

IV. Approval of Agenda for September 24, 2019 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 & Zoning

1. **TM-19-500172-305CCD, LLC:**

TENTATIVE MAP for a commercial subdivision on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/sd/jd (For possible action) **10/01/19 PC**

2. **WS-19-0689-L C R 3025 HIGHLAND, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; and **3)** allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** proposed industrial building; and **2)** vivid hues for a proposed industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 735 feet south of Edna Avenue within Winchester. TS/md/jd (For possible action) **10/15/19 PC**

3. **WS-19-0701-SUPHANTHUCHAT CHARLES:**

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of El Segundo Avenue and the east side of La Canada Street within Winchester. TS/lm/jd (For possible action) **10/15/19 PC**

4. **WS-19-0660-CONVENTION CENTER LV HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a freestanding sign. **DESIGN REVIEWS** for the following: **1)** modify an existing freestanding sign including the addition of a video unit; and **2)** increase the area of a proposed animated sign (video unit) in conjunction with a freestanding sign in conjunction with an existing hotel on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 240 feet east of Channel 8 Drive (alignment) within Winchester. TS/jt/jd (For possible action) **10/16/19 BCC**

VII. General Business

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: October 8, 2019

X. Adjournment

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas NV 89121

Fast & Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas NV 89121

United States Postal Services: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<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



Winchester Town Advisory Board

September 10, 2019

MINUTES

Board Members: John Delibos – Chair – **Present**
Robert O. Mikes, Jr. – Vice Chair- **Present**
Kenneth Dayton – **Excused**
Judith Siegel – **Excused**
Roxana Valladeres – **Present**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Greg Cerven; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of August 27, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for September 10, 2019
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Government Resource Fair at the Winchester Cultural

Center. This will be held on September 14, 2019 from 11:00 a.m.- 1:00 p.m. Job Fair at the Clark County Government Center. This will be held on September 27, 2019 from 9 a.m. – 2 p.m.

VI. Planning & Zoning:

1. **UC-19-0638-WINCHESTER VENTURES, LLC:**

USE PERMIT for a laundromat.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduce floor to ceiling height.

DESIGN REVIEW alternative parking lot landscaping on 0.3 acres in an H-1 (Limited Resort and Apartments) Zone in the South of Sahara Avenue (SOSA) Design Overlay District. Generally located on the west side of Lynnwood Street, 118 feet south of Sahara Avenue within Winchester. TS/nr/jd
(For possible action) **10/01/19 PC**

Moved By- Delibos
Approve- with staff conditions
Vote: 3-0 Unanimous

2. **WS-19-0618-CONCORD PRIME, LLC & VEGASSTARR, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/sd/jd
(For possible action) **10/01/19 PC**

Moved By- Delibos
Approve- with the following conditions:
Increase wall sign on North Elevation to 12,000 sq ft where 21,462 is requested,
Increase wall sign on East Elevation to 12,000 sq ft where 16,352 is requested.
Increase wall sign on West Elevation to 12,000 sq ft where 16,352 is requested.
Increase wall sign on East Parking Garage to 12,000 sq ft where 23,000 is requested.
Vote: 2-1

3. **ET-19-400113 (UC-0909-17)-2975 SAMMY DAVIS JR DRIVE, LLC:**

USE PERMIT FIRST EXTENSION OF TIME for a marijuana establishment (retail marijuana store).

DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone in an MUD-1 Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/al/jd
(For possible action) **10/02/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 3-0 Unanimous

VI. General Business

1. Review/Finalize FY 2021 budget request(s) and take public comment on budget request(s).
(For possible action)

Request for FY 2021

1. New Chairs
2. Move to another room
3. Microphone with PA system
4. Pedestrian Crossing with flashing light at Mcleod and Palora

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be September 24, 2019

IX. Adjournment

The meeting was adjourned at 6:46 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 24, 2019**

10/01/19 PC

1. **TM-19-500172-305CCD, LLC:**
TENTATIVE MAP for a commercial subdivision on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/sd/jd (For possible action)

10/15/19 PC

2. **WS-19-0689-L C R 3025 HIGHLAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; and **3)** allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** proposed industrial building; and **2)** vivid hues for a proposed industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 735 feet south of Edna Avenue within Winchester. TS/md/jd (For possible action)
3. **WS-19-0701-SUPHANTHUCHAT CHARLES:**
WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of El Segundo Avenue and the east side of La Canada Street within Winchester. TS/lm/jd (For possible action)

10/16/19 BCC

4. **WS-19-0660-CONVENTION CENTER LV HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a freestanding sign. **DESIGN REVIEWS** for the following: **1)** modify an existing freestanding sign including the addition of a video unit; and **2)** increase the area of a proposed animated sign (video unit) in conjunction with a freestanding sign in conjunction with an existing hotel on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 240 feet east of Channel 8 Drive (alignment) within Winchester. TS/jt/jd (For possible action)

MAJESTIC RESORT & SPA
(TITLE 30)

CONVENTION CENTER DR/DEBBIE REYNOLDS DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500172-305CCD, LLC:

TENTATIVE MAP for a commercial subdivision on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015; 162-09-805-016

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 305 Convention Center Drive
- Site Acreage: 6.1
- Number of Lots/Units: 1
- Project Type: Hotel

The plans depict a proposed 1 lot commercial subdivision on 6.1 acres for a proposed hotel and convention center with commercial uses. The hotel is located on the northeastern portion of the project site and continues south along the Debbie Reynolds Drive frontage. Immediately to the west of the hotel is a proposed 58,845 square foot restaurant district featuring outside dining and drinking areas. Immediately to the south of the proposed hotel, adjacent to Desert Inn Road, is a proposed day spa with medical offices. Subterranean parking is featured on 2 levels below the proposed hotel, consisting of 334,090 square feet. Per the revised plans, access to the project site is provided via 2 proposed commercial driveways along Convention Center Drive. Decorative paving is featured along the proposed commercial driveways adjacent to Convention Center Drive and Debbie Reynolds Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0753	High Impact Project; day spa with medical offices; offices; retail sales and service; restaurants and taverns with outside dining and drinking; alcohol sales; convention facilities and meeting rooms with kitchens; and reduce separation between on-premises consumption of alcohol to a residential use; parking garage with subterranean levels; and pool areas with landscaping at the top level of the hotel podium	Approved by BCC	May 2019
ET-0352-09 (UC-1434-07)	First extension of time on a use permit for a resort hotel/casino with high-rise towers and all other accessory & incidental buildings and uses	Approved by BCC	February 2010
UC-1434-07	A resort hotel/casino with high-rise towers; and all other accessory and incidental buildings and uses	Approved by BCC	January 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities and Commercial Tourist	H-1 & P-F	Undeveloped, convention facilities & parking lot (under construction)
South & West	Commercial Tourist	H-1	Multiple family development (condominiums), golf course, & office complex
East	Commercial Tourist	H-1	Multiple family development (condominiums), hotels, & undeveloped

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the necessary right-of-way to accommodate a 55 foot wide street section for Debbie Reynolds Drive from back of sidewalk to back of sidewalk and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant a 5 foot by 25 foot bus/shelter pad along Convention Center Drive in accordance with RTC standards;
- Commercial curb return driveways per Uniform Standard Drawings 222.1 and 225.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Commercial condominium unit numbers shall be assigned and approved by Addressing Services during the final map review.

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.

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 #0575-2018 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that if any tiebacks that extend into the public right-of-way are proposed for use during construction, then no tiebacks shall be allowed to be placed over CCWRD public sewers located in the right-of-way.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE PECK

CONTACT: JOE PECK, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

INDUSTRIAL BUILDING
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0689-L C R 3025 HIGHLAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed industrial building; and **2)** vivid hues for a proposed industrial building on 1.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Highland Drive, 735 feet south of Edna Avenue within Winchester. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-705-007; 162-08-705-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the number of small trees required along an arterial street (Highland Drive) to 9 trees where a minimum of 10 trees are required per Figure 30.64-17 and Section 30.64.030 (a 10% reduction).
- b. Reduce street landscaping width along an arterial street (Highland Drive) to 6 feet where a minimum of 15 feet is required per Figure 30.64-17 (a 60% reduction).
2. Reduce parking lot landscaping where required per Figure 30.64-14.
3. Reduce throat depth for a commercial driveway on Highland Drive to 18 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3025 and 3035 Highland Drive
- Site Acreage: 1.3
- Project Type: Industrial building
- Number of Stories: 2
- Building Height (feet): 42

- Square Feet: 17,667
- Parking Required/Provided: 27/68

Site Plans

The plans depict a proposed 2 story industrial building consisting of 17,667 square feet on a 1.3 acre site. The proposed building is oriented towards the northeastern portion of the project site. The building is set back 40 feet from the east property line along Highland Drive and 15 feet from the north property line. The building is set back 109 feet and 50 feet from the west and south property lines, respectively. Bicycle spaces are provided adjacent to the southwest side of the building. The required trash enclosure is located at the northwest corner of the site, adjacent to the existing 20 foot wide alley. The required loading space is located to the south of the industrial building. An existing 5 foot wide sidewalk is located along Highland Drive with a proposed 5 foot wide pedestrian walkway connecting the attached sidewalk to the entrance of the building. The proposed building requires 27 parking spaces where 68 parking spaces are provided. Access to the site is granted via a proposed commercial driveway along Highland Drive and a secondary driveway along the southwest property line, adjacent to the service alley.

Landscaping

The plans depict a 40 foot wide landscape area that includes an existing 5 foot wide attached sidewalk adjacent to the northeast property line along Highland Drive. Five small, 24 inch box trees are planted within this area where a total of 6 small trees are required. A landscape area ranging between 6 feet to 15 feet in width is located adjacent to the southeast property line along Highland Drive. A total of 4 small trees are required and provided within this portion of the street landscape area. Shrubs and groundcover are also provided within the landscape area along Highland Drive. The portion of the landscape area located at the southeast corner of the site, is 6 feet in width, and has been reduced to accommodate the required dead end parking area that exceeds 20 spaces. Nineteen landscape finger islands are provided throughout the interior of the parking lot where 23 finger islands are required. A 4.5 foot wide landscape area is provided along the north and west property lines and includes a combination of 13 large and small trees.

Elevations

The plans depict a 2 story industrial building with a maximum height of 42 feet. The east elevation of the building features a predominantly glass exterior with metal paneling on portions of the first floor, located at the northeast and southeast ends of the building. The north and south elevations of the building feature a combination of textured vertical and horizontal metal paneling. The west elevation of the building features a combination of materials including a glass exterior with textured vertical and horizontal metal panels. The metal paneling is colored red which constitutes a vivid hue.

Floor Plans

The plans depict a 2 story building consisting of 17,667 square feet. The commercial driveway entrance to the site divides the first floor of the building into 2 separate portions. The south portion of the building consists of 678 square feet and serves as an auxiliary entrance to the building leading to the second floor. The north portion of the building consists of 6,202 square feet and includes restroom facilities and a janitor's closet. The second floor of the building consists of 7,484 square feet and includes an open floor area, restroom facilities and a locker

room. A 2,088 square foot outdoor staff lounge is located at the northwest corner of the building on the second floor.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states a waiver is requested to allow alternative street landscaping and to eliminate a portion of the parking lot landscaping. According to the applicant, the compensating benefit to mitigate the landscape waiver requests is that landscaping is being provided along the northern and western boundary of the project site, where it is not required. The applicant states the required throat depth conflicts with the required loading zone. However, the loading zone will be used infrequently, which causes the least amount of impact.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0127	Marijuana establishment (dispensary)	Approved by BCC	June 2018
UC-17-1118	Marijuana establishment (retail marijuana store) and waivers for reduced parking, cross access, pedestrian walkways, and non-decorative metal roofing	Approved by BCC	June 2018
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Adult cabaret & office/warehouse building
South & East	Business and Design/Research Park	M-1	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse facility

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 #1 & #2

The applicant's request to reduce the amount of required landscaping along the street and within the interior of the parking lot is a self-imposed burden. Four additional trees are required per Code within the interior of the parking lot, while 1 additional tree is required along the street frontage of Highland Drive. Staff finds the applicant has provided a compensating benefit to appropriately mitigate the waiver request by proposing perimeter landscaping along the north and west property lines of the site. A combination of 13 large and small trees have been provided along the north and west property lines for a gain of 9 additional trees beyond Code requirements. The additional trees provided not only enhance the landscaping of the site, but will also improve the aesthetics of the surrounding area. The decrease to the street landscape area is only for 18 feet of linear street frontage, and should have no impact on the surrounding properties. Based on the number of trees within the project site, and the proposed landscape configuration, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff believes the loading zone area located adjacent to the front entrance will have minimal use and the first area of conflict is far enough away from the commercial driveway; therefore, staff can support the reduced throat depth request.

Design Reviews

Staff finds the combination of the building materials, including the glass and metal paneling, provides architectural treatment on the exterior of the building to eliminate blank building elevations visible to the general public. The overall design of the building will improve the aesthetics of the surrounding area. Staff does not object to the red building exterior, which constitutes a vivid hue, being utilized as a complimentary color on the facades of the industrial building; therefore, staff can support the design reviews.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Traffic study and compliance.

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 #0504-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MMOF VEGAS RETAIL, INC.

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

HARDSCAPE AREA
(TITLE 30)

EL SEGUNDO AVE/LA CANADA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0701-SUPHANTHUCHAT CHARLES:

WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of El Segundo Avenue and the east side of La Canada Street within Winchester. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:
162-11-211-031

WAIVER OF DEVELOPMENT STANDARDS:
Increase the front yard hardscape to 100% where 60% is the maximum per Section 30.64.030 (a 40% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 1503 El Segundo Avenue
- Site Acreage: 0.1
- Project Type: Single family residence

Site Plan & Request

The site plan depicts an existing single family residence that was constructed in 1960. The existing circular driveway was widened to cover all of the front yard. This request is due to an active complaint from the Public Response Office filed in June 2019 asking the applicant to remove inoperable vehicles and to obtain land use approval or reduce the area of the excessive hardscape.

Landscaping

The photos of the front yard and adjacent to the residence indicate there are potted plants located in planters along the north and west sides of the residence.

Applicant's Justification

The applicant indicates that all the vehicles on the property are registered and are kept in the front and side yard. Additionally, they indicate they have provided potted plants in the planters to provide greenery adjacent to the residence.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE19-09733 is an active violation for inoperable vehicles and front yard hardscape over 60% of area.

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 Code requires hardscape not to exceed 60% in order to minimize the heat island effect and storm water runoff by reducing the amount of impervious surfaces. Typically, staff does not support a self-imposed hardship; however, staff finds that based off of aerial evidence the hardscape has been in the present configuration since approximately 1998. The applicant took possession of the property June 20, 2019 after the complaint was filed with the Public Response Office on June 11, 2019. The applicant has provided photos of potted plants in the planters adjacent to the residence to soften the view of the property from the street; 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

- Fence must be removed from the sight visibility zone or reduced to no more than 2 feet in height per Uniform Standard Drawing 201.2.

Clark County Water Reclamation District (CCWRD)

- No comment.

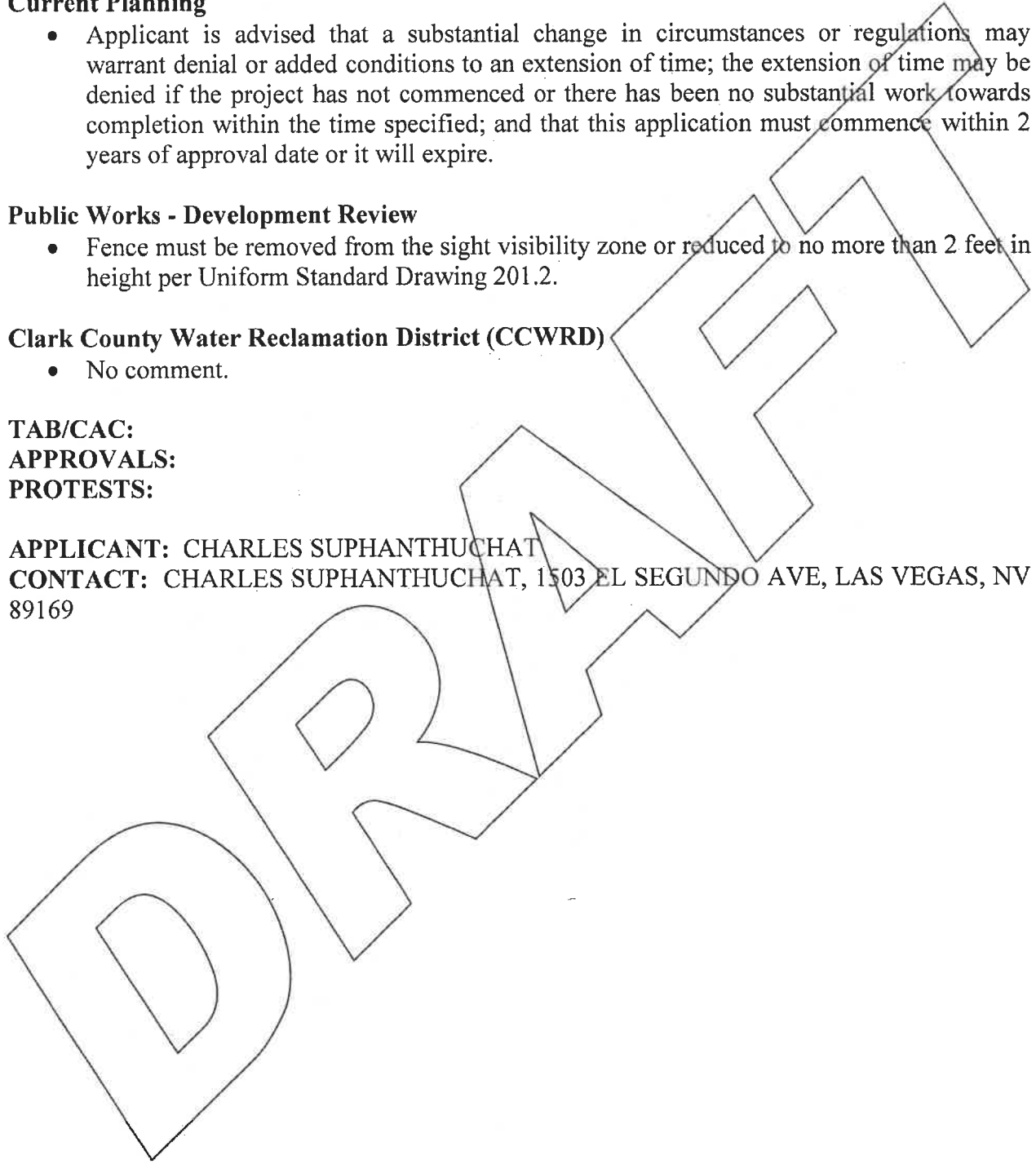
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLES SUPHANTHUCHAT

CONTACT: CHARLES SUPHANTHUCHAT, 1503 EL SEGUNDO AVE, LAS VEGAS, NV 89169



10/16/19 BCC AGENDA SHEET

ANIMATED SIGN
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR
(ALIGNMENT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0660-CONVENTION CENTER LV HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a freestanding sign. **DESIGN REVIEWS** for the following: **1)** modify an existing freestanding sign including the addition of a video unit; and **2)** increase the area of a proposed animated sign (video unit) in conjunction with a freestanding sign in conjunction with an existing hotel on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Convention Center Drive, 240 feet east of Channel 8 Drive (alignment) within Winchester. TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-703-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce setback for a freestanding sign from a street to 4 feet 9 inches where 10 feet is the minimum allowed per Section 30.56.040 (a 53% decrease).
- b. Reduce setback for a freestanding sign from a street to 4 feet 9 inches where 10 feet is the minimum allowed per Table 30.72-1 (a 53% decrease).

DESIGN REVIEWS:

1. Modify an existing freestanding sign including the addition of a video unit.
2. Increase animated sign area (video unit) to 261 square feet where a 150 square feet is permitted per Table 30.72-1 (a 74% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 220 Convention Center Drive
- Site Acreage: 1.7
- Project Type: Animated sign (video unit)

Site Plan

The site is a long narrow parcel with an existing hotel (Siegel Select). The hotel consists of 2 buildings located in the central portion of the property with parking located along the east, north, and west sides of the northern building. Access to the site is provided by 2 driveways from Convention Center Drive, located on the southeast and southwest corners of the site.

Signage

The request is to modify a freestanding sign by replacing an existing illuminated sign cabinet with an animated sign (video unit). The existing freestanding sign is approximately 34 feet in height with a sign area of 261 square feet. The plans indicate that the proposed sign with the video unit will have the same height and sign area as the existing sign with the sign cabinet.

This request was previously approved (WS-0682-16) and the construction started; however, the project stalled and both the building permits and the land use application expired. This application is to re-apply for the same increase in animated sign area that was previously approved. However, in addition, the applicant would also like to move the front face of the sign closer to Convention Center Drive, reducing the front setback to 4 feet 9 inches.

Applicant's Justification

Before the project was stalled, construction on the sign included modifying the supporting pipe and pole covers; however, the LED digital display was not completed and the application expired. The applicant requests to finish the project with the sign that is the same height and size that was previously approved.

This application also includes a request to reduce the front setback. Justification for the reduced setback includes the following: 1) an existing 10 foot sidewalk increases the distance from the vehicles in the right-of-way to the sign; 2) construction of the new convention center expansion limits visibility from the east; and 3) the location of the adjacent building to the west blocks visibility from the west if the subject sign is setback at the required 10 feet from the property line.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0682-16	Increased the area of a proposed animated sign (video unit) in conjunction with a freestanding sign - expired	Approved by BCC	December 2016
ADR-0209-16	Facade remodel of an existing hotel	Approved by ZA	April 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	P-F	Expansion of the Las Vegas Convention Center
South	Commercial Tourist	H-1	Office building & parking garage

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	H-1	Retail building & expansion of the Las Vegas Convention Center
West	Commercial Tourist	H-1	Recreational facility (indoor sky diving), parking lot, & an undeveloped parcel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Urban Specific Policy 67 in the Comprehensive Master Plan encourages appropriate setbacks and signage for all commercial development. Although the increase in animated sign area is appropriate for the Resort Corridor and compatible with surrounding development, the reduced front setback can negatively impact driver safety and aesthetics in the area. Appropriate setbacks ensure that structures are set back a safe distance from the right-of-way to increase visibility and limit hazards. As a result, the reduced front setback is not necessary, and it does not comply with policies in the Comprehensive Master Plan. Therefore, staff cannot support this request.

Design Reviews

Staff finds that the proposed sign area and design is compatible with the existing developments within the Resort Corridor, and complies with Urban Land Use Policy 20, which states that all signage should be compatible with building styles on-site and with surrounding development. Since increased animated sign area is typical in the Resort Corridor, staff can support the design reviews. However, the location of the sign should meet the minimum front setback of 10 feet as was previously approved on the site.

Staff Recommendation

Approval of design reviews; denial of waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- 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: CONVENTION CENTER LV HOLDINGS, LLC

CONTACT: YESCO, ATTN: MIKE LEBLUE, 5119 CAMERON STREET, LAS VEGAS, NV 89113



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>8/15/19</u>	APP. NUMBER: <u>Tm-19-500172</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Winchester</u>
		ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>9/24</u> TIME: <u>6 PM</u>
		FEE: <u>\$750</u>	PC MEETING DATE: <u>10/17/19</u>
		CHECK #: <u>28816</u>	BCC MEETING DATE: _____
		COMMISSIONER: <u>T.S</u>	ZONE / AE / RNP: <u>H-1</u>
		OVERLAY(S)? <u>MUD-1</u>	PLANNED LAND USE: <u>CT</u>
		TRAILS? Y () N ()	PFNA? Y () N ()
			NOTES: _____

PROPERTY OWNER	NAME: <u>305 CCD, LLC</u>
	ADDRESS: <u>6235 West Post Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 248-7779</u> CELL: _____
	E-MAIL: <u>lorenzodoumani@gmail.com</u>

APPLICANT	NAME: <u>Locha Engineering</u>
	ADDRESS: <u>6345 South Jones Blvd - Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 365-9312</u> CELL: _____
	E-MAIL: <u>ted@locha.com</u> REF CONTACT ID #: <u>126891</u>

CORRESPONDENT	NAME: <u>C/O Joe K. Peck Locha Engineering</u>
	ADDRESS: <u>6345 South Jones Blvd Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 365-9312</u> CELL: _____
	E-MAIL: <u>Joe@locha.com</u> REF CONTACT ID #: <u>126891</u>

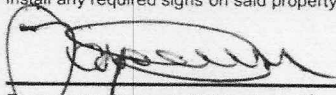
ASSESSOR'S PARCEL NUMBER(S): 162-09-805-015 and 162-09-805-016

PROPERTY ADDRESS and/or CROSS STREETS: Convention Center Dr & Debbie Reynolds Dr.

TENTATIVE MAP NAME: Majestic Resort & Spa

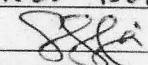
NUMBER OF LOTS: 1 GROSS/NET ACREAGE 0.08/0.08 GROSS/NET DENSITY _____


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.


Lorenzo Doumani, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 29, 2019 (DATE)
 By LORENZO DOUMANI

NOTARY PUBLIC: 



S. L. LASPINA
 Notary Public State of Nevada
 No. 99-38868-1
 My comm. exp. Nov. 1, 2019

*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.



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 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>8/27/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,150</u> CHECK #: <u>002963</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MND-1 / ADULT USE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0689</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC MTG DATE: <u>8/27/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>10/15/19 7:00 P.M.</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1 / NONE / NONE</u> PLANNED LAND USE: <u>WPBORD</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LCR 3025 Highland, LLC</u> ADDRESS: <u>10115 Jefferson Blvd.</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90232</u> TELEPHONE: <u>424-341-4972</u> CELL: _____ E-MAIL: <u>chris.ganan@medmen.com</u>	
	APPLICANT	NAME: <u>MMOF Vegas Retail, Inc</u> ADDRESS: <u>10115 Jefferson Blvd.</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90232</u> TELEPHONE: <u>323-593-5110</u> CELL: _____ E-MAIL: <u>dan.edwards@medmen.ccref</u> CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-08-705-007 & 162-08-705-008
 PROPERTY ADDRESS and/or CROSS STREETS: 3025 Highland Drive
 PROJECT DESCRIPTION: industrial building

(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) Chris Ganan on behalf of LCR 3025 Highland, LLC
 STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By [Signature]
 NOTARY PUBLIC: _____

*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.

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

August 27, 2019

**PLANNER
COPY**

Mr. Mark Donahue, Senior Planner
Current Planning, Comprehensive Planning
500 Grand Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Justification Letter-Design Review 3025/3035 Highland/Waiver

Dear Mr. Donahue:

Please accept this letter as our request for a design review/Waiver for an industrial building. The applicants were previously approved for a dispensary relocation on the northern parcel (APN: 162-08-705-007). They purchased the lot to the south (APN: 162-08-705-008) and are in the process of combining the parcels into one larger, 1.23-acre lot.

Both properties are zoned Light Manufacturing (M-1) and the land use guide designates both parcel BDRP - Business Design and Research Park. They are intending to build a two story, 17,667 square foot industrial building at this time, with a portion of the second floor extending over the fire lane. Trash pickup will be from the alley along the east side of the property lines. They are providing 68 parking spaces where 33 are required (1.5/1000 square feet). Landscaping is located adjacent to the street frontage and along the alley, and along the north and south sides. Landscaped islands are provided in the parking lot. They are requesting a waiver to allow alternative landscaping along the frontage of the building adjacent to the street and eliminate a portion of the parking lot landscaping. The compensating benefit is the applicant is providing landscaping along the northern and western boundary, where its not required. They are also

Alley rtd

providing lower trees along the frontage, to allow the building visibility from the street.

They are building a new building with a glass front and believe the trees will block the view of their nice new building. They are still providing ground cover and shrubs directly in front of the building and trees to the side. The property will have a nicely landscaped appearance. We are also requesting a reduction to the throat depth. The number of parking requires a 75-foot throat depth. There is a conflict with the loading zone, however, that will be used infrequently, and causes the least amount of impact. In addition, we are requesting a waiver to reduce the throat depth from the alley. There is minimal traffic and there doesn't appear to be a need for a throat depth of 75 feet.

We believe this will be a nice addition to the area and respectfully request approval of this request. Please feel free to contact me with any questions you may have.

Yours truly,

Lucy Stewart

Lucy Stewart

**PLANNER
COPY**

* ALTERNATIVE 2ND PAGE
TO J/L IF WDS IS NEEDED
FOR DRIVEWAY ADJACENT TO
ALLEY.*



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 #)

DATE FILED: 8/30/2019 APP. NUMBER: WS-19-0701
 PLANNER ASSIGNED: LMN TAB/CAC: WINCHESTER
 ACCEPTED BY: LMN TAB/CAC MTG DATE: 9/24/19 TIME: 6pm
 FEE: ~~475~~ 775 PC MEETING DATE: 10/15/2019
 CHECK #: 11162 cash BCC MEETING DATE: _____
 COMMISSIONER: JS ZONE / AE / RNP: R-7
 OVERLAY(S)? N/A PLANNED LAND USE: W-RS
 PUBLIC HEARING? (Y) / N NOTIFICATION RADIUS: 500 SIGN? (Y) / N
 TRAILS? (Y) / N PFNA? (Y) / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER
 NAME: CHARLES SUPHANTHUCHAT
 ADDRESS: 1503 EL SEGUNDO AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89169
 TELEPHONE: 747-229-3798 CELL: _____
 E-MAIL: RAVEESUP@GMAIL.COM

APPLICANT
 NAME: CHARLES SUPHANI THUCHAT
 ADDRESS: 1503 EL SEGUNDO AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89169
 TELEPHONE: 747-220-3798 CELL: _____
 E-MAIL: RAVEESUP@GMAIL.COM REF CONTACT ID #: _____

CORRESPONDENT
 NAME: SAME AS APPLICANT
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-211-081
 PROPERTY ADDRESS and/or CROSS STREETS: 1503 EL SEGUNDO AVE LV 89169
 PROJECT DESCRIPTION: HARD SCAPE GRATE 60% OF LOT WIDTH

(I,) the undersigned swear and say that (I am,) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am,) 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,) 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.

Charles Suphantuchat
 Property Owner (Signature)*
 STATE OF CA
 COUNTY OF LA
 SUBSCRIBED AND SWORN BEFORE ME ON 08/19/19 (DATE)
 By Charles Suphantuchat
 NOTARY PUBLIC: _____



*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.

August 26, 2019

To whom it may concern:

I would like to request of the landscaping rules as it applies to my home property located at 1503 El Segundo Avenue, Las Vegas, Nevada 89169. I received a notice of violation CE 19-09733. With regards to all the vehicles in my property, they are all registered and operational. They are parked in its proper area, not on the land where grass can grow. The whole driveway in the front is cemented, it has been like that approximately since 1998.

I took ownership of this house on June 20, 2019 and I haven't done any changes since I moved in. There are planters on the north and west side of the property. I have cultivated and fixed the plants so that the facade of the house would be beautiful with flowers and greeneries.

I am on a fixed income and it would be financially burden for me to make adjustments and repairs in front of my house and the lawn due to landscaping rules. I asked for leniency and humbly request for a waiver from the rules for my property.

I hope for utmost consideration on this matter. Thank you.

Sincerely,

Charles Suphanchuchat

A handwritten signature in black ink, appearing to be 'Charles Suphanchuchat', written in a cursive style.

**PLANNER
COPY**



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 8/19/19 APP. NUMBER: WS-19-0660
 PLANNER ASSIGNED: JAT TAB/CAC: WINCHESTER
 ACCEPTED BY: JAT TAB/CAC MTG DATE: 9/24/19 TIME: 6p
 FEE: 1,150 PC MEETING DATE: _____
 CHECK #: 1259 BCC MEETING DATE: 10/16/19
 COMMISSIONER: TS ZONE / AE / RNP: H-2
 OVERLAY(S)? N PLANNED LAND USE: WPCT
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: N/A
 APPROVAL/DENIAL BY: N/A COMMENCE/COMPLETE: N/A

PROPERTY OWNER

NAME: Convention Center L V Holdings LLC
 ADDRESS: 220 Convention Center Dr
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: (702) 947-8330 CELL: _____
 E-MAIL: sthueson@siegelcompanies.com

APPLICANT

NAME: Convention Center L V Holdings LLC
 ADDRESS: 3790 Paradise Rd Suite 250
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: (702) 947-8330 CELL: _____
 E-MAIL: sthueson@siegelcompanies.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Michael Leblue
 ADDRESS: 5119 S. Cameron St.
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-876-8080 CELL: 702-348-7414
 E-MAIL: mleblue@yesco.com REF CONTACT ID #: 168828

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-011
 PROPERTY ADDRESS and/or CROSS STREETS: 220 Convention Center Drive
 PROJECT DESCRIPTION: Design Review and Waiver for an animated pylon sign.

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

[Signature]
 Property Owner (Signature)*

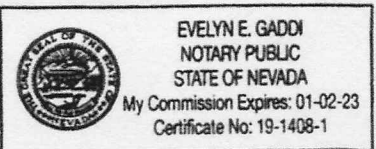
SEAN D. THUESON AS MANAGER
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 15, 2019 (DATE)

By SEAN D. THUESON

NOTARY PUBLIC: Evelyn Gaddi



*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.

August 19, 2019

Clark County Department of Planning
Grand Central Pkwy
Las Vegas, NV

Re: Siegel Select Convention Center Land Use Justification Letter

To Whom It May Concern,

YESCO is submitting this request on behalf of the property Owner Convention Center LV Holdings, LLC for parcel # APN 162-09-703-011. This parcel is zoned H-1 Limited Resort & Apartment District. The Property Owner is requesting a Design Review that contains variances from the current Title 30 sign code.

The Design Review is to complete a LED pole sign that was previously started but not finished on Convention Center Dr. between Las Vegas Blvd. to the West and Paradise Road to the East.

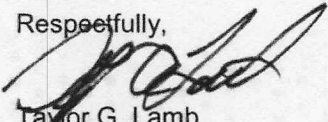
The current permitted sign was granted a waiver on 12/20/16, WS-0682-16 to allow for an increase in animation from the 150 per code to 262 feet, construction was started on this project. The pipe was modified and the pole covers set but the LED Digital Display was not completed and the application expired 12/18. The new proposed sign is the same height and size.

As part of this reapplication the Owner is requesting a decrease in the setback of the sign. Based on the Title 30 sign code, the allowable setback is 10' from the property line; we are requesting the allowable setback to be 4'6" from the back of curb/property line. The lowest point of the sign will be 21'5" from grade and due to the large sidewalk the sign is still 15'6" setback from the street. Due to the new construction of the Convention Center to the east and the building to the west only having a 9' setback from the property line, puts their building signage setback at 7' and their landscape right on the property line obstructing the view of the new Siegel sign if at the 10' setback. The owner feels the change in setback is necessary to allow the sign to be visible.

The Owner is requesting these Use Permit Deviations and Design Review to complete the previously approved signage with a look and feel that matches the original design and intent of the previous Architectural improvements to the property. The quantity and visibility of the Proposed Exterior Sign program is similar to other H-1 property signage in the area.

We thank you in advance for your review and consideration of this waiver. Please don't hesitate to contact me at (702) 876-8080 with any questions.

Respectfully,



Taylor G. Lamb
Project Director
YESCO

YESCO Las Vegas

702-876-8080 » Phone

702-944-4500 » Fax

5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com