744-99 (ET-0209-00) | First extension of time for an on-premises sign | Approved by PC | July 2000 |
| UC-0744-99 | On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999 | Approved by PC | December 1999 |
| UC-0744-99 | On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999 | Approved by PC | December 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Commercial Tourist | H-1 | Portions of the Caesars Palace complex, Forum Shops, & Mirage Resort Hotel |
| South | Commercial Tourist | H-1 | Bellagio Resort Hotel |
| East | Commercial Tourist | H-1 | Flamingo Resort Hotel, LINQ Promenade, LINQ Resort Hotel, Harrah's Resort Hotel, & Cromwell Resort Hotel |
| West | Business and Design/Research Park & Commercial Tourist | M-1 & H-1 | I-15, industrial buildings, & the Rio Resort Hotel |

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 if the signs result in the development having a visual character which is compatible with adjacent development. Similar requests to increase the number and area of wall and animated signs have been approved for other developments along Las Vegas Boulevard South. The proposed signs are compatible with the previously approved sign package and complies with Urban Specific Policy 20 of the Comprehensive Master Plan, which states that all signage should be compatible with building styles both on-site and surrounding developments. Code allows alternative sign standards for

resort hotel properties that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. Additionally, the proposed signs are consistent in style and design with the existing signs on-site and are of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. This proposal complies with Urban Specific Policy 93 of the Comprehensive Master Plan that encourages all structures including signs on a development site be of compatible architectural design, style, and color. Staff finds that the revisions and additions to the previously approved sign package will not negatively impact the site. 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)

- No comment.

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

APPLICANT: FORUM SHOP, LLC

CONTACT: HARTLAUER SIGNS, 3915 W. HACIENDA AVE #115, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 2/11/20 APP. NUMBER: DR-20-0117
 PLANNER ASSIGNED: [Signature] TAB/CAC: Paradise
 ACCEPTED BY: [Signature] TAB/CAC MTG DATE: 3/10 TIME: _____
 FEE: \$675.00 PC MEETING DATE: _____
 CHECK #: 8667 BCC MEETING DATE: 4/8/20
 COMMISSIONER: TS ZONE / AE / RNP: H/INA
 OVERLAY(S)? MUD/1 PLANNED LAND USE: CT
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500 SIGN? Y
 TRAILS? Y PFNA? Y LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: CPLU Property Owner LLC c/o Simon Property Group
 ADDRESS: 225 West Washington Street
 CITY: Indianapolis STATE: IN ZIP: 460204
 TELEPHONE: 9317) 263-7076 FAX: _____
 CELL: _____ E-MAIL: _____

APPLICANT

NAME: Forum Shop, L.L.C d/b/a The Forum Shops at Caesars
 ADDRESS: 3500 Las Vegas Blvd South
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-893-3807 FAX: 702-893-3009
 CELL: _____ E-MAIL: lwillingham@simon.com

CORRESPONDENT

NAME: Hartlawer Signs, Frank Vivicito
 ADDRESS: 3915 W. Hacienda Ave. ste. #115
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-880-4328 FAX: 702-880-4329
 CELL: 702-302-6545 E-MAIL: Frank@hartlawersigns.com

ASSESSOR'S PARCEL NUMBER(S): 162-17-810-009
 PROPERTY ADDRESS and/or CROSS STREETS: 3500 S. Las Vegas Blvd.
 PROJECT DESCRIPTION: Forum Shop electronic window displays.

(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) John Rolli

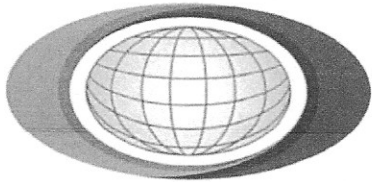
STATE OF Indiana
 COUNTY OF Mason
 SUBSCRIBED AND SWORN BEFORE ME ON February 5, 2020 (DATE)
 By John Rolli
 NOTARY PUBLIC: Stephanie Ratliff



Stephanie Ratliff, Notary Public
 My Commission Expires 8-23-2023
 Resident of Johnson County

5

*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.



HARTLAUERSIGNS

WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3915 W. Hacienda Ave. Ste. 115; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329
jacob@hartlauersigns.com

February 11, 2020

DR-20-0117

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

Re: Forum Shops Electronic Window Displays
APN: 162-17-810-009
3570 S. Las Vegas Blvd.
Las Vegas, NV 89109

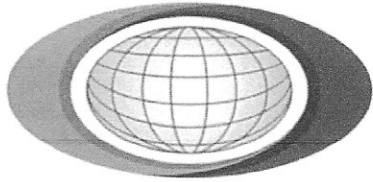
This letter is meant to describe and justify the proposed signage upgrade to the East facing windows at the Las Vegas Boulevard entrance of the Forum Shops at Caesars Palace which includes the installation of eleven new electronic message boards over eight windows.

This Entrance along Las Vegas Boulevard is a key access point for the Forum Shops which is one of the premier shopping destinations in our city. These message boards will help bring in customers and generate business for the many stores inside this mall. It is necessary to be able to advertise with a wide array of content to appeal to the massive amount of very diverse foot traffic on this street. The industry standard for this level of advertising is the use of electronic message units exactly as proposed in this application and we respectfully request your consideration.

Respectfully,

Jacob Hosmer
Hartlauer Signs.

PLANNER
COPY



HARTLAUERSIGNS
WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3915 W. Hacienda Ave. Ste. 115; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329
jacob@hartlauer signs.com

February 11, 2020

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

Re: Forum Shops Electronic Window Displays
APN: 162-17-810-009
3570 S. Las Vegas Blvd.
Las Vegas, NV 89109

| Type of Sign | Approved existing (sq ft) | Proposed (sq ft) | Total (sq ft) |
|--------------|------------------------------|---------------------|------------------|
| Animated | 8,951.00 | 901.20 | 9852.20 |

| | |
|-----------|--------------|
| Window 1 | 48.97 Sq Ft |
| Window 2 | 134.37 Sq Ft |
| Window 3 | 134.37 Sq Ft |
| Window 4a | 50.88 Sq Ft |
| Window 4b | 50.88 Sq Ft |
| Window 6 | 272.15 Sq Ft |
| Window 7a | 51.61 Sq Ft |
| Window 7b | 51.61 Sq Ft |
| Window 8a | 53.18 Sq Ft |
| Window 8b | 53.18 Sq Ft |

5

AMENDED SIGN PLAN
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0132-PARIS LV OPERATING CO, LLC:

DESIGN REVIEWS for the following: **1)** modifications to a comprehensive sign plan; and **2)** increase wall sign area in conjunction with an existing resort hotel (Paris) on 24.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-21-102-003 through 162-21-102-005

DESIGN REVIEWS:

1. Modifications to a comprehensive sign plan to include all existing signage, adding new signs, and the replacement and/or relocation of existing signs for a resort hotel (Paris).
2. Increase wall sign area to 11,190 square feet where 11,081 square feet was previously approved.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: 3655 Las Vegas Boulevard South
- Site Acreage: 24
- Project Type: Amended comprehensive sign plan

Site Plan

The request is to amend the comprehensive sign plan for the Paris Resort Hotel. The resort hotel is located on the east side of Las Vegas Boulevard South approximately 500 feet south of Flamingo Road. Access to the site is provided from Las Vegas Boulevard South and Audrie Street.

Signage

The plans indicate that 2 existing wall signs are being replaced or relocated on-site, and 2 additional wall signs are being added. The plans indicate that 1 of the wall signs that is being relocated is also an existing animated sign. This request will increase total wall sign area by 109 square feet for a total of 11,190 square feet. All of the signage is located in the area of the Beer Park, which is located on the southwestern portion of the resort hotel.

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

| Type of sign | Approved/ existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | # of existing signs | # of proposed signs | Total # of signs |
|-------------------|----------------------------------|---------------------|------------------|------------------------------------|---------------------------|---------------------------|---------------------|
| Freestanding * | 14,429 | 0 | 14,429 | 12,620 | 2 | 0 | 2 |
| Wall* | 11,081 | 172-63** | 11,190 | 40,120 | 2 | 4-2** | 24 |
| Directional | 56 | 0 | 56 | 320 | 2 | 0 | 2 |
| Monument | 0 | 0 | 0 | 70 | 0 | 0 | 0 |
| Projecting | 51 | 0 | 51 | 32 | 1 | 0 | 1 |
| Hanging | 0 | 0 | 0 | 32 | 0 | 0 | 0 |
| Roof | 282 | 0 | 282 | 0 | 2 | 0 | 2 |
| Overall Total | 25,899 | 109** | 26,008 | 53,194 | 29 | 2** | 31 |

*Includes animated sign area, see animated signage in table below.

**Includes 2 existing signs that are being replaced or relocated.

| Type of sign | Approved/ existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | # of existing signs | # of proposed signs | Total # of signs |
|--------------|----------------------------------|---------------------|------------------|------------------------------------|---------------------------|---------------------------|---------------------|
| Animated | 5,497 | 36*** | 5,497 | 150 | 5 | 1*** | 5 |

***Existing sign being relocated.

Applicant's Justification

The applicant indicates that the proposed changes to the comprehensive sign plan help to stimulate the business and will add to the overall aesthetic of the Resort Corridor. The proposed changes are consistent and compatible with existing signage on-site and on the adjacent developments.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ADR-20-900101 | Modified the exterior of a portion of the Paris Resort Hotel | Approved by ZA | February 2020 |
| DR-18-0713 | Amended sign plan and lighting plan for the Eiffel Tower | Approved by BCC | November 2018 |
| UC-0786-17 | Expansion of an outside dining and drinking area | Approved by BCC | November 2017 |
| UC-0266-17 | Allowed a projecting sign in conjunction with a restaurant (Beer Park) | Approved by BCC | May 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| UC-0780-16 | Allowed a temporary outdoor commercial event (Major Series of Putting) for longer than 10 days and live entertainment | Approved by BCC | December 2016 |
| UC-0549-15 | Banquet facility with outside uses and modifications to an existing restaurant, retail store, nightclub (Hexx/Chateau), and resort hotel (Paris) | Approved by BCC | October 2015 |
| UC-0656-14 | Exterior modified to an existing resort hotel with a patio addition on the north side of a restaurant (Hexx) within a resort hotel | Approved by BCC | September 2014 |
| UC-0096-14 | Exterior modified to an existing resort hotel with a patio addition in front of the retail portion of a restaurant (Hexx) within a resort hotel | Approved by BCC | March 2014 |
| UC-0415-13 | Exterior modified to an existing resort hotel, and extension of an outside dining and drinking area (patio) in conjunction with a restaurant (Hexx) within a resort hotel | Approved by BCC | October 2013 |
| ADR-0661-12 | Remodeled and provided additional access for an existing outside dining area located on the south side of the Hexx restaurant | Approved by ZA | August 2012 |
| UC-0414-11 | Roof sign in conjunction with the Arc Bar (western leg of the Eiffel Tower) at the Paris Resort Hotel | Approved by BCC | November 2011 |
| UC-0305-10 | Comprehensive sign package for the Bally's and Paris Resort Hotels | Approved by BCC | August 2010 |
| UC-0754-09 | Addition to the Paris Resort Hotel for a restaurant (Hexx) and a nightclub (Chateau) with outside dining and drinking areas and a bar | Approved by BCC | February 2010 |
| UC-0753-06 | Additions and revision to the Paris Resort Hotel which included a pedestrian bridge, entrances, restaurants, a nightclub, and lounge | Approved by BCC | October 2006 |
| DR-1431-02 | Addition to the Paris Resort Hotel for an outside dining area | Approved by BCC | November 2002 |
| UC-0481-02 | Outside dining and drinking area (Arc Bar western leg of the Eiffel Tower) | Approved by PC | May 2002 |
| UC-0172-02 | Outside dining area | Approved by PC | March 2002 |

A variety of land use applications have been approved by the Planning Commission and Board of County Commissioners over the past years to establish the existing resort and associated commercial tourist uses on this site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|------------------------------------|
| North | Commercial Tourist | H-1 | Bally's Resort Hotel |
| South | Commercial Tourist | H-1 | Planet Hollywood Resort Hotel |
| East | Commercial Tourist | H-1 | Bally's Resort Hotel & parking lot |
| West | Commercial Tourist | H-1 | Bellagio Resort Hotel |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Code allows alternative sign standards for resort hotels if the signs result in the development having a visual character which is compatible with adjacent development. Similar requests to increase the number and area of wall and animated signs have been approved for other developments along Las Vegas Boulevard South. The proposed signs are compatible with the previously approved sign package and comply with Urban Specific Policy 20 of the Comprehensive Master Plan, which states that all signage should be compatible with building styles both on-site and surrounding developments. Code allows alternative sign standards for resort hotel properties that can be approved if the signs result in the development having a visual character which is compatible with adjacent development. Additionally, the proposed signs are consistent in style and design with the existing signs on-site and are of similar scale as other resort hotels within the immediate area and along Las Vegas Boulevard South. This proposal complies with Urban Specific Policy 93 that encourages all structures including signs on a development site be of compatible architectural design, style, and color. Staff finds that the revisions and additions to the previously approved sign package will not negatively impact the site. 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 the underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JRS HOSPITALITY

CONTACT: JESSE WETHERILL, 5470 WYNN ROAD, SUITE 600, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

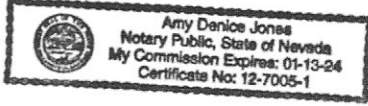
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| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA) | STAFF | DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>M</u> ACCEPTED BY: <u>M</u> FEE: <u>675⁰⁰</u> CHECK #: <u>2238</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUR-1</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>DR-20-0132</u> TAB/CAC: <u>Parade</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9A</u> ZONE / AE / RNP: <u>H-1 No DE</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>50'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>Paris Las Vegas Operating Company LLC</u> ADDRESS: <u>3655 S Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>N/A</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> | |
| | APPLICANT | NAME: <u>JRS Hospitality</u> ADDRESS: <u>10845 Griffith Peak Dr Suite 520</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.769.7464</u> FAX: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>michaelf@jrshospitality.com</u> | |
| CORRESPONDENT | NAME: <u>Jesse Wetherill (AD/S)</u> ADDRESS: <u>5470 Wynn Road Suite 600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.795.7001 x143</u> FAX: <u>N/A</u> CELL: <u>702.989.8686</u> E-MAIL: <u>jwetherill@ad-s.com</u> | | |

ASSESSOR'S PARCEL NUMBER(S): 16221102004, 003, 005
 PROPERTY ADDRESS and/or CROSS STREETS: 3655 South Las Vegas Boulevard
 PROJECT DESCRIPTION: DR for exterior signage

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

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 13, 2020 (DATE)
 By GARY BOGAN
 NOTARY PUBLIC: _____



6

*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.



February 10, 2020

Attn: Clark County Comprehensive Planning
500 S Grand Central Parkway
PO Box #551744
Las Vegas, NV 89155

Re: Justification Letter for Beer Park Signage – Paris Las Vegas

To Whom It May Concern:

This letter is regarding a request for a Design review for additional signage at 3655 Las Vegas Boulevard South. (Assessor's Parcel Nos. 162-21-102-003, 004, 005) The signage is proposed to be installed on the exterior elevations of Beer Park, located along Las Vegas Boulevard South. We are proposing the relocation of 2 previously approved signs and the installation of 2 additional signs for a property-wide total of 24 wall signs where 22 had been previously approved. The proposed additional signage meets all Title 30 requirements.

We are certain that this additional signage will help to stimulate this business and will add to the overall aesthetic of the Las Vegas Strip.

We appreciate your review and consideration of this application. Please let us know if you have any questions or require any additional information.

Sincerely,

Jesse Wetherill
jwetherill@ad-s.com
702.989.8686

04/08/20 BCC AGENDA SHEET

BUILDING REMODEL
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0136-CCLV LUXURY HOTEL, LLC:

DESIGN REVIEW for exterior building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter) on 107.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South, 1,065 feet south of Harmon Avenue within Paradise. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-20-711-000; 162-20-711-008; 162-20-711-009; 162-20-711-012

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: 3752 Las Vegas Boulevard South
- Site Acreage: 107.1
- Project Type: Modifications to the exterior of a leased space within the CityCenter Resort Hotel
- Number of Stories: 1 lease space
- Square Feet: 2,190 lease space
- Parking Required/Provided: 17,141 (with 33% reduction per UC-0749-13)/17,891

The parking information is for combined required and provided parking for CityCenter, New York New York, Monte Carlo, and the T-Mobile Arena.

Request and Site Plan

The request is to modify an existing lease space within the CityCenter Resort Hotel complex to allow a food and beverage service with direct open air access to the sidewalk in front of the business. The lease space has been used in the past for food and beverage service businesses, and the lease space currently has direct access to the sidewalk. The proposed modification will remove doors and windows along the front of the lease space creating 1 large open air entrance. The lease space is located on the southeastern portion of the CityCenter Resort Hotel complex on the east side of Las Vegas Boulevard South and approximately 1,065 feet south of Harmon

Avenue. Access to the resort hotel is from Las Vegas Boulevard South, Harmon Avenue, and Frank Sinatra Drive.

Landscaping

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

Elevations

The plans indicate that the existing aluminum and glass store front of the lease space will be removed and replaced with retractable store front panels. When the business is open the panels will be stored in the northern portion of the lease space and the front of the lease space will be an open air entrance facing the sidewalk along the east side of the resort hotel.

Floor Plans

The plan depicts an existing 2,190 square feet lease space that has been used for food service businesses. The front (eastern) portion of the lease space will consist of the customer service counter with ordering and pick-up location. The kitchen, prep area, and restroom are located behind the customer service area. The plan indicates the counter will be a minimum of 6 feet from the proposed open entrance into the lease space, which will be used for customer queuing. The plans show seating for 24 customers located in the rear portion of the lease space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that both the proposed business and the modifications to the lease space are compatible with surrounding businesses. The business and changes to the building are similar to other successful food and beverage operation elsewhere within the Resort Corridor.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|--------------|
| UC-0749-13 | Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York New York, Monte Carlo, and the T-Mobile Arena | Approved by BCC | January 2014 |
| UC-0364-09 | Reduced parking for Project CityCenter and the Monte Carlo Resort Hotel | Approved by BCC | July 2009 |
| UC-0341-09 | Reduced setbacks form right-of-way to outside dining area | Approved by BCC | June 2009 |
| UC-0712-08 | Comprehensive sign plan | Approved by BCC | August 2008 |
| DR-0711-08 | Landscaping additions (public art) | Approved by BCC | August 2008 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| UC-0669-07 | Increased height of a high-rise tower in conjunction with a resort hotel | Approved by BCC | July 2007 |
| UC-0281-07 | Increased height of 4 high-rise towers in conjunction with a resort hotel | Approved by BCC | April 2007 |
| DR-0290-07 | Modified the retail portion of an approved resort hotel | Approved by BCC | April 2007 |
| WS-0007-07 | Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue | Approved by BCC | February 2007 |
| DR-1436-06 | Design review for landscaping | Approved by BCC | November 2006 |
| UC-1336-06 | Modified an approved resort hotel, waiver to non-standard improvements in a right-of-way and landscaping | Approved by BCC | November 2006 |
| UC-0712-06 | Modified an approved resort hotel | Approved by BCC | June 2006 |
| UC-0711-06 | Modified an approved resort hotel | Approved by BCC | June 2006 |
| UC-0013-06 | Resort hotel | Approved by BCC | March 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| North | Commercial Tourist | H-1 | Other portions of CityCenter Resort Hotel & Cosmopolitan Resort Hotel |
| South | Commercial Tourist | H-1 | The Park Resort Hotel & CVS Pharmacy |
| East | Commercial Tourist | H-1 | Commercial developments |
| West | Commercial Tourist | H-1 & M-D | Other portions of CityCenter Resort Hotel, office warehouse buildings & commercial developments |

There are several other land use applications that have included this site; however, the application listed above is the most directly related to the current request.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Similar uses have been approved for other resort hotels within the Resort Corridor. The request complies with Urban Specific Policy 86 of the Comprehensive Master Plan which encourages usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from public sidewalks; however, staff is concerned with the close proximity of the proposed opening for the business to the existing pedestrian access easement located approximately 1.6 feet to the east of the entrance. Las Vegas Boulevard South is a major tourist destination. In order to accommodate high volumes of pedestrian traffic through the Resort Corridor, a system of public sidewalks and pedestrian access easements have been established. The County has worked to keep these sidewalks and pedestrian access easements free of impediments that can disrupt the foot traffic through these areas. In order to improve the flow of foot traffic the County has had obstacles (landscape areas, utilities) removed from these sidewalks and pedestrian access easements. The proposed entrance will be a minimum of 1.6 feet from a pedestrian access easement. However, the design of the facility has customers standing within the building envelope of the business to place and pick-up orders. Access controls can be provided to prevent customers from queuing into the pedestrian access easement, which would impede foot traffic in the area. Past experience has also shown that operators for these types of facilities have placed temporary signage in front of their businesses to attempt to draw foot traffic. In this case any temporary signage could be located within the easement which would impede foot traffic. Due to the close proximity to the pedestrian access easement, staff can support this request with limitation to control temporary signage and queuing into the easement.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No temporary signs, structures, or other obstructions within pedestrian access easement;
- Provide permanent stanchions or similar barrier along the entrance to prevent queuing into the pedestrian access easement, as approved by Current Planning and Public Works – Development Review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- 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: LV DAG BAR, LLC

CONTACT: HAIM GABAY, 6130 W. FLAMINGO RD, SUITE 402, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

| | | | |
|---|---|---|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA) | STAFF DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$67500</u> CHECK #: <u>1011</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>M40-1</u> PUBLIC HEARING? <u>0/N</u> TRAILS? <u>Y/0</u> PFNA? <u>Y/0</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>DR-20-0136</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>3-10</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9A</u> ZONE / AE / RNP: <u>H-1 N37E</u> PLANNED LAND USE: _____ NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ | |
| | PROPERTY OWNER NAME: <u>CCLV Luxury Hotel LLC</u> ADDRESS: <u>411 E. Huntington Dr #305</u> CITY: <u>Alhambra</u> STATE: <u>CA</u> ZIP: <u>91006</u> TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____ | | |
| | APPLICANT NAME: <u>LV Dog Bar LLC</u> ADDRESS: <u>6130 W. Flamingo Rd #402</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 349-0264</u> FAX: <u>(702) 382-7005</u> CELL: <u>(702) 245-4019</u> E-MAIL: <u>haimgabay@hotmail.com</u> | | |
| | CORRESPONDENT NAME: <u>Haim Gabay</u> ADDRESS: <u>6130 W. Flamingo Rd #402</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 349-0264</u> FAX: <u>702-382-7005</u> CELL: <u>(702) 245-4019</u> E-MAIL: <u>haimgabay@hotmail.com</u> | | |

ASSESSOR'S PARCEL NUMBER(S): 1102-20-711-009 +008, 012, 000
 PROPERTY ADDRESS and/or CROSS STREETS: 3752 S. Las Vegas Blvd, Las Vegas, NV 89158
 PROJECT DESCRIPTION: Restaurant with full bar and daiquiri

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): Tiffany Lam

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

*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 11, 2020

DR-20-0136

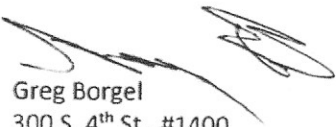
Clark Co. Planning
Hand delivered

Dear Ladies/Gentlemen:

Please accept this as the required justification letter for a design review to establish a restaurant and alcohol service (~~tavern~~) on APN 162-20-711-008:

1. The proposed business replaces a food service business in the same space on the parcel, so no new parking issue is created.
2. The proposed uses have been approved for the City Center/Aria/Crystals complex, so no new special use permit should be required.
3. Proposed signage is modest for a LVBS business, and includes only a wall sign without animation.
4. The applicant will maintain the modern architecture common to the Strip, adding only a new doorway.
5. The applicant proposes an adequate indoor seating and queuing area.

Justification: Both the business and the design are entirely compatible with surrounding businesses and similar to very successful food and beverage operations elsewhere on LVBS. Landscaping and the pedestrian realm will be maintained just as has existed since the parcel was initially developed.



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

TEMPORARY OUTDOOR
COMMERCIAL EVENT
(TITLE 30)

LAS VEGAS BLVD S/MANDALAY BAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0104-MGP LESSOR, LLC:

USE PERMIT to waive conditions for temporary outdoor events (tailgating).

DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) Zone.

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

RELATED INFORMATION:

APN:

162-29-610-002 & 003

USE PERMIT:

1. a. Allow temporary events longer than 10 days per event.
- b. Allow more than 1 week for set-up and more than 1 week for operational removal.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3900 Las Vegas Boulevard South
- Site Acreage: 62.8
- Project Type: Temporary outdoor commercial event (tailgate lot)
- Number of Stories: 1, 2, & 3
- Building Height (feet): Up to 30
- Square Feet: 130,000 outdoor event/59,186 tent area
- Parking Required/Provided: 14,187/16,999 without the event/16,590 with event (combined Excalibur, Luxor, Mandalay Bay facilities per UC-10574-14)

Site Plans

The plans depict a temporary outdoor event (tailgate lot) with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment located in an existing 130,000 square foot parking area located on the southeastern portion of the site. The event is a tailgate lot during Las Vegas Raider football games throughout the season. There will be food vendors, live entertainment, broadcast units, offices, trailers, temporary restrooms, and temporary structures distributed throughout the area. The site plans include 3 possible configurations for the structures ranging in area from a total of 29,752 square feet to 54,846 square feet. The tailgate lot will be surrounded by a 6 foot high decorative fence and accessed from pedestrian gates outside of the Luxor Casino. The installation of the fence will result in the permanent loss of 13 parking spaces. There are 2 areas on the west side of the Shoppes at Mandalay Place sky bridge which will provide additional food and beverage options for guests and event spectators as well as management and logistical facilities for the events and sale areas.

Landscaping

No changes to landscaping are required or proposed with this application.

Elevations

No permanent structures are proposed; however, the plans depict tents, modular offices, trailers, containers, shade structures, decks, temporary restrooms, and other accessory structures ranging in height from 10 feet to 30 feet.

Floor Plans

The temporary structures in the main tailgate lot will range in size from 144 square feet to 27,000 square feet. The temporary structures in the other areas will range in size from 200 square feet to 2,160 square feet with a total area of 4,340 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed temporary use is adjacent to the resort hotel and provides another unique entertainment opportunity for tourist guests as well as spectators for sporting and entertainment events at the resort and the nearby stadium. All of the structures will comply with the setback requirements established in Title 30 and not interfere with sight visibility zones.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| DR-0951-17 | Amended comprehensive sign plan to add a wall sign to the Luxor Resort Hotel | Approved by BCC | December 2017 |
| DR-0085-17 | Amended comprehensive sign plan to add animation (LED electronic message/video units) to existing freestanding signs for the Excalibur & Luxor Resort Hotels | Approved by BCC | March 2017 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| UC-0273-16 | Temporary events longer than 10 days in conjunction with existing resort hotels (Excalibur, Luxor, Mandalay Bay) | Approved by BCC | June 2016 |
| UC-0041-16 | Parking garage in conjunction with and existing resort hotel (Excalibur) | Approved by BCC | April 2016 |
| DR-0703-15 | Amended comprehensive sign plan to increase the area of an existing wall sign (building wrap) for the Luxor Resort Hotel | Approved by BCC | December 2015 |
| DR-0869-14 | Amendment to an approved comprehensive sign plan for the Excalibur and Luxor Resort Hotels | Approved by BCC | December 2014 |
| UC-0031-14 | Comprehensive sign plan for the Luxor and Excalibur Resort Hotels | Approved by BCC | March 2014 |
| DR-0374-13 | Wall signs and directional signs for the Luxor Resort Hotel | Approved by BCC | August 2013 |
| UC-0592-12 | Communications tower | Approved by PC | November 2012 |
| UC-0604-11 | Recreational facility (zip lines) in conjunction with resort hotels (Excalibur & Luxor) - expired | Approved by PC | April 2012 |

A variety of land use applications have been approved by the Planning Commission and Board of County Commissioners over the past years to establish the existing resort hotels and associated commercial tourist uses on the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|--|
| North | Commercial Tourist | H-1 | Excalibur Resort Hotel |
| South | Commercial Tourist | H-1 | Mandalay Bay Resort Hotel & NV Energy power substation |
| East | Commercial Tourist | H-1 | MGM Festival Lot south, service station, & motel |
| West | Commercial Tourist | H-1 & M-1 | I-15, motels, & industrial buildings |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The Resort Corridor is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located and temporary outdoor commercial events are common in areas. Similar requests have been approved at other resort hotels; however, similar requests for tailgating facilities in conjunction with the Las Vegas Raiders Stadium have been approved subject to a review after the first season which will be approximately March 2021 to evaluate the proposed use. Therefore, staff can support the request subject to a similar condition.

Design Review

Staff has no objection to the design of the structures associated with the temporary outdoor commercial event. The structures are temporary in nature, and will be entirely removed from the project site at the completion of the event. The temporary structures will have minimal to no impact on the surrounding area and land uses. Similar requests have been approved on this site and at other resort hotels; therefore, staff recommends approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 1, 2021 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; 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;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication for areas with Public Works' equipment adjacent to Mandalay Bay Road to be coordinated with Public Works - Traffic Management Division.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: LUXOR HOTEL & CASINO

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89128



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

| | | |
|--|---|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF DATE FILED: <u>2/4/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>\$1350.00</u> CHECK #: _____ COMMISSIONER: <u>MW</u> OVERLAY(S)? <u>MUD 1</u> PUBLIC HEARING? <u>YIN</u> TRAILS? <u>YIB</u> PFNA? <u>YID</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC-20-0104</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>7:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>H1/AEGO</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER NAME: <u>MGP Lessor, LLC</u> ADDRESS: <u>Corporate Legal; 6385 South Rainbow Blvd., Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 692-5674</u> CELL: _____ E-MAIL: _____ | |
| | APPLICANT NAME: <u>Rampart, LLC dba Luxor Resort & Casino</u> ADDRESS: <u>3900 South Las Vegas Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |
| | CORRESPONDENT NAME: <u>GMRA</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 162-29-610-003
 PROPERTY ADDRESS and/or CROSS STREETS: 3900 S Las Vegas Blvd, NEC of LVBS & W Mandalay Bay Rd
 PROJECT DESCRIPTION: special event structures, turf, food/beverage & live entertainment in the parking lot

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

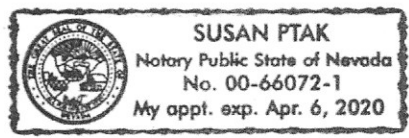
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 13, 2020 (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.

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February 4, 2020

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

re: APN 162-29-610-003, 3900 Las Vegas Boulevard South
Letter of Justification MGP Lessor, LLC

To Whom It May Concern,

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

Request

This application is submitted for:

Use Permit

- 1) for Temporary Outdoor Commercial Uses with live entertainment accessory to an existing resort hotel (Luxor).

Design Review

- 1) for use of pre-manufactured multilevel structures and fabric membrane structures to be used as an entertainment venue.

Waiver of Conditions

- 1) to allow the temporary use to exceed the maximum number of days.
- 2) to allow the set-up and removal periods to exceed the maximum number of days.

Deviations

- 1) to allow alternative exterior building materials.
- 2) for a use not accessed through the interior of a resort hotel.
- 3) allow retail uses not within a permanent enclosed building.
- 4) waive the requirement of record of survey for Las Vegas Boulevard since the use is temporary in nature.

Project Description

The Luxor site is an existing resort hotel zoned H-1. The project is an outdoor event space and Tailgate Lot in the 130,000 square feet existing Luxor valet parking area

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located at the northwest corner of Las Vegas Boulevard South and Mandalay Bay Road. There is a combination of single-story, two-story and three-story structures used in conjunction with temporary restrooms, food vendors/trucks and beverage facilities as well as synthetic turf that make up the venue. The structures will be used in various configurations for each event. The application includes site plan exhibits for three possible configurations; however, more configurations are possible depending on the event.

The proposed venue will be located inside a secure fenced area just east of the resort adjacent to Las Vegas Boulevard South and Mandalay Bay Road. The entrance to the proposed venue is located outside the existing Luxor Resort.

There will be a new 6-foot-high decorative wrought iron fence on the north and west sides of the lot for security. Additionally, the existing fence on the south will be modified to allow for pedestrian exits. The fence modifications and the new fence will cause 13 parking spaces to be permanently removed. The remaining 370 valet parking spaces will be displaced during events.

Justification

This application is justified for the following reasons:

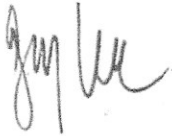
- The proposed temporary use is adjacent to the Resort Hotel and provides another unique entertainment opportunity for tourist guests as well as spectators for sporting and entertainment events at the resort and the nearby stadium.
- The temporary structures will comply with the setback requirements; it is set back in excess of 20 feet from the front property line (37 feet from the back of curb) and in excess of 18 feet from side street property line (26 feet from the back of curb). In addition, the structures comply with the sloped setback requirements at the street as described in the Ordinance Figure 30.56-4.
- The existing landscape buffers adjacent to each of the four sides of the tailgate lot will remain.
- The sight visibility zones are not affected by any of the structures.
- The fence modifications and the new fence will cause 13 parking spaces to be permanently removed; however, the quantity of parking spaces will exceed the requirements. Additionally, 370 valet parking spaces will be displaced during the tailgate events and the quantity of parking spaces will still exceed the requirements.
- The combined Excalibur, Luxor and Mandalay Bay facilities require 20,268 parking spaces and are allowed a standard 30% reduction in accordance with UC-0574-14, yielding 14,187 parking spaces minimum

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required. This project will provide 16,629 parking spaces at all times and 16,999 during periods when the tailgate lot is not active.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Rogers".

George M. Rogers, AIA

A small, circular handwritten mark or scribble in the bottom right corner of the page.

RECREATIONAL FACILITY/EXOTIC ANIMALS
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0139-NEW DEWEY STRIP HOLDINGS, LLC:

USE PERMITS for the following: **1)** proposed recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol; and **2)** allow inherently dangerous exotic animals.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use (recreational facility/inherently dangerous exotic animals) not within a permanently enclosed building; **2)** alternative external building materials; **3)** alternative landscaping; and **4)** alternative standards for proposed temporary signs.

DESIGN REVIEW for a recreational facility/inherently dangerous exotic animals facility consisting of a fabric structure (tent) and tiger sanctuary on 4.6 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

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

RELATED INFORMATION:

APN:

162-28-401-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol to operate in a fabric structure (tent) where required to be within a permanently enclosed building per Table 30.44-1.
2. Allow fabric as a building material where not permitted per Table 30.56-1.
3.
 - a. Waive landscaping adjacent to Las Vegas Boulevard South where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.
 - b. Waive landscaping adjacent to Dewey Drive where landscaping per Figure 30.64-13 is required.
 - c. Waive parking lot landscaping where required per Figure 30.64-14.
 - d. Allow non-decorative fence (chain-link) along a street where a decorative fence in conjunction with required landscaping is permitted per Section 30.64.020.
4.
 - a. Increase the time limit for an existing temporary sign to 6 months where a maximum of 1, ten day event in a calendar month, with no more than 6 total events over 1 calendar year is allowed per Table 30.72-3.
 - b. Increase the sign area for proposed temporary signs to 4,320 square feet where a maximum of 144 square feet is allowed per Table 30.72-3.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Project Type: Recreational facility
- Number of Stories: 1
- Building Height (feet): 51
- Square Feet: 14,325
- Parking Required/Provided: 78/112

Site Plans

The plans depict a recreational facility (magic show with 3 tigers) located on the southwestern 2 acres of the site. The recreational facility is surrounded by a 6 foot high security chain-link fence set back 10 feet from the western property line adjacent to Las Vegas Boulevard South and 5 feet from the southern property line adjacent to Dewey Drive. The 14,325 square foot membrane structure (tent) will be located on the southwestern portion of the fenced area. The tent is set back 28 feet from Las Vegas Boulevard South and 46 feet from Dewey Drive. The tiger sanctuary, a bus used as a changing room, and hauler with cab used for storage are located to the east of the tent. A restroom trailer is located on the west side of the tent. Parking spaces are located to the north and east of the facility. Vehicular access to the site is from Dewey Drive to the south and pedestrian access is from Las Vegas Boulevard South to the west.

Landscaping

No landscaping is proposed on the site.

Elevations

The plans depict a 51 foot high membrane structure (tent). The enclosed tiger sanctuary is 10 feet high and surrounded by a 10 foot high wooden security fence.

Floor Plans

The membrane structure includes a 1,050 square foot entry tent with a ticket sales office and concession area and a 13,275 square foot main tent with 312 seats, a 3,150 square foot stage, and a backstage area. The tiger sanctuary consists of two, 1,050 square foot containment areas each with a sleeping cage and a ground pool. The cages are surrounded by a 10 foot high wooden security fence with a 5 foot wide perimeter area between the security fence and the containment area.

Signage

The plans depict 6 different banner signs 6 feet in height and ranging in area from 72 square feet to 216 square feet. There will be 5 of each banner sign and all of the signs will be attached to the 6 foot high security chain-link fence that surrounds the recreational facility.

Applicant's Justification

The applicant indicates magician Jay Owenhouse will perform classic magic and illusions with the added twist of sanctuary tigers. There will be a show tent and an entry tent for use in on-site ticket sales and concessions to include food, beverages, and souvenirs. Various support vehicles will be located on the site. There will be armed security guards on the site 24 hours a day. Safety procedures will meet USDA and US Fish and Wildlife guidelines. The facility will be in use for 180 days.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-19-0865 | Recreational/events center/temporary outdoor commercial event | Approved by BCC | December 2019 |
| VS-0526-15 | Vacated a 30 foot wide portion right-of-way being Las Vegas Boulevard South along the west property line and a 3 foot wide portion of right-of-way being Dewey Drive along the south property line - recorded | Approved by PC | October 2015 |
| UC-0718-13 | Allowed a temporary outdoor commercial event subject to 6 months to commence and review as a public hearing - expired | Approved by BCC | November 2013 |
| UC-0168-12 | Allowed a temporary construction storage yard on a 1 acre portion - expired | Approved by PC | June 2012 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|---------------------------|
| North | Commercial Tourist | H-1 | Parking lot & undeveloped |
| South | Commercial Tourist | H-1 | Motel & undeveloped |
| East | Commercial Tourist | H-1 | Undeveloped |
| West | Commercial Tourist | H-1 | Mandalay Bay Resort Hotel |

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Use 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 subject site is located within the commercial tourist area. The Resort Corridor is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located. Staff typically

supports recreational facilities with on-premises consumption of alcohol in this area and has no objection to the requested use; however, staff is concerned about the waivers of development standards and the design review.

Waivers of Development Standards & Design Review

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

While the use is in the Resort Corridor which is the prime activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses, and multi-family residential uses are located, a tent of this scale, without on-site development standards is not the expectation for development along Las Vegas Boulevard South and the Resort Corridor. Urban Specific Policy 91 encourages enhanced landscaping at the perimeter and interior of parking areas within the commercial tourist area, and Code requires a pedestrian realm along street frontages. However, this use is for a limited time, staff can support the requests.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Event to be limited to 6 months;
- Provide 24 hour supervision of facility;
- Notify Las Vegas Metropolitan Police Department and Clark County School District Police immediately, if any animal escapes.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Dewey Drive;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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.
- Applicant is advised that commercial driveways must be in compliance with Uniform Standard Drawing 222.1.

Department of Aviation

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

available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SHEKINAH PROJECT 1, LLC
CONTACT: JAMES GRINDSTAFF, TRIPFLE FIVE, 9440 W. SAHARA AVENUE, SUITE 240, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

| | | |
|---|--|---|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>2/14/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$1,525.00</u> CHECK #: <u>1009</u> COMMISSIONER: <u>JG</u> OVERLAY(S)? <u>MUR 2</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>UC-20-0139</u> TAB/CAC: <u>Paralisse</u> TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>2:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>H1/AEG04.65</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER NAME: <u>New Dewey Strip Holdings, LLC</u> ADDRESS: <u>9440 W. Sahara Ave. #240</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-430-5800</u> CELL: _____ E-MAIL: <u>Jeff.Dragovich@TripleFive.com</u> | APPLICANT NAME: <u>Shekinah Project 1, LLC</u> ADDRESS: <u>486 Princeton Place</u> CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>58715</u> TELEPHONE: <u>406-579-1901</u> CELL: <u>406-579-1901</u> E-MAIL: <u>JayOwenhouse@MSN.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>James Grindstaff</u> ADDRESS: <u>9440 W. Sahara Ave #240</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-430-5831</u> CELL: <u>702-275-2322</u> E-MAIL: <u>JamesG@TripleFive.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 162-28-401-004

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd & Dewey Drive

PROJECT DESCRIPTION: to operate a parking lot and Magic show

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

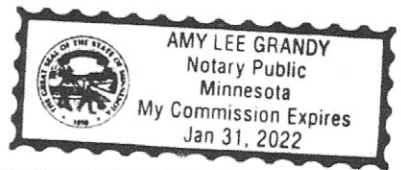
[Signature]
 Property Owner (Signature)*

Jeffrey Dragovich, Vice President
 Property Owner (Print)

STATE OF Minnesota
 COUNTY OF Hennepin

SUBSCRIBED AND SWORN BEFORE ME ON January 31, 2020 (DATE)
 By Jeffrey Dragovich

NOTARY PUBLIC: Amy L. Grandy



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

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Las Vegas Commercial Investments, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

UC - 20-0139

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

February 12, 2020

RE: Justification letter for Special Use Permit and Design Review for Exotic Animals and Magic show.

On behalf of the property owner, New Dewey Strip Holdings, LLC and Jay Owenhouse the applicant please accept this application for a Use Permit for a recreation facility (magic show). With Exotic Animals (inherently dangerous). And Design Review with waivers. The property is located at the Northeast corner of Las Vegas Blvd and Four Seasons drive.

The show will be located on an approximate 2 acre section of APN: 162-28-401-004.

Magician Jay Owenhouse has been performing magic shows since 1990. Jay has appeared on Fox's Magic on the Edge and the Master of Illusion TV series just to name a few. Jay operates the second largest touring magic show in the US. His show combines many original illusions and many classic illusion as originally performed by Harry Houdini. In addition, Jay combines classic magic with the added twist of his two sanctuary tigers.

We are asking for a Design Review for a fabric structure (show tent), in conjunction with a magic show. Also included in the DR are the entry tent (35' x 30') for use as on-site ticket sales, concessions to include food and beverage and souvenirs. We will also have tiger sanctuary (70' x 40') temporary wall signage.

The high point of the tent is 50'-10". It is similar in design to many of the other temporary tents structures found in the resort corridor.

As part of the show there will be support vehicles that will park on site. There will be a luxury motor coach that will be used for changing and breaks between shows but will not be used for sleeping or any overnight stays. We will provide 24 hour armed security guards on site as well. They will walk the site and not be staying in any of the vehicles. A 40 foot trailer with tractor will be on site that will be used to bring the show equipment and animals to the site. We will also bring in portable trailers restrooms with running hot water and flushing toilets. (Images and descriptions included in the submittal package.) Lastly we will provide a trash enclosure.

Below is the description of our security procedures:

Security- the Tiger Sanctuary Enclosure is protected by 3 Security Fences.

The 1st Fence is a 6ft. High Security Chain Link Fence that surrounds the entire Tent area/leased property.

Las Vegas Commercial Investments, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

The 2nd Fence (which can be seen on the attached drawings as the outer fence) is a 10ft High Security Fence that surrounds the Tiger Sanctuary.

(this fence is a solid wood fence made of 4x4 posts anchored into the asphalt and sheeted with 3/4" Plywood with ornament design. (this fence prevents the public for seeing what is inside of this fence- which is the Tiger enclosure and prevents anyone from climbing over the fence.

The 3rd fence (the green enclosure) this is a 60ft. x 30ft x 10ft high containment area for the tigers. This Facility design which is currently used at our facility in Montana has been certified as more secure than a State Prison (in protecting the animals from the public and protecting the public from the animals)

Description of Sanctuary- As seen in the attached drawings the Tiger Enclosure is divided into 2 living areas (each is 30'x30')

The roof of the Tiger Enclosure is the same as all the sides (1 5/8" 16 gauge galvanized steel tubing and 6 gauge galvanized mesh 2"x4" openings)

one area houses 2 young female Bengal Tigers the other houses 1 -9 year old female Bengal Tiger.

Each of the 2 areas have the following:

Insulated Sleeping Caves- these caves are framed with 2x4's, sheeted with 3/4" plywood and covered with shot crete-free form cement to look like rock design. These caves are approximately 5ft. wide by 8ft long. and sit on top of a deck made of 2"x6" lumber that is 8ft. wide x 12ft long

750 gallon swimming pools- Each pool is 2ft. deep and 9ft circular and made of galvanized steel (resistant to tiger punctures) these pools will sit above ground and be surrounded by a deck that is 2ft high and provides a 3ft sun deck around the pools. The water in each pool is cleaned and circulated by a 1/2 horsepower swimming pool pump with a cartridge filter, the circulation pattern for each pool is a 1 3/4" center drain and 4 -1/2" return jets.

Pool Water-Waste and Refill Plan- when water can no longer be maintained by the pool filtration system (average of 4 to 8 weeks) it will be pumped into a mobile septic tank truck and replaced with clean water from a water truck.

2 trees for shade and enrichment

Enrichment toys

Misting system provided by Mist America- Las Vegas

Climate Protection, Landscaping and Enrichment-

Landscaping- The floor of the Tiger enclosure will be a base of 4" of compacted road mix, with fine granite sand on top of road mix. Each area will have 2 Palm Trees and some additional greenery.

Enrichment- The Primary enrichment will be the pool (tigers love water) also each of the 2 areas will have 2 Boomer Balls (balls made for tigers) and a scratching post.

Climate Protection- Shade- Shade will be provided by Sun Shade Cloth and will cover approximately 50% of the sanctuary- the sleeping cave, decks and pool area.

The shaded Swimming Pools will provide cooling and we will also have a Misting system provided by Misting America- a Las Vegas company

As an extra protection against days when the temperature is above 110 degrees (even though Tigers can handle temperatures over 120 degrees with shade)

we will have the option to move the cats into their Climate controlled trailer (which will be next to the Sanctuary) or move them into the Air Conditioned Tent earlier in the day.

9

Las Vegas Commercial Investments, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

Safety Procedures (as Approved by USDA and U.S. Fish and Wildlife)

Tigers will be transferred from the Tiger Sanctuary to the tent in wheel cages.

Wheel Cages

Tigers are transported from Tiger Trailer to Venue stage in wheel cages.

Wheel Cages are 36'' wide x 48'' tall x 72'' long.

Cage base is made of aluminum with $\frac{3}{4}$ inch plywood deck, sides and top of cages are made of aluminum tube frames and 12 gauge chain link.

Each cage has a chain link door on one end of the cage this door is 34'' wide x 46'' tall. Wheel cages are padlocked at all times (except when transporting Tiger

Description of Tiger Containment During Show

Tigers are kept backstage in locked wheel cages

(beginning 1 hour before the show starts and until 1 hour after the show is over)

Then they are moved in the wheel cages backed to there onsite Sanctuary

When Tigers are performing during the show they are secured with chain collars that are secured to a steel cable that is attached to the Theatre Grid system.

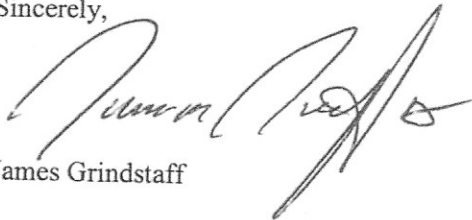
This USDA approved system prevents the Tigers from leaving the stage when not contained in their wheel cages

We are asking for the following waivers:

1. To allow a use (magic Show) not within a permanently enclosed building.
2. Alternate exterior building material for use of a tent.
3. Alternative landscaping
4. Alternative Design standards for Temporary signage. To allow 180 days.

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

Sincerely,



James Grindstaff

COMPREHENSIVE SIGN PLAN
(TITLE 30)

RUSSELL RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0111-CLARK COUNTY STADIUM AUTHORITY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area; **2)** increase the number of animated signs allowed; **3)** increase the number of freestanding signs; and **4)** increase freestanding sign area.

DESIGN REVIEWS for modifications to an approved comprehensive sign plan including: **1)** animated signage; and **2)** freestanding signage in conjunction with a recreational facility (multi-function stadium and events center) on 70.6 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase animated sign area to 102,343 square feet where 100,999 square feet was previously approved and a maximum of 150 square feet is permitted per Table 30.72-1.
2. Permit 49 animated signs where 48 animated signs were previously approved and only 1 animated sign is permitted per Table 30.72-1.
3. Permit 471 freestanding signs where 470 freestanding signs were previously approved and a maximum of 81 freestanding signs are permitted per Table 30.72-1.
4. Increase freestanding sign area to 55,408 square feet where 54,064 square feet was previously approved and a maximum of 11,056 is permitted per Table 30.72-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

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

Site Plan

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

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

Signage

The plans depict the addition of 1 freestanding sign located on the southeastern portion of the site near the intersection of Russell Road and Dean Martin Drive. The sign has 3 faces and each face has a sign area of 672 square feet for a total sign area of 1,344 square feet. Each face is animated consisting of an LED display.

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

| Type of sign | Existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | Percent increase | # of existing signs | # of proposed signs | Total # of signs |
|---------------|------------------|------------------|---------------|------------------------------|------------------|---------------------|---------------------|------------------|
| Freestanding* | 54,064 | 1,344 | 55,408 | 11,056 | 401.2 | 470 | 1 | 471 |
| Wall* | 87,648 | 0 | 87,648 | 33,600 | 160.9 | 127 | 0 | 127 |
| Roof* | 5,130 | 0 | 5,130 | 0 | N/A | 5 | 0 | 5 |
| Overall Total | 146,842 | 1,344 | 148,186 | 44,656 | N/A | 602 | 1 | 603 |

*The freestanding roof and wall signs also contain animation.

The details for animated signs are listed below:

| Type of sign | Existing (sq ft) | Proposed (sq ft) | Total (sq ft) | Allowed per Title 30 (sq ft) | Percent increase | # of existing signs | # of proposed signs | Total # of signs |
|--------------|------------------|------------------|---------------|------------------------------|------------------|---------------------|---------------------|------------------|
| Animated | 100,999 | 1,344 | 102,343 | 150 | 68,128.7 | 48 | 1 | 49 |

Applicant's Justification

The applicant indicates that the proposed signage is for the Allegiant Stadium (formally Raiders Stadium), a unique multi-use sports and recreational facility for the Las Vegas Valley. The site

is located in an H-1 zone in close proximity to the Resort Corridor, which are areas that allow for high density/intensity land uses. The proposed signage is necessary to promote the stadium and uses and events at the facility. The proposed signage is similar to other uses within the Resort Corridor including resort hotels and similar facilities like the T-Mobile Arena (existing) and Madison Square Garden (under construction) facilities.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ADR-20-900083 | Digital conversion for an existing off-premise sign (billboard) | Approved by ZA | March 2020 |
| ADR-20-900084 | Digital conversion for an existing off-premise sign (billboard) | Approved by ZA | March 2020 |
| ADR-20-900085 | Digital conversion for an existing off-premise sign (billboard) | Approved by ZA | March 2020 |
| WS-19-0596 | Comprehensive sign plan for a recreational facility (multi-function stadium and events center) | Approved by BCC | November 2019 |
| DA-1093-17 | Development Agreement containing an outline, rules, and guidelines for the orderly development of a High Impact Project (Las Vegas Stadium) | Approved by BCC | January 2018 |
| VS-0760-17 | Vacated and abandoned portions of rights-of-way including Dean Martin Drive, Aldebaran Avenue, and Hacienda Avenue | Approved by BCC | October 2017 |
| UC-0557-17 | High Impact Project for a recreational facility (multi-function stadium and events center) with incidental commercial uses with waivers of development standards and design reviews | Approved by BCC | September 2017 |
| TM-0106-17 | 2 lot commercial subdivision | Approved by BCC | August 2017 |
| ZC-0057-04 | Reclassified APN 162-29-302-001 to H-1 zoning for future development subject to no resolution of intent and a design review as a public hearing | Approved by BCC | February 2004 |
| UC-0539-02 | Allowed 7 new off-premises signs (billboards) | Approved by PC | May 2002 |
| ZC-1795-96 | Reclassified the site (except APN 162-29-302-001) to H-1 zoning for 2 resort hotels | Approved by BCC | December 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|--|
| North | Commercial Tourist | H-1 & M-1 | Office & warehouse complex approved for office & retail uses, commercial building, & undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| South | Commercial Tourist | H-1 | Hotel (Staybridge Suites) & undeveloped |
| East | Commercial Tourist | H-1 | I-15, Mandalay Bay Resort Hotel, & Delano Hotel |
| West | Commercial Tourist | M-1 | Industrial buildings, medical & retail marijuana cultivation & production facility, outside storage yards, & convenience store with gas pumps |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards & Design Reviews

The Allegiant Stadium is located in an H-1 zone and was approved as a recreational facility (multi-function stadium and events center) that met the criteria for a High Impact Project. The site was determined to be appropriate for the stadium site due in part to the existing H-1 zone and close proximity to the Resort Corridor. The signage being requested by the applicant is similar to the types of signage that has been approved for resort hotels and other similar recreational facilities located within or near the Resort Corridor. Code allows alternative sign standards for resort hotels and for uses that operate in conjunction with resort hotels that can be approved if they result in the development having a visual character which is more compatible with adjacent developments. Alternative sign standards have also been approved for other land uses within the Resort Corridor due to the close proximity to resort hotels, when the proposed signage is found to be compatible with the signage of the resort hotels. The proposed signage is consistent in design and scale with signage for resort hotels and uses within the Resort Corridor. This proposal complies with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Similar requests have been approved for similar uses at other locations within and near the Resort Corridor. Additionally, the proposed signage complies with Urban Land Use Policy 20 which states that signage should be compatible with building styles both on-site and the surrounding developments. This specific request is for 1 additional animated freestanding sign which will have a minimal impact on the project and the surrounding area. Therefore, staff can support these requests.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Department of Aviation

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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT NAFTZGER

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

| | | |
|---|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF | DATE FILED: <u>2/7/20</u> APP. NUMBER: <u>WS-20-0111</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Paradise</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>3/10</u> TIME: <u>7:00</u> FEE: <u>\$675.00 \$1150.00</u> PC MEETING DATE: _____ CHECK #: <u>on-line</u> BCC MEETING DATE: <u>4/8/20</u> COMMISSIONER: <u>MNV</u> ZONE / AE / RNP: <u>H1/AE60</u> OVERLAY(S)? <u>MUV 192</u> PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____ |
| PROPERTY OWNER | NAME: <u>Clark County Stadium Authority</u> ADDRESS: <u>6623 Las Vegas Blvd So. #380</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-804-5900</u> CELL: <u>000-000-0000</u> E-MAIL: <u>dwebb@lvstadiumcompany.com</u> | |
| APPLICANT | NAME: <u>Lamar Central Outdoor, LLC, subsidiary to Lamar Nevada Corp.</u> ADDRESS: <u>1863 Helm Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-873-4600</u> CELL: <u>000-000-0000</u> E-MAIL: <u>snafzger@lamar.com</u> REF CONTACT ID #: <u>n/a</u> | |
| CORRESPONDENT | NAME: <u>Jennifer Lazovich - Kaempfer Crowell (Ann's #164674)</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jil@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u> | |

ASSESSOR'S PARCEL NUMBER(S): 162-29-310-001 & 002
 PROPERTY ADDRESS and/or CROSS STREETS: Russel Road and Polaris Avenue
 PROJECT DESCRIPTION: Amendment to approved comprehensive sign plan.

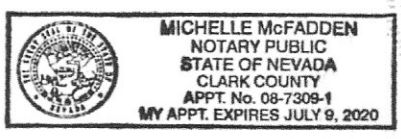
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 30th, 2020 (DATE)
 By Christopher Prickett

NOTARY PUBLIC: Michelle McFadden



*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.

**RESOLUTION OF THE EXECUTIVE COMMITTEE
ACTING ON BEHALF OF THE BOARD OF DIRECTORS
LAMAR MEDIA CORP., sole member of
LAMAR CENTRAL OUTDOOR, LLC**

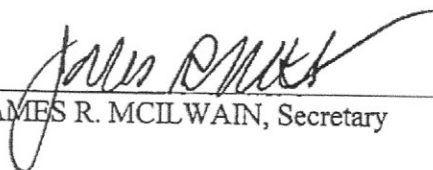
RESOLVED, that Chris Prickett, Vice President, is hereby authorized and directed to execute on behalf of the Corporation, a Clark County Nevada Land Use Application for the property located at Russel Road and Polaris Avenue, Las Vegas, Nevada.

FURTHER RESOLVED, that any changes in the terms and conditions of such Clark County Nevada Land Use Application, including any other instruments and documents necessary or desirable in connection therewith, be and the same are left to the discretion and judgment of Chris Prickett, who is authorized to execute on behalf of this Corporation any and all instruments and documents to carry out the terms and conditions of such Clark County Nevada Land Use Application and said instruments and documents, when so executed, shall be conclusively presumed to be the duly authorized act of this Corporation.

CERTIFICATE

I, James R. McIlwain, Secretary of Lamar Media Corp., hereby certify that a duly convened meeting of the Executive Committee of this Corporation was held on the 30th day of January, 2020, at the offices of this Corporation, at which meeting a quorum was present and acting throughout and that the foregoing resolutions were unanimously adopted, during the interval between meetings of the Board of Directors and in accordance with the Bylaws, and that such resolutions are still in full force and effect and have not been repealed.

IN WITNESS WHEREOF, I hereunto set my hand this 30th day of January, 2020.



JAMES R. MCILWAIN, Secretary

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

February 7, 2020

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

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

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

VIA HAND DELIVERY

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

Re: Lamar Central Outdoor, LLC
Justification Letter – Waiver of Development Standards to Amend the Approved
Comprehensive Sign Plan
APN: 162-29-310-001

To Whom It May Concern:

Please be advised our office represents Lamar Central Outdoor, LLC (the "Applicant") in the above-referenced matter. The Applicant is requesting a waiver of development standards to amend the approved comprehensive sign package on property located at the northeast corner of Russell Road and Polaris Avenue, more particularly described as APN: 162-29-310-001 (the "Site"). The Site is the home to Allegiant Stadium and the Raiders. The Applicant is submitting this amendment to update the comprehensive signage package, approved via WS-19-0596, for the Site. As part of the original comprehensive signage package approval, the following, but not limited to, types of signage are approved: multiple wall signs displaying the trade name of the stadium, gate identification signs, shuttle locations, roof signage, video boards, exterior pylons, banners, and light pole identifications. Additionally, WS-19-0596 allows three (3) billboard signs, labeled BB-1 thru BB-3, along the I-15 on the east property line of the Site. The only change to the approved comprehensive sign package is the addition of a freestanding sign, labeled BB-4, to be located south of BB-3 near the Russell Road and I-15 interchange. The proposed freestanding sign identified as BB-4 is 70' in height with a 14' x 48' three sided LED display billboard. The distances between BB-3 and BB-4 is 746 feet.

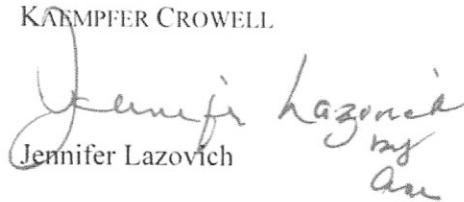
The waivers of development standards are to include permitting 471 free standing signs where a maximum of 81 free standing signs are permitted and to increase free standing signs area to 56,125 sq. ft. where a maximum 11,056 sq. ft. is permitted. Overall, the comprehensive sign package, including the new freestanding sign is appropriate for a project of this size, magnitude, and importance to Southern Nevada.

10

Thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/sfm