



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

July 14, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jon Wardlaw - Chairperson
 John Williams, Vice Chairperson
 Raymond Berg
 Bart Donovan
 Susan Philipp

Secretary: Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for June 30, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for July 14, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **UC-20-0242-2640 E TROPICANA, LLC:**

USE PERMIT for a gasoline station within 200 feet of residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified street standards; 2) eliminate cross access; and 3) reduce parking lot landscaping.

DESIGN REVIEW for gasoline station and convenience store on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Tropicana Avenue and Topaz Street within Paradise. TS/bb/ja (For possible action) **PC 8/4/20**

2. **VS-20-0250-VANDREY PROPERTIES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and unset Road and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/jgh/jd (For possible action) **PC 8/4/20**

3. **VS-20-0255-HARSCH INVESTMENT PROPERTIES, LLC:**

VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Pecos Road and Pine Street within Paradise (description on file). JG/sd/jd (For possible action)

PC 8/4/20

4. **WC-20-400059 (ZC-19-0945) -HARSCH INVESTMENT PROPERTIES, LLC:**

WAIVER OF CONDITIONS for a zone change requiring right-of-way dedication to include 5 feet for Pine Street and the associated spandrel in conjunction with an approved warehouse complex on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/sd/jd (For possible action) **PC 8/4/20**

5. **DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action) **BCC 8/5/20**

- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 28, 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>



Paradise Town Advisory Board

June 30, 2020

MINUTES

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

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

Mark Donohue; Planner, Stephanie Halasi; Administrative Specialist, Alex Ortiz

Meeting was called to order by Chair Wardlaw at 7:00 p.m.

II. Public Comment:
None

III. Approval of June 9, 2020 Minutes

Moved by: Williams
Action: Approval as submitted
Vote: 4-0 Unanimous

Approval of Agenda for June 30, 2020

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

IV. Informational Items

1. Alex Ortiz announced as of July 27, 2020 the Government Center will be closed on Fridays.

V. Planning & Zoning

1. **UC-20-0223-FJM VEGAS HOLDINGS, LLC:**
USE PERMIT to allow a minor training facility in conjunction with an existing office/warehouse complex on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southeast corner of Decatur Boulevard and Bell Drive within Paradise. MN/jor/jd (For possible action) **PC 7/21/20**

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

2. **UC-20-0232-TIBERTIR & I, LLC:**
USE PERMIT for a recreational facility (personal fitness training) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. MN/nr/jd (For possible action) **PC 7/21/20**

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

3. **ET-20-400052 (UC-18-0332)-TINANA MARLON REVOCABLE TRUST & TINANA MARLON TRS:**
USE PERMIT FIRST EXTENSION OF TIME to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/jd (For possible action) **BCC 7/22/20**

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

- VI. General Business
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 14, 2020
- IX. Adjournment
The meeting was adjourned at 7:15 p.m.

08/04/20 PC AGENDA SHEET

GASOLINE STATION
(TITLE 30)

TOPAZ ST/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0242-2640 E TROPICANA, LLC:

USE PERMIT for a gasoline station within 200 feet of residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified street standards; **2)** eliminate cross access; and **3)** reduce parking lot landscaping.
DESIGN REVIEW for gasoline station and convenience store on 1.0 acre in a C-2 (General Commercial) Zone.

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

RELATED INFORMATION:

APN:
162-24-402-011

USE PERMIT:
Reduce the separation distance from a gasoline station to residential use to 105 feet where 200 feet is required per Table 30.44-1 (a 48% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance for a proposed driveway on Tropicana Avenue to 99 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 34% reduction).
- b. Reduce the departure distance for a proposed driveway on Topaz Street to 82 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).
- c. Reduce throat depth to 3 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
2. Eliminate cross access to adjacent property as required per Table 30.56-2.
3. a. Reduce the number of parking lot landscape fingers to 4 where 5 are required per Figure 30.64-14 (a 20% reduction).
- b. Reduce street landscaping adjacent to attached sidewalks to 10 feet where 15 feet is required per Section 30.64.030 (a 33% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2640 E. Tropicana Avenue
- Site Acreage: 1
- Project Type: Convenience Store and Gasoline Sales
- Number of Stories: 1
- Building Height (feet): 27 building/18 canopy
- Square Feet: 4,360
- Parking Required/Provided: 18/29

Site Plans

The existing tire sales and installation building will be removed from the property. The plans depict a new convenience store building and canopy for a gasoline station on 1 acre at the northeast corner of Tropicana Avenue and Topaz Street. The property is located adjacent to an existing gas station to the east and car wash to the north. The building is oriented towards Tropicana Avenue with a front setback of 146 feet, Topaz Street side setback of 81 feet, east setback of 31 feet, and north setback of 5 feet. The building is approximately 105 feet south of the nearest residential use (a car wash is located in between residential and the convenience store). The gas station canopy is located 58 feet from Topaz Street, 51 feet from Tropicana Avenue, and 56 feet from the east property line. The canopy is located 57 feet south of the convenience store, 114 feet from the north property line, and 214 feet from the residential development to the north. Topaz Street and Tropicana Avenue each have driveway access to the convenience store and gas station. The applicant is replacing the two existing driveways from Topaz Street with one driveway. Neither driveway will meet the required throat depth minimum for access. The plan does not include cross access to the adjacent properties.

Landscaping

Topaz Street and Tropicana Avenue have 10 feet to 23 feet wide landscaped areas. Fifteen feet of landscaping is required adjacent to collector or arterial streets with attached sidewalks. The parking in front of the store entrance includes 10 parking spaces without the required 6 foot landscape finger.

Elevations

The plans depict a painted stucco store front with pop-outs, cornices, parapets, flat roof, and dark bronze aluminum store front glazing system. The front of the building has a camera security system. The applicant is proposing 4 foot stacked stone veneer canopy support treatments and stacked stone veneer on the corners of the convenience store building to enhance the appearance of the property.

Floor Plans

The plans depict a 4,360 square foot, 89 foot by 49 foot floor plan with retail space, 2 restrooms, and electrical room. The canopy covers an area of 3,096 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct a new 27 foot high convenience store and gas station with 18 foot canopy on the 1 acre property. The existing fence and building will be removed. Twenty nine parking spaces will be provided where 18 parking spaces are required, including 1 car accessible space and 1 van accessible space. A bike rack is provided within 100 feet of the main entrance. The site will be illuminated by new 20 foot high shielded down lights. All plants being used for landscaping are low maintenance, low water, SNRPC compliant, and native to Southern Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400012 (UC-1037-17)	Food cart extended hours	Approved by PC	March 2019
UC-18-1023	Tire Sales and installation	Approved by PC	February 2019
UC-1037-17	Food cart	Approved by PC	January 2018
AR-18-400266 (UC-0047-16)	First application to review a tire sales and installation facility, with waivers to allow a use not within a permanent enclosed building and to allow exterior colors to display vivid hues, and a design review for a tire sales and installation facility – expired	Approved by PC	October 2017
UC-0692-16	Reduced setback from a non-section line street and reduced separation from an existing residential development, waivers for reduced setback from a residential development to a proposed trash enclosure, modified parking lot landscape island and modified development standards, and design reviews for a convenience store, gasoline pumps, demolition of existing buildings, and increased finished grade – expired	Approved by PC	November 2016
UC-0047-16	Tire sales and installation facility, waivers to allow a use not within a permanent enclosed building and exterior colors to display vivid hues, and a design review for a tire sales and installation facility – expired	Approved by PC	March 2016
UC-0405-14	Medical marijuana establishment (dispensary)	Withdrawn	December 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1082-08 (ET-0223-10)	First extension of time to commence a restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	February 2011
UC-1082-08	Restaurant, convenience store, service station, and car wash on the site and the adjacent parcels to the east – expired	Approved by PC	December 2008

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed convenience store and gasoline station are compatible with the surrounding uses and less intense, loud, or disruptive than the existing open bay car wash located between the property and residential uses less than 200 feet to the north. The proposed use is new construction and will improve the property by removing expired landscaping and the existing older building. The applicant is replacing two driveways along Topaz Street with one driveway, limiting potential traffic conflicts.

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 #2

The applicant has available space at the north end of the parking located along the east property line to accommodate cross access to the adjacent property. Not having cross access to the adjacent lot to the east will force traffic onto Tropicana Avenue to gain access to this site, creating a hazard. Requiring cross access between properties creates harmonious circulation of vehicles. The applicant could remove several parking spaces in support of a cross access driveway, while still meeting Title 30 parking requirements. Staff recommends denial of the request to waive cross access to adjacent property.

Waivers of Development Standards #3a and #3b

The proposed landscaping will meet the general intent of the Code. The street landscaping includes a 23 foot by 23 foot corner planter at the southwest corner of the property and a 30 foot deep landscape planter at the southeast corner of the property. These oversized areas compensate for the loss of 1 landscape finger, and the reduction of the street landscaping.

Design Review

The Paradise land use plan commercial urban specific policies support the addition of façade treatments and canopy support treatments. Urban specific policy #78 encourages architectural treatments on all buildings along public rights-of-way and areas visible to the general public to improve visual quality. Urban specific policy #79 encourages commercial developments to use visually articulated elements including, but not limited to, decorative fascia, colonnades, pilasters or columns. Staff supports the construction of decorative pilasters and canopy support treatments, with stone/brick exterior façade improvements along the front of the building, facing Tropicana Avenue to meet the urban specific policies.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the request to reduce the throat depth on both Tropicana Avenue and Topaz Street. Staff finds that sufficient room exists on the site to allow vehicles to safely exit the adjacent roads while accessing the site.

Waiver of Development Standards #1b

Staff can support the driveway location on Topaz Street since 2 pan driveways will be removed and replaced with a commercial curb return driveway. Although the driveway could be moved about 20 feet to the north, the proposed location should not pose any safety issues with vehicles using that driveway.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #3a, #3b, and the design review; denial of waiver of development standards #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:

- Plant 1 additional large tree at the southeast corner of the property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct unused driveways with full off-site improvements;
- Right-of-way dedication to include the additional right-of-way on the southwest corner of the site as shown on the site plan dated June 3, 2020.
- Applicant is advised that off-site permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0243-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 2640 E TROPICANA LLC

CONTACT: SHELDON COLEN, SCA DESIGN, 2580 SAINT ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074

E-179



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>6-4-2020</u> PLANNER ASSIGNED: <u>LRB</u> ACCEPTED BY: <u>LRB</u> FEE: <u>\$1,825</u> CHECK #: <u>online</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS/DR 20-0242</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7-14</u> TIME: <u>7pm</u> PC MEETING DATE: <u>8-4</u> <u>7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>(Y) N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>2640 E TROPICANA L L C</u> ADDRESS: <u>441 MOUNTAIN VILLA DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>7028093714</u> CELL: <u>7028093714</u> E-MAIL: <u>nvbumaro@yahoo.com</u>	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>SHELDON COLEN</u> ADDRESS: <u>2580 ST. ROSE PARKWAY, SUITE 305</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>SHELDON@</u> REF CONTACT ID #: <u>123432</u>

ASSESSOR'S PARCEL NUMBER(S): 162-24-402-011

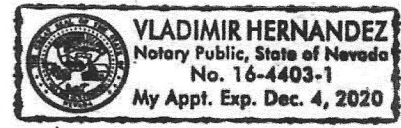
PROPERTY ADDRESS and/or CROSS STREETS: 2640 E TROPICANA AVE

PROJECT DESCRIPTION: C-STORE WITH GAS PUMPS AT TROPICANA & TOPAZ

(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) Vladimir Hernandez

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 11, 2020 (DATE)
 By Bulmaro Enriquez
 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.



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

UC-20-0242
PLANNER
COPY

June 3, 2020

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

RE: Justification Letter for proposed C-Store & Gas Station at 2640 E. Tropicana Ave.

Please accept this letter as justification for the proposed construction of a new c-store and gas station located at 2640 E. Tropicana Ave. (APN: 162-24-402-011) currently zoned as General Commercial (C-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waiver of conditions and waivers of development standards:

- 1) Request Waiver of Conditions for Gasoline Station Conditional Use in C-2 #4, for a building setback of 104'-5" to the north from any residential use where 200 feet is required. Providing the 200-foot setback would impact the flow of traffic within the site. There is an existing structure to the north that serves as a buffer between our property and the residential use. In addition, the residential structures are setback approximately 65'-0" from their south property line which gives us a total separation of approximately 170'-0" to the north
- 2) Request Waiver of Development Standards of USDCCA 222.1 for a turn-out throat depth distance of 3'-0" on S. Topaz St. and E. Tropicana where 25 feet is required and a turn-in throat depth distance of 8'-7" on S. Topaz St. Although the throat depth distance is short, we provide a vehicle stacking area within the site in order to avoid vehicle stacking in the right of way.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on S. Topaz St. Due to the narrowness of the site along S. Topaz St., we are only able to provide a departure distance of 82'-11" where 190'-0".
- 4) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on E. Tropicana Ave. We have pushed the driveway as close to the east property line along E. Tropicana Ave. Due to the narrowness of the site along E. Tropicana Ave., we are only able to provide an approach distance of 99'-6" where 150'-0" is required.
- 5) Request Waiver of Development Standards Table 30.56-2 Design Standards, for no cross access between adjacent lots where it is required to have cross access. Due to the proximity to the adjacent property's access, we ask for this requirement be waived.

- 6) Request Waiver of Development Standards 30.64-14 for one landscape finger width to be 3'-0" where 6'-0" is required. To help mitigate this request, it is proposed to have larger landscape terminal islands where it is possible, as well as providing one additional medium canopy tree than the minimum required. In addition, there is a large landscape area to the east of the building which mitigates the lack of required landscape fingers.

There is an existing building and fence that will be removed from the site. The proposed building has a gross square footage of 4,360 square feet and stands 26'-4" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing General Commercial developments in the surrounding area. The site is accessible from E. Tropicana Ave. and S. Topaz St. via 39-foot driveways, as well as ADA compliant pedestrian walkways.

Where 18 parking spaces are required, a total of 29 parking spaces are provided including 1 car accessible and 1 van accessible space. A bike rack is also provided adjacent to the southeast corner of the building, within 100 feet of the building entrance. All parking can be easily accessed by customers and employees via walkways located at the building entrance. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

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

The proposed trash enclosure is located on the northeast side of the site. It will have 6-foot-high splitface CMU walls. A solid cover over the trash enclosure will be provided which consists of tube steel beams and columns with corrugated metal sheets to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this c-store and gas station will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

UC-20-0242

PLANNER
COPY

EASEMENTS
(TITLE 30)

DECATUR BLVD/TECO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0250-VANDREY PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road and between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
162-31-401-040

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

BACKGROUND:

Project Description

The site plan depicts 33 foot wide patent easements along a portion of the southern property line and in a north/south orientation in the center of the site. In addition, the site plan depicts a 3 foot wide patent easement along a portion of the northern property line adjacent to Teco Avenue. The applicant indicates that this vacation and abandonment is requested by Clark County Public Works as part of their review of civil permit number PW20-11261, and the easement is no longer needed for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0456	Commercial center	Approved by PC	August 2019
ZC-1552-05	Reclassified the eastern portion of the site to M-D zoning for an office/warehouse facility	Approved by BCC	November 2005
ZC-1846-97	Reclassified the western portion of the site to C-2 zoning for a convenience store and restaurant	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & M-1	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	M-D	Office/warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	C-2	Restaurant & retail building

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Decatur Boulevard Project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard Project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6/4/2020</u>	APP. NUMBER: <u>20-0260</u>
		PLANNER ASSIGNED: <u>J.H</u>	TAB/CAC: <u>Paradise</u>
		ACCEPTED BY: <u>J.H</u>	TAB/CAC DATE: <u>7/14</u> TIME: <u>7pm</u>
		FEE: <u>1875</u> CHECK #: <u>N/A</u>	PC MEETING DATE: <u>8/4/2020</u>
		COMMISSIONER: <u>NAFY</u>	BCC MTG DATE: <u>N/A</u>
		OVERLAY(S)? <u>(AE-65)</u>	ZONE / AE / RNP: <u>(C-2)</u>
		TRAILS? <input checked="" type="radio"/> Y <input type="radio"/> N	PLANNED LAND USE: <u>BDRP</u>
		PFNA? <input checked="" type="radio"/> Y <input type="radio"/> N	

PROPERTY OWNER	NAME: <u>Vandrey Properties LLC</u>
	ADDRESS: <u>4 Anthem Creek Cir</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-294-1037</u> CELL: <u>702-400-9815</u>
	E-MAIL: <u>jason@marbleexpresslv.com</u>

APPLICANT	NAME: <u>ACG Design</u>
	ADDRESS: <u>4310 Cameron St. #12-A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u>
	E-MAIL: <u>hshinton@acg.design</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>ACG Design</u>
	ADDRESS: <u>4310 Cameron St. #12-A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u>
	E-MAIL: <u>hshinton@acg.design</u>
	REF CONTACT ID #: <u>189488</u>

ASSESSOR'S PARCEL NUMBER(S): 162-31-401-040
S Decatur Blvd and W Tecu Ave

PROPERTY ADDRESS and/or CROSS STREETS: 162-31-401-040
S Decatur Blvd and W Tecu Ave


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

[Signature]
 Property Owner (Signature)*

Jason Gerber
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12 MAY 2020 (DATE)
 By JASON GERBER
 NOTARY PUBLIC: Christine K Maulk

 CHRISTINE K. MAULK
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3316-1
 My Appt. Expires August 16, 2021

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



May 1, 2020

VS-20-0250

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

**RE: Vacation of Patent Easement
Decatur/Teco (PW20-11261)**

To Whom It May Concern,

Please find attached our vacation and abandonment application and package for the above referenced project. We are proposing to vacate the existing 33' patent easement (per document number 950906:00534). This vacation has been requested by Clark County Public Works as part of their review of the civil permit number PW20-11261. With the proposed development the patent easement is longer necessary.

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

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157



MAY 01 2020

RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/PINE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0255-HARSCH INVESTMENT PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Pecos Road and Pine Street within Paradise (description on file). JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-802-039

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant is requesting to vacate 1,236 square feet of right-of-way along Sunset Road. The subject property was previously dedicated as a bus turnout for RTC, but the turnout is no longer needed for public purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0945	Reclassified from R-E and C-2 to M-D Zoning; with a waiver for alternative driveway geometries; and design review for a warehouse complex and alternative parking lot landscaping	Approved by BCC	January 2020
VS-0778-14	Vacated and abandoned a portion of Sunset Road for a previously dedicated bus turnout - recorded	Approved by BCC	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2 & M-D	Warehouse & commercial
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Residential
West	Business and Design/Research Park	R-E & M-D	Warehouse & undeveloped

Related Applications

Application Number	Request
WC-20-400059 (ZC-19-0945)	Waiver of Conditions of a zone change application is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- If required by the Regional Transportation Commission (RTC), construct passenger loading/shelter areas in accordance with RTC standards and grant the necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HARSCH INVESTMENTS PROPERTIES

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>6/9/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875</u> CHECK #: _____ COMMISSIONER: <u>J-G</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-20-0255</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/14</u> TIME: <u>7PM</u> PC MEETING DATE: <u>8/14/20</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-D/AE-65</u> PLANNED LAND USE: <u>BDRP</u>
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PROPERTY OWNER	NAME: <u>HARSCH INVESTMENT PROPERTIES</u> ADDRESS: <u>1121 SW. SALMON STREET</u> CITY: <u>PORTLAND</u> STATE: <u>OREGON</u> ZIP: <u>97205</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>HARSCH INVESTMENT PROPERTIES</u> ADDRESS: <u>1121 SW. SALMON STREET</u> CITY: <u>PORTLAND</u> STATE: <u>OREGON</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)973-0202</u> CELL: _____ E-MAIL: <u>roberts@harsch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>VTN-NEVADA c/o Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: _____ E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: <u>172217</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-36-899-019 (ROW)
162-36-802-039 (Property owner)

PROPERTY ADDRESS and/or CROSS STREETS: North of SUNSET ROAD and West of PECOS ROAD

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.

Harsch Investment Properties, LLC By: _____ Property Owner (Signature)* STATE OF NEVADA OREGON COUNTY OF Multnomah SUBSCRIBED AND SWORN BEFORE ME ON <u>May 14th, 2020</u> (DATE) By <u>Robert Stryz, Development Manager</u> NOTARY PUBLIC: <u>Erica Gray</u> _____	Harsch Investment Properties, LLC By: <u>Robert Stryz, Development Manager</u> Property Owner (Print) <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>OFFICIAL STAMP ERICA GRAY NOTARY PUBLIC-OREGON COMMISSION NO. 962647 MY COMMISSION EXPIRES MAY 21, 2021</p> </div>
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*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.



May 18, 2020
W.O. 7996-A-1

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155
Attention: Planning Department

VS-20-0255

**Subject: Justification Letter for a Vacation Request
APN #162-36-899-019**

Planning Department,

On behalf of our client Harsch Investment Properties, VTN Nevada is requesting the approval of a Vacation of public right-of-way for portions of Pine Street, north of the Sunset Road and West of Pecos Road.

The proposed property is located on north of Sunset Road and west of Pecos Road, specifically APN #162-36-8020-039, and is within the paradise Township Land Use Planning area.

Vacation Request

The applicant is requesting to vacate approximately 1,236 square feet of Sunset Road. The subject property was previously dedicated as a bus turnout area for RTC. The bus turnout area is no longer need for public purposes therefore the requested vacation is necessary.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,
VTN-Nevada

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc. Harsch Investment Properties
Aaron Yamachika, VTN

08/04/20 PC AGENDA SHEET

WAREHOUSE COMPLEX
(TITLE 30)

PINE ST/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400059 (ZC-19-0945) -HARSCH INVESTMENT PROPERTIES, LLC:

WAIVER OF CONDITIONS for a zone change requiring right-of-way dedication to include 5 feet for Pine Street and the associated spandrel in conjunction with an approved warehouse complex on 14.7 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the northeast corner of Sunset Road and Pine Street within Paradise (description on file). JG/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-802-009; 162-36-802-012; 162-36-802-014; 162-36-802-016; 162-36-802-017; 162-36-802-020; 162-36-802-021; 162-36-802-025; 162-36-802-039

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3240 & 3310 E. Sunset Road; 6320, 6420, 6438 & 6492 Pine Street
- Site Acreage: 6 (zone change)/14.7 (complex)
- Project Type: Warehouse complex
- Number of Stories: 1
- Building Height (feet): Up to 41
- Square Feet: 217,560
- Parking Required/Provided: 327/499

Site Plans

The plans depict an office warehouse complex consisting of 3 buildings with a pad site for a future building. The site has split zoning with the northern portion of the site in an M-D zone (8.7 acres) and the southern and western portions of the site in R-E and C-2 zones (6 acres). The zone change portion of the request is to reclassify the R-E and C-2 zoned portions of the site to an M-D zone. Access to the site will be provided from Pecos Road, Sunset Road, and Pine Street. The pad site for the future building is located on the northeastern corner of the site adjacent to Pecos Road. One office warehouse building is located in the northwestern portion of

the site, oriented north to south and parallel to Pine Street. The 2 other office warehouse buildings are south of the first building, oriented east to west and parallel to Sunset Road. All loading spaces and roll-up doors face the interior of the development. Two driveways along Sunset Road and 2 driveways along Pine Street do not meet the minimum throat depth standards. In addition, 1 driveway along Sunset Road does not meet the radius curve standard. There is an existing building on the southern portion of the site which will be demolished to allow for the construction of the proposed complex.

Landscaping

There are existing attached sidewalks adjacent to Pecos Road and Sunset Road. The plans depict minimum 23 foot wide landscape areas consisting of trees, shrubs and groundcover adjacent to these streets. The plans depict a minimum 18 foot wide landscape area consisting of trees, shrubs and groundcover adjacent to Pine Street with an attached sidewalk. Additional landscaping is located within the parking areas and adjacent to the buildings. The alternative parking lot landscaping is for a parking area on the northeastern portion of the site. Landscape islands are not being provided within portions of the parking lot; however, required landscape material is being distributed throughout the site.

Elevations

The plans depict 1 story buildings with flat roofs behind parapet walls. The buildings are between 19 feet and 41 feet in height. The buildings are constructed of concrete tilt-up panels painted in earth tone colors. Architectural enhancements include cornices, awnings, and decorative metal panels.

Floor Plans

The total building area is 217,560 square feet to be divided between the 3 office/warehouse buildings and the future pad site building. The future pad site building has an area of 3,360 square feet. The office/warehouse buildings will be between 29,400 square feet and 106,600 square feet. The buildings are being constructed as shells to be completed by the future tenants to meet their needs.

Previous Conditions of Approval

Listed below are the approved conditions for: ZC-19-0945

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Parking spaces adjacent to the Sunset Road driveways shall be removed as approved by Development Review;
- Right-of-way dedication to include 5 feet for Pine Street and the associated spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0695-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting the condition to "dedicate an additional 5 feet of right-of-way" be waived at this time. Pine Street has an existing 50 foot right-of-way from Sunset Road north to Post Road. Full improvements have been constructed on Post Road to the full 50 foot right-of-way with no area to provide future dedication.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0945	Reclassified from R-E and C-2 to M-D Zoning; waiver for alternative driveway geo-metrics; and design review for a warehouse complex and alternative parking lot landscaping	Approved by BCC	January 2020

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0778-14	Vacated and abandoned a portion of Sunset Road for a previously dedicated bus turnout - recorded	Approved by BCC	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2 & M-D	Warehouse & commercial
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Residential
West	Business and Design/Research Park	R-E & M-D	Warehouse & undeveloped

Related Applications

Application Number	Request
VS-20-0255	Vacation and abandonment of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff can support this request to not dedicate 5 feet of right-of-way for Pine Street. Pine Street terminates into a knuckle north of this site. Additionally, the existing improvements are already built at the 50 foot width.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Parking spaces adjacent to the Sunset Road driveways shall be removed as approved by Development Review;
- Nevada Department of Transportation approval.
- 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:

PROTEST:

APPLICANT: HARSCH INVESTMENT PROPERTIES

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

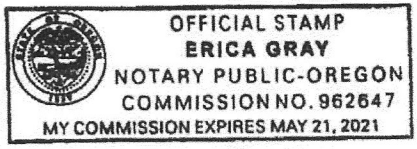
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-19-0945</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF	DATE FILED: <u>6/9/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>475</u> CHECK #: COMMISSIONER: <u>J-C</u> OVERLAY(S)? PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY:
	PROPERTY OWNER	APP. NUMBER: <u>INC-20-400059</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>7/14</u> TIME: <u>7PM</u> PC MEETING DATE: <u>8/4/20</u> BCC MEETING DATE: ZONE / AE / RNP: <u>M-D/AE-65</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
	APPLICANT	NAME: <u>HARSCH INVESTMENT PROPERTIES</u> ADDRESS: <u>1121 SW. SALMON STREET</u> CITY: <u>PORTLAND</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>(503)973-0202</u> CELL: E-MAIL: <u>roberts@harsch.com</u> REF CONTACT ID #:
	CORRESPONDENT	NAME: <u>VTN-NEVADA c/o Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)873-7550</u> CELL: E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: <u>172217</u>

ASSESSOR'S PARCEL NUMBER(S): 162-36-802-039, 012, 014, 016, 017, 020, 021 AND 025 AND 009
 PROPERTY ADDRESS and/or CROSS STREETS: 3310 E. SUNSET ROAD
 PROJECT DESCRIPTION: A light industrial complex.

(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.

Harsch Investment Properties, LLC By: <u>[Signature]</u> Property Owner (Signature)*	Harsch Investment Properties, LLC By: Robert Stry, Development Manager Property Owner (Print)
--	---

STATE OF Oregon
 COUNTY OF Multnomah
 SUBSCRIBED AND SWORN BEFORE ME ON May 14, 2020 (DATE)
 by Robert Stry, Development Manager
 NOTARY PUBLIC: Erica Gray [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.



May 18, 2020, Revised June 9, 2020
W.O. 7996-A-1

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

WC-20-400059

Subject: Justification Letter for a Waiver of Conditions (ZC-19-0945)
APN #162-36-802-009, 012, 014, 016, 017, 020, 021, 025 and 039

Planning Department,

On behalf of our client Harsch Investment Properties, VTN Nevada is requesting the approval of a Waiver of Conditions (ZC-19-0945) to waive Right of Way dedication.

The proposed property is located north of Sunset Road and West of Pecos Road, APN #162-36-802-039, and is within the Paradise Township Land Use Planning area.

Waiver of Conditions
Request

The applicant is requesting to waive Public Works condition:

1. " Right-of-way dedication to include 5 feet for Pine Street and the associated spandrel"

The applicant is requesting the condition to dedicate an additional 5 feet of right of way be waived at this time. Pine Street is an exiting 50-foot right of way from Sunset Road north to Post Road. North on Post Road full improvement have been constructed to the full 50 feet of right of way, with no area to provide any future dedication. The applicant believes they won't be any area available for future dedications of 5 feet on either side of Pine Street and the requested dedication will not consistent with the ultimate buildout of Pine Street.

We thank you in advance for your time and consideration. If you have any questions, please feel free to contact me at 702-873-7550.

Sincerely,
VTN Nevada

Jeffrey Armstrong
Planning Manager

cc. Harsch Investment Properties
Aaron Yamachika, VTN

4

PEOPLE MOVER SYSTEM
(TITLE 30)

PARADISE RD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action)

RELATED INFORMATION:

APN:

162-09-412-001; 162-10-401-005; 162-16-117-047; 162-16-512-001; 162-16-613-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 3150 Paradise Road & 3121 Las Vegas Boulevard South
- Site Acreage: 249.7 (portion)
- Project Type: Above ground entrances to an underground people mover system connecting the Las Vegas Convention Center (LVCC) and Wynn Resort Hotel
- Parking Required/Provided (LVCC): 5,000/5,617
- Parking Required/Provided (Wynn): 6,652/8,451

Site Plan

This project will provide a single point-to-point underground tunnel for autonomous vehicles to transport passengers between the Las Vegas Convention Center and Wynn Resort Hotel. The LVCC entrance to the tunnel is proposed within an existing parking lot located at the northeast corner of Paradise Road and Desert Inn Road. Setbacks for the LVCC tunnel entrance are approximately 130 north of Desert Inn Road and 250 feet east of Paradise Road. The 0.6 mile tunnel will arch southwest and run underground along the south side of the Desert Inn Road alignment, ultimately surfacing within an existing passenger loading/unloading area on the north side of Wynn Resort Hotel with direct access into Encore Resort Hotel. Setbacks for the Wynn tunnel entrance are approximately 130 feet south of Desert Inn Road and 500 feet east of Las

Vegas Boulevard South. An emergency egress shaft is located midpoint along the tunnel on the south side of the Desert Inn Road alignment.

On the LVCC site, the proposed tunnel entrance will reduce the number of parking spaces by 25. As a result, 5,617 parking spaces will be available where 5,000 spaces are required for 2.5 million square feet of convention facilities. On the Wynn Resort Hotel site, the proposed tunnel entrance and passenger loading areas will not reduce the number of available parking spaces.

Landscaping

No changes to the landscaping are required or proposed.

Elevations

Options for the tunnel entrances include a ramp designed with a flat roof, which is 4 feet above the surface, and an igloo designed with a curved roof, which is 11 feet above the surface. Both ramp options are 80 feet long. At the Wynn Resort Hotel, the tunnel will connect to an existing loading/unloading area with a porte-cochere.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this project will provide quick, environmentally friendly, and efficient movement of people between the LVCC campus and Wynn Resort Hotel without disrupting activities occurring above ground. Benefits will include increasing the ease in which trade show attendees move between the LVCC and Wynn Resort Hotel and decreasing surface traffic. This innovative transportation system will be worthy of Las Vegas visitors' expectations.

Prior Land Use Requests

LVCC (162-10-401-005)

Application Number	Request	Action	Date
ADR-19-900879	Modified the entrances for an approved campus wide people mover	Approved by ZA	January 2020
DR-19-0429	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall	Approved by BCC	July 2019
ADR-19-900090	Modified an existing pedestrian bridge over Paradise Road	Approved by ZA	March 2019
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
ADR-18-900801	Building addition and exterior modifications to a resort hotel (Wynn)	Approved by ZA	December 2018
VS-18-0527	Vacated and abandoned a portion of Sands Avenue	Approved by PC	September 2018
WC-18-400073 (UC-0669-17)	Waived conditions of a use permit to enter into a development agreement	Approved by BCC	May 2018
DR-18-0031	Modified a comprehensive sign plan	Approved by BCC	March 2018
AR-17-400175 (DR-0745-15)	Second application for review of a manmade decorative water feature	Approved by BCC	February 2018
AR-17-400176 (UC-0817-16)	First application for review of an outdoor fountain show	Approved by BCC	February 2018
UC-0669-17	Convention facility expansion and manmade lake (lagoon)	Approved by BCC	October 2017
UC-0817-16	Allowed an outdoor fountain show and reduced parking subject to 1 year for review of the outdoor fountain show	Approved by BCC	January 2017
DR-0745-15 (AR-0164-16)	First application for review of a manmade decorative water feature subject until January 4, 2018 for review to correspond with UC-0817-16	Approved by BCC	January 2017
UC-0524-16	Modified an approved comprehensive sign package	Approved by BCC	September 2016
UC-0881-15	Proposed shopping center addition to a resort hotel (Wynn) with reduced setbacks for various proposed improvements	Approved by BCC	February 2016
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-11	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidated all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

Application Number	Request	Action	Date
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001
DR-0745-15	Decorative manmade water feature subject to 1 year to review to assess any potential impacts to the pedestrian access easement/sidewalk	Approved by BCC	December 2015
UC-0571-11	Membrane tent for temporary outdoor commercial event (Encore Beach Club)	Approved by PC	January 2012
DR-0483-10	Convention facility addition to a resort hotel (Wynn)	Approved by BCC	November 2010
UC-0448-09	Outside bar/nightclub with a swimming pool (Encore Beach Club)	Approved by BCC	September 2009
DR-0055-07	Revisions to a previously approved resort hotel (Wynn)	Approved by BCC	March 2007
TM-0509-06	Consolidated all parcels of the Wynn Resort complex under 1 commercial subdivision	Approved by BCC	January 2007
UC-1333-05	Theater expansion (Wynn)	Approved by PC	October 2005
UC-1952-05	Revisions to Encore Resort Hotel	Approved by BCC	February 2006
UC-1606-04	Encore Resort Hotel	Approved by BCC	November 2004
UC-0301-02	Revisions to Wynn Resort Hotel	Approved by BCC	May 2002
UC-0890-01	Wynn Resort Hotel	Approved by BCC	September 2001

Many land use requests were approved on the subject parcels; however, these are the most relevant applications.

Surrounding Land Use
LVCC (162-10-401-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	H-1 & P-F	Westgate Resort Hotel & portions of the convention center
South	Public Facilities	P-F	Portions of the convention center
East	Public Facilities & Commercial General	P-F, C-2, & R-1	Portions of the convention center & Las Vegas Country Club
West	Commercial Tourist & Public Facilities	H-1 & P-F	Commercial development & portions of the convention center

Wynn Resort Hotel (162-09-412-001; 162-16-117-047; 162-16-512-001; & 162-16-613-005)

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Institutional	H-1	Shopping center, place of worship (Guardian Angel Cathedral), & multiple family residential
South	Commercial Tourist & Public Facilities	H-1	Palazzo & Venetian Resort Hotels, & electrical substation
East	Commercial Tourist & Public Facilities	H-1	Multiple family residential, commercial development, & convention center
West	Commercial Tourist	H-1	Undeveloped & the Fashion Show Mall

Related Applications

Application Number	Request
DR-20-0261	Design review for entrances and an underground people mover system connecting the LVCC to Resorts World Resort Hotel is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed entrances to the underground people mover system are low-profile and will blend in with the existing and future architecture of the LVCC and Wynn Resort Hotel. On the LVCC site, the entrance ramp will be located within a parking lot, and is set back from the adjacent right-of-way, which will reduce visibility of the entrance. On the Wynn Resort Hotel site, the entrance ramp will connect to an existing passenger loading/unloading area; therefore, the visibility from the public right-of-way and adjacent properties will be reduced by existing structures and street landscaping. Lastly, the overall people mover system complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 28 encourages unique transportation opportunities; Policy 1 encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution; and Winchester/Paradise Specific Policy 10 encourages both public and private transit systems in the Resort Corridor. As a result, staff can support the 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that additional land use applications may be required for final tunnel entrance/exit design; 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.

Clark County Water Reclamation District (CCWRD)

- The CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; and that you may find instructions for submitting a Point of Connection (POC) request on the CCWRD's website, if a POC is required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION AND VISITORS AUTHORITY

CONTACT: JANTIEN SHIZURU, BORING COMPANY, 3395 CAMBRIDGE STREET,
LAS VEGAS, NV 89169

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NVC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: _____ APP. NUMBER: <u>DR-20-0262</u> PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Las Vegas Convention and Visitors Authority (LVCVA)</u> ADDRESS: <u>3150 Paradise Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-892-0711</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
APPLICANT	NAME: <u>same as property owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>TBC - The Boring Company</u> ADDRESS: <u>3395 Cambridge Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>-</u> CELL: <u>808-206-3244</u> E-MAIL: <u>jantien@boringcompany.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-10-401-005; 162-09-412-001; 162-16-117-047; 162-16-512-001; 162-16-613-005

PROPERTY ADDRESS and/or CROSS STREETS: E Desert Inn Rd. and Paradise Rd.

PROJECT DESCRIPTION: Creation of a point-to-point People Mover between Wynn | Encore Las Vegas and the Las Vegas Convention Center

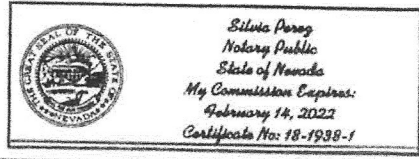
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Steven D Hill
 Property Owner (Signature)*

STEVEN D. Hill
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2020 (DATE)
 By Steven D. Hill
 NOTARY PUBLIC: Silvia Perez



*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.



May 21, 2020

Ms. Nancy Amundsen, Director
Clark County Comprehensive Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

DR-20-0262

RE: Justification Letter
Encore-LVCC Connector
APN (LVCVA): 162-09-703-023
162-09-312-002, 003 004

This land use application is submitted by TBC-The Boring Company (TBC) as part of its proposal to construct the Encore-LVCC Connector (herein referred to as the Project). The Encore-LVCC Connector will provide a point-to-point connection between the Encore resort and the Las Vegas Convention Center (LVCC) with no intermediate stops.

The Project would construct one tunnel entrance ramp at the Encore, a single, approximately 0.6-mile tunnel, and a tunnel entrance ramp on LVCVA property, connecting the LVCC to the Encore. The proposed ramp and vehicle loading area at the Encore will have an assumed maximum size of 1,800 square feet. Passengers boarding at the Encore would board vehicles at the surface, then descend into the tunnel via a ramp.

The tunnel will be located under LVCVA property, Wynn Las Vegas, LLC property, Wynn Golf, LLC property, and public rights-of-way (collectively referred to as the Project Site), while the proposed vehicle loading areas will be located entirely on either Wynn Las Vegas-owned or LVCVA-owned property. The vehicle loading area at the Encore will utilize an existing bus lane and integrate into the existing porte cochère, and the vehicle loading area at the LVCC will be located in the Silver Lot #2. Tesla Autonomous Electric Vehicles (AEVs) will carry passengers in the underground tunnel between the Encore and the LVCC to further support the planned developments under the LVCC District Strategic Master Plan, as the proposed Project will provide service between the Encore and the LVCC to trade show attendees who seek this connection.

The proposed Project is located within the Winchester/Paradise Land Use Plan, and is comprised of parcels zoned either Commercial Tourist (CT) or Public Facilities (PF). The Commercial Tourist land use category "designates areas for commercial establishments that primarily cater to tourists" and the predominant land uses include casinos, resorts and hotels among other tourism-related facilities.¹ The Public Facilities land use category includes a variety of public and private projects, including underground facilities such as drainage ways, storm water control facilities, utilities and communications facilities.²

The Project is also partially located within the LVCC District Strategic Master Plan, a master-planned area within unincorporated Clark County (of 300 acres or more) pursuant to Title 30 of the Clark County Comprehensive Master Plan (Master Plan), which "includes program elements necessary to expand and renovate the existing Las Vegas Convention Center to accommodate current customer needs and position the convention center for the future trade show opportunities."³ The purpose of the Project is to build upon the utility provided by the

¹ <http://www.clarkcountynv.gov/comprehensive-planning/land-use/Documents/2017%20Winchester%20Paradise%20LUP%20text.pdf>

² *Ibid.*

³ <https://cordellcorporation.app.box.com/s/qguzudmwey94ec2d8ver8yf7zcc714jo>

Campus-Wide People Mover and provide increased connectivity to the LVCC to supplement the Phase Two Expansion and Phase Three Renovation under the LVCC District Plan.⁴

The Project is consistent with, and would not alter, the existing and future land use and zoning of relevant parcels. Pursuant to the Standards For Approval under Chapter 30.16, Title 30 of the Clark County Unified Development Code, the Project would:

1. Supplement the future planned uses of the LVCC District, and is compatible with adjacent development and development in the area;
2. Be consistent with the Winchester/Paradise Land Use Plan, and improve the circulation and movement of people in and around the Project Site;
3. Avoid disruptions to pedestrian and vehicle traffic in and around the Project Site;
4. Avoid impacts to surface aesthetics in and around the Project Site such that design characteristics and architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance (the Project is almost entirely underground);
5. Avoid impactful construction activities to the Project site and surrounding community;
6. Decrease congestion in and around the Project Site due to a decreased need for street-level transportation in and around the Project Site; and,
7. Avoid underground utilities or infrastructure such that public health, safety, and general welfare are protected.

The Project will provide the quick, environmentally friendly and efficient movement of people between the Encore and the LVCC campus without disrupting activities occurring above ground. This will provide benefits to the Encore, the LVCC, and the surrounding community by increasing the ease in which trade show attendees move between the Encore and the LVCC and decreasing surface traffic. The Project will be harmonious and compatible with existing and planned development in the area, and will provide Las Vegas visitors with an innovative transportation system worthy of their expectations.

⁴ *Ibid.*

Parking Analysis – Encore-LVCC Connector

Encore Parking Analysis

The Encore-LVCC Connector is not anticipated to impact parking at the Encore Resort. The vehicle loading area at the Encore will be integrated into the existing porte cochère. This loading area will utilize an existing bus lane and landscaped areas, and as such, will not remove available parking at the Encore or impact parking in any way.

Las Vegas Convention Center (LVCC) Parking

Prior to the proposed Encore-LVCC Connector, a parking analysis was conducted for the Campus-Wide People Mover (CWPM) project. This parking analysis is presented below in addition to the analysis for the Encore-LVCC Connector, because both projects potentially impact available parking at the LVCC campus.

Construction of the Campus-Wide People Mover (CWPM) is anticipated to remove at most the following number of parking spaces and loading spaces:

- **Station 1:** up to 8 loading spaces from the Red Lot
- **Station 2:** up to 4 bus loading spaces from the Silver Lot
- **Station 3:** up to 150 parking spaces from the Phase Two Expansion Lot

Tables 1 and 2 provide an overview of the parking space and loading space scenarios for the existing LVCC campus, the LVCC campus after completion of the Phase Two expansion, and the LVCC campus after completion of both the Phase Two expansion and CWPM.

Table 1 – LVCC Parking Analysis Scenarios

Scenario	# of Parking Spaces	SF of Exhibit Space	SF per Car
LVCC – Existing	3,740	1.9 million	509
LVCC – After Expansion	5,792	2.5 million	432
LVCC – After Expansion + CWPM	5,642	2.5 million	443

Table 2 – LVCC Loading Dock Analysis Scenarios

Scenario	# of Loading Spaces	SF of Exhibit Space	SF per Loading Space
LVCC – Existing	42	1.9 million	45,238
LVCC – After Expansion	84	2.5 million	29,762
LVCC – After Expansion + CWPM	76	2.5 million	32,895

Clark County Title 30 requires one car per 500 square feet of exhibition space for convention centers. It also requires one loading space for a 120,000 square foot building, and an additional loading space for each additional 120,000 square feet over 120,000 square feet. As shown in Tables 1 and 2, the LVCC is still compliant with Clark County Title 30 after considering the impacts of the CWPM.

Potential Impact of the Encore-LVCC Connector:

Construction of the Encore-LVCC Connector would involve construction of a tunnel entrance ramp at the Silver Lot of the LVCC. This tunnel entrance ramp would reduce the total number

of parking spaces by up to 25 parking spaces. This would reduce the number of parking spaces for the LVCC campus from 5,642 to 5,617, subsequently increasing the parking ratio to one car per 445 square feet. This parking ratio is still within the Clark County Title 30 requirement of one car per 500 square feet, thus the impact of the Encore-LVCC Connector would not cause the LVCC to be out of compliance with applicable land use regulations.