

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
None

VI. Planning & Zoning

1. **WS-19-0901-ALDABBAGH, OMAR:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for an animated sign; and **2)** increased area for a freestanding sign.

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 0.9 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/nr/jd (For possible action) **03/04/20 BCC**

2. **AR-20-400013 (UC-19-0104)-SOMERSET PROPERTY, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a restaurant; **2)** office as a principal use; and **3)** reduce width of pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** pedestrian walkways within parking lots; **3)** landscaping; and **4)** allow existing pan driveways to remain. **DESIGN REVIEWS** for the following: **1)** modifications to the exterior of an existing commercial building; and **2)** modifications and expansion of an existing parking lot on 0.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/tk/ja (For possible action) **03/18/20 BCC**

3. **WS-20-0076-ALDABBAGH, OMAR:**

WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.

DESIGN REVIEWS for the following: **1)** expand the existing use of an existing adult cabaret; and **2)** for a building addition and accessory building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive and 636 feet south of Edna Avenue (alignment) within Winchester. TS/jor/jd (For possible action) **03/18/20 BCC**

4. **WS-20-0082-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS; ET AL:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action) **03/18/20 BCC**

5. **WS-20-0083-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

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

DESIGN REVIEW for signage in conjunction with a retail and office/warehouse complex on 9.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action) **03/18/20 BCC**

VII. General Business

1. Appoint one member as the TAB's or CAC's (as appropriate) representative to be involved in the update of the County's Comprehensive Master Plan and Development code (Title 30). (For possible action)

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 10, 2020

X. Adjournment

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

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

February 11, 2020

MINUTES

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

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 Steve Demerritt; 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 January 14, 2020 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for February 11, 2020
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 Meet and Greet. This will be held at the Hollywood

Recreation Center on March 12, 2020 from 5:30 p.m. to 6:30 p.m.

VI. Planning & Zoning:

1. **UC-20-0044-APOSTOLIC ASSEMBLY FAITH CHRIST:**
USE PERMIT to reduce the separation for a proposed convenience store with a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; **2)** parking lot landscaping; **3)** approach/departure distance; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** alternative site landscaping on 1.0 acre in a C-2 (Commercial General) Zone. Generally located on the east side of Sandhill Road and the north side of Desert Inn Road within Winchester. TS/nr/jd (For possible action) **03/03/20 PC**

Moved By- Delibos
Approve – As presented to the board
Deny – Waiver of Development 3B and 4
Vote: 4-0 Unanimous
2. **DR-20-0015-RESORTS WORLD LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** a comprehensive sign plan (Resorts World Hotel Casino); **2)** increase overall wall sign area; **3)** increase the overall freestanding sign area; **4)** increase the height of a freestanding sign; and **5)** increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. TS/pb/ja (For possible action) **03/04/20 BCC**

Moved By- Delibos
Approve- with staff conditions
Except for the freestanding pylon sign due to continued FAA meetings.
Vote: 4-0 Unanimous
3. **UC-20-0019-HARSCH INVEST PPTYS-NV II, LLC:**
USE PERMITS for the following: **1)** project of regional significance; and **2)** supper club on a portion of an existing industrial shopping center on a portion of 28.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Valley View Boulevard and Sirius Avenue within Winchester. JJ/sd/jd (For possible action) **03/04/20 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous
4. **WS-20-0036-SOMERSET PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the area of wall signs.
DESIGN REVIEW for wall signs in conjunction with an approved restaurant in an existing commercial building on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone and a P-F (Public Facility) Zone. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/pb/jd (For possible action) **03/04/20 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

VI. General Business

1. Approval of the Calendar dates. (For possible action)

Moved by – Delibos
Approve
Vote: 4 – 0 Unanimous

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be February 25, 2019

IX. Adjournment

The meeting was adjourned at 6:40 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 25, 2020**

03/04/20 BCC

1. **WS-19-0901-ALDABBAGH, OMAR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased area for an animated sign; and 2) increased area for a freestanding sign.
DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 0.9 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/nr/jd (For possible action)

03/18/20 BCC

2. **AR-20-400013 (UC-19-0104)-SOMERSET PROPERTY, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a restaurant; 2) office as a principal use; and 3) reduce width of pedestrian access around the perimeter of an outside dining area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) pedestrian walkways within parking lots; 3) landscaping; and 4) allow existing pan driveways to remain.
DESIGN REVIEWS for the following: 1) modifications to the exterior of an existing commercial building; and 2) modifications and expansion of an existing parking lot on 0.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/tk/ja (For possible action)
3. **WS-20-0076-ALDABBAGH, OMAR:**
WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.
DESIGN REVIEWS for the following: 1) expand the existing use of an existing adult cabaret; and 2) for a building addition and accessory building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive and 636 feet south of Edna Avenue (alignment) within Winchester. TS/jor/jd (For possible action)
4. **WS-20-0082-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:
ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

5. **WS-20-0083-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase freestanding sign area; and 2) increased animated sign area.
DESIGN REVIEW for signage in conjunction with a retail and office/warehouse complex on 9.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

INCREASED SIGNAGE
(TITLE 30)

HIGHLAND DRIVE/EDNA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0901-ALDABBAGH, OMAR:

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

DESIGN REVIEW for an animated freestanding sign in conjunction with an existing adult cabaret on 0.9 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-08-705-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the area of an animated sign to 210 square feet where 100 square feet is allowed per Table 30.72-1 (a 110% increase).
2. Increase the area of a proposed freestanding sign to 708 square feet where 229 square feet is allowed per Table 30.72-1 (a 209.5% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3016 Highland Drive
- Site Acreage: 0.9
- Project Type: Increased signage
- Freestanding Sign Height (feet): 40
- Square Feet: 201 (electronic message unit/video graphics)/708 (overall freestanding sign including proposed electronic message unit)

Site Plans

The plans depict an existing commercial building on the site that consists of an adult cabaret (Scores Gentlemen's Club). The existing sign is located on the northeast portion of the site, 10 feet from the property line abutting Highland Drive. Access to the site is from Highland Drive.

Landscaping

Existing landscape areas are located adjacent to Highland Drive. The proposed sign is located within the landscape area which includes groundcover and landscaping around the base of the sign.

Signage & Elevations

The plans depict a proposed freestanding sign located in the landscape area along Highland Drive on the northeastern portion of the southern parcel. The 40 foot high, 708 square foot freestanding sign will include a 210 square foot, double faced, animated video unit. Additionally, the sign column will be wrapped in marble tile matching the existing building.

Applicant's Justification

The applicant states that the area in which the sign is located in is dormant after 6:00 p.m. and increased signage will help the business have greater visibility. The justification letter states that the proposed increase will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0979	Increased animated freestanding signage	Approved by BCC	February 2019
WS-18-0643	Requested for signage including an animated (video) sign for a cannabis establishment	Approved by BCC	January 2019
DR-18-0071	Parking lot expansion in conjunction with an existing adult cabaret	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern and adult cabaret; permit a roof sign & increased sign area; exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	For an expansion and exterior remodeled tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodeled of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodeled of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Industrial buildings
South	Business and Design/Research Park	M-1	Existing warehouse/office building to be demolished for a proposed marijuana establishment
East	Business and Design/Research Park & City of Las Vegas	M-1 & M	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards & Design Review

Urban Specific Policy 20 of the Comprehensive Master Plan states that all signage should be compatible with building styles on-site and also with surrounding development. Staff did not find any approvals to allow a video message unit in conjunction with a freestanding sign, and increase animated sign area or freestanding sign area for other businesses on the abutting properties. Therefore, staff finds that the requests for the video message unit and increased area are not compatible with the surrounding development and do not comply with Urban Specific Policy 20. Staff also finds that the applicant has not provided a sufficient justification to warrant approval of the waivers of development standards. These waivers are the result of the applicant's desire for a type of sign that is not permitted at this location, which is a self-imposed hardship, that staff does not support.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the video unit shall not contain messages or pictures of specified anatomical areas or sexually specified activities as described in subsections 8 and 9 of the definition of adult use in Section 30.08.030 of Title 30; off-premises advertising is not permitted on the sign; 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: SOUTHERN HIGHLAND CENTERFOLDS, INC.

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101

RESTAURANT AND OFFICE
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-20-400013 (UC-19-0104)-SOMERSET PROPERTY, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a restaurant; **2)** office as a principal use; and **3)** reduce width of pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** pedestrian walkways within parking lots; **3)** landscaping; and **4)** allow existing pan driveways to remain.

DESIGN REVIEWS for the following: **1)** modifications to the exterior of an existing commercial building; and **2)** modifications and expansion of an existing parking lot on 0.8 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Convention Center Drive, 160 feet east of Channel 8 Drive within Winchester. TS/tk/ja (For possible action)

RELATED INFORMATION:

APN:
162-09-801-006

USE PERMITS:

1. A restaurant as a principal use in an H-1 zone.
2. An office as a principal use in an H-1 zone.
3. Reduce the width of a pedestrian access around an outside dining area to 20 inches where a minimum of 48 inches is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 53 spaces where a minimum of 93 spaces are required per Table 30.60-1 (a 43% reduction).
2. Waive requirements for pedestrian walkways within parking lots where required per Section 30.60.050.
3.
 - a. Permit alternative landscaping along Convention Center Drive where landscaping per Figure 30.64-17 is required.
 - b. Permit alternative landscaping within parking areas where landscaping per Figure 30.64-14 is required.
4. Permit existing pan driveway to remain where driveways per Uniform Standard Drawing 222.1 is required.

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 252 Convention Center Drive
- Site Acreage: 0.8 acres
- Project Type: Restaurant and office use with in an existing building
- Number of Stories: 2
- Building Height (feet): 22.5
- Square Feet: 10,500 building/650 patio
- Parking Required/Provided: 93/53

History

On March 20, 2019, the Board of County Commissioners approved UC-19-0104 with a condition to review waiver of development standards #4 in 1 year. At the time of approval there was a safety concern with leaving the 2 existing pan driveways in light of all the new development occurring on nearby properties which would increase pedestrian and vehicular traffic in the area.

This property was part of a shopping center constructed in 1966. In September 2018 the Las Vegas Convention and Visitors Authority (LVCVA) acquired the property with plans to demolish the shopping center and use the site to expand convention facilities. There is an existing restaurant (Bagelmania) within another property that was also acquired by the LVCVA for expanded convention facilities. The owners of the restaurant entered into an agreement with the LVCVA to keep this 0.8 acre portion of the property in an H-1 zone and allow the restaurant to be relocated into the existing building.

Site Plan

The approved site plan shows an existing commercial building located along the western property boundary with a patio area for outside dining being added to the southeast corner of the building. Access to the site is provided by 2 existing pan driveways from Convention Center Drive. Parking for the restaurant is located to the south, east, and west of the building. A 1 way drive aisle is located along the west side of the building.

Landscaping

The approved plans depict a minimum 3 foot wide landscape area with an attached sidewalk along Convention Center Drive between the 2 existing driveways. Landscape areas of various widths are located on the northwest, northeast, and southeast corners of the site. There are other landscape areas within the parking lot at the northeast and southeast corners of the building. All of these landscape areas consist of decorative rock and cacti.

Elevations

The existing building is 2 stories, 22.5 feet in height and has a flat roof behind a parapet wall. The exterior of the building will consist of a stucco finish painted in earth tone colors with the bottom portion of the walls having a flag stone veneer. The doors and windows will be replaced with new aluminum and glass windows and door systems. A decorative metal screen wall will be added to the south side of the outside dining area at the south east corner of the building. Gates will be added to the east and south sides of the outside dining area to exit and for emergencies with the primary entrance to the outside dining area being from the interior of the restaurant.

Floor Plans

The building is 2 stories with a total area of 10,500 square feet. The second floor of the building has an area of 2,500 square feet with internal and external access and this area will be used for offices. The first floor has an area of 8,000 square feet and will be the restaurant. The outside dining area is 650 square feet in area. The approved plans indicate the restaurant will have a seating capacity for approximately 188 customers.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0104:

Current Planning

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

Public Works - Development Review

- Waiver of development standards #4 shall be reviewed in 1 year or when a new land use application is submitted, whichever comes first;
- The western driveway shall be for egress only with signage and directional arrows indicating the same;
- Existing pan driveways must comply with the Americans with Disabilities Act;
- Traffic study and compliance;
- Off-site improvements and drainage studies with future development as determined by Public Works – Development Review Division.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states, this request is a required review from Clark County Public Works to review the driveway as part of the conditions outlined in the approval.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0036	Increased wall signs in conjunction with an approved restaurant	Approved/ Denied by BCC	March 2020
UC-19-0104	Modified a commercial site for a restaurant with outside dining and offices, including reduction to parking and waivers for parking lot design and existing pan driveways	Approved by BCC	March 2019
VS-18-0844	Vacated and abandoned Kishner Drive	Approved by BCC	December 2018
MSM-18-600110	Minor subdivision map to create 2 parcels; Parcel 1 for the convention facility expansion and Parcel 2 is the subject site	Recorded	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Tourist	P-F	Convention facilities, exposition halls & outside display area
South & West	Commercial Tourist	H-1	Commercial uses, hotel & motel (Royal Resort and Villa Roma)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since, the original approval, the applicant has obtained the necessary building permits and is in the process of completing the remodel for the approved restaurant.

Public Works - Development Review

Waiver of Development Standards #4

The original application included a request to allow the 2 existing pan driveways that serve the site to remain as is. Staff did not support that request for the eastern driveway as it will be for ingress and egress for the site; and therefore, a commercial curb return driveway would provide a safer transition to and from the roadway. Staff supported the western driveway remaining as a pan driveway since, the driveway will be use for limited egress only. The applicant and staff worked together to determine that the driveways could remain as is to allow development of the

site to proceed with the understanding that a curb return driveway would be installed to replace the eastern driveway. Since, the construction of the site is underway the applicant is expected to submit off-site plans showing the redesign of the eastern driveway as a commercial curb return driveway. Additionally, the original application requires that evidence needs to be provided that the driveways, in their current state, comply with ADA regulations. With the above, staff is recommending that this waiver be approved for the western driveway only that it should be denied for the eastern driveway.

Staff Recommendation

Approval of waiver of development standards #4 for the western driveway; denial of waiver of development standards #4 for the eastern driveway.

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:

- Waiver of development standards #4 to be reviewed by March 20, 2021 or when a new land use application is submitted, whichever comes first.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

Public Works - Development Review

- Until March 20, 2021 to review Waiver of Development Standards #4;
- The western driveway shall be for egress only with signage and directional arrows indicating the same;
- Existing pan driveways must comply with the Americans with Disabilities Act with evidence of compliance submitted to Public Works - Development Review Division;
- Off-site improvements and drainage studies shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PHILLIP DUNNING

CONTACT: PHILLIP DUNNING, SIEGEL GROUP, 3790 PARADISE ROAD, SUITE 250, LAS VEGAS, NV 89169

PARKING LOT AND BUILDING ADDITION
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0076-ALDABBAGH, OMAR:

WAIVER OF DEVELOPMENT STANDARDS to establish an alternative parking requirement.

DESIGN REVIEWS for the following: 1) expand the existing use of an existing adult cabaret; and 2) for a building addition and accessory building on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District

Generally located on the west side of Highland Drive and 636 feet south of Edna Avenue (alignment) within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-705-013

WAIVER OF DEVELOPMENT STANDARDS:

Establish an alternative parking requirement in accordance with Section 30.60.40.

DESIGN REVIEW:

1. Expand the existing adult use within the interior areas of the existing establishment.
2.
 - a. A proposed building addition.
 - b. A proposed accessory building (kitchen pod).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2995 Highland Drive
- Site Acreage: 0.9
- Project Type: Expansion of existing adult use, alternative parking requirement, building addition, and accessory building (kitchen pod)
- Number of Stories: 2 (building addition)/1 (existing building and garage)
- Building Height (feet): 38 (maximum)
- Square Feet: 4,800 (existing)/4,340 (building addition and accessory building)

- Parking Required: 53 (per this application)

Site Plan

The site plan depicts an existing adult use establishment (Scores) located on the west side of Highland Drive, 636 feet south of Edna Avenue (alignment). The primary existing building is located on the south side of the site, and is oriented east to west. The existing parking garage is located along the north property line and mimics the orientation of the main building. Access to the site is located via an existing driveway along Highland Drive and a public alleyway along the west property line. The applicant is proposing a 2 story building addition on the west side of the main building, and installing an accessory building (kitchen pod) adjacent to the building addition (along the west property line). All of the existing parking spaces will remain and the applicant is proposing to pave the western half of the site and add 12 parking spaces.

Landscaping

Existing landscaping is located on the site and is not required or a part of this request.

Elevations

The existing primary building has an overall height of 23 feet, 6 inches with tan and brown plastered walls with stone veneer accents. The elevation plan shows the 2 story building addition to be constructed on the west end of the existing main building, with an overall height of 38 feet. The exterior finishes of the building addition include brown and tan plaster walls to match the existing primary building color. A staircase on the west end of the building addition leads to the second floor of the building addition. The accessory building (kitchen pod) is a rectangular shaped pre-fabricated structure that has an overall height of 10 feet and will be painted to match the buildings on-site.

Floor Plans

The first floor plan of the building addition shows a dance area, restrooms, a bar area, and a staircase that leads to the second floor. Per the plans, the second floor consists of an additional bar area, customer seating, and additional restrooms. The proposed kitchen pod has an overall area of 340 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the justification letter, the building addition and accessory building (kitchen pod) meet Title 30 requirements and are a compatible use to the existing establishment. The waiver of development standards for the alternative parking requirements are due to the proposed parking spaces on the west half of the site. The customer base for this establishment utilize tour buses and ride share companies. Per the applicant, the parking lot is primarily occupied 30% of the time, and is utilized primarily by employees. The justification letter also concludes that if it is determined that additional parking may be necessary in the future, the applicant has access to vehicle lifts which can potentially create more parking spaces if need be.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0901	Allowed increased animated sign area, increased area for a freestanding sign, and design review for signage	Approval / Denial by BCC	March 2020
WS-18-0979	Increased animated freestanding signage	Approved by BCC	February 2019
WS-18-0643	Requested for signage including an animated (video) sign for a cannabis establishment	Approved by BCC	January 2019
DR-18-0071	Parking lot expansion (added 11 parking spaces) in conjunction with an existing adult cabaret. Site was originally 2 separate parcels and were a part of an industrial complex with shared parking. Both parcels were purchased and are no longer a part of the complex. Site has been combined via PM 124-99	Approved by BCC	June 2018
UC-0649-16	Hookah lounge in conjunction with an existing tavern and adult cabaret; permit a roof sign & increased sign area; exterior improvements to existing tavern & adult cabaret	Approved by BCC	November 2016
UC-0436-15	For an expansion of an adult use and exterior remodeled tavern within an existing commercial/warehouse complex with a design review	Approved by BCC	August 2015
WS-0200-02	Allowed an off-premises sign on the north parcel (site has been combined via PM 124-99)	Approved by PC	March 2002
WS-1105-01	Reduced parking for an appliance store and industrial uses	Approved by PC	October 2001
ADR-0761-01	Exterior remodeled of an adult cabaret	Approved by ZA	August 2001
ADR-0535-01	Exterior remodeled of an adult cabaret	Approved by ZA	June 2001
ADR-1019-00	Allowed an adult cabaret	Approved by ZA	December 2000
VC-0125-00	Reduced parking for a retail store, tavern, and warehouse	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-1	Industrial buildings
South	Business and Design/Research Park	M-1	Existing warehouse/office building to be demolished for a proposed marijuana establishment

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park & City of Las Vegas	M-1 & M	Industrial buildings
West	Business and Design/Research Park	M-1	Industrial buildings & mini-warehouse

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.

Currently, there is an existing parking garage (with 24 parking spaces) on the north half of the site, and a central drive aisle with existing parking spaces. The applicant is proposing to install additional parking spaces on the west half of the site which brings the total amount of on-site parking spaces to 53. Per the applicant, the popular mode of transportation for the establishment's customers are via ride share companies or tour buses. The current parking is rarely at capacity, therefore, the additional proposed parking layout and design is sufficient for the amount of vehicular circulation the business encounters. The applicant has met requirements to establish alternative parking of 53 parking spaces per Section 30.60.040. Staff has no objection to this request.

Design Review #1

Staff has no objection to the interior remodel and expanding the existing use within the same building. The use is already established and appropriate for the surrounding area. Staff recommends approval of this request.

Design Reviews #2a and #2b

Staff has no objection to the proposed building addition and accessory building (kitchen pod). The proposed building addition has an exterior design that is compatible to the existing building. The proposed accessory building (kitchen pod) is architecturally modified to meet the applicant's needs and cannot be seen from the right-of-way. Staff supports 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 to apply for an Administrative Design Review for any proposed vehicle parking lifts.
- Applicant is advised that that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HIGHLAND CENTERFOLDS, INC.

CONTACT: LORA DREJA BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,
LAS VEGAS, NV 89101

PARKING LOT EXPANSION
(TITLE 30)

DESERT INN RD/HIGHLAND DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0082-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS; ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** alternative parking design standards; and **3)** reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 and Section 30.60.050 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Reduce throat depth to 21 feet on Highland Drive where 150 feet is required per Uniform Standard Drawing 222.1 (a 79.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: parking lot expansion in conjunction with an existing retail, office, and warehouse complex
- Parking Required/Provided: 284/661

Site Plans/Request

The plans depict an existing retail, office and warehouse complex with parking located around the perimeter of the easterly building. The proposed development is for a re-design of the existing parking area north of the easterly building and an expansion of the existing parking area under the Wilbur Clark DI Road and to the north of the elevated roadway. The existing parking area north of the existing building has been re-designed to remove the prior industrial use rail road spur line which accessed the site to, re-stripe 40 tandem parking spaces for future valet services at the building, and for the back of house area at the northerly end of the building on the west elevation. A new driveway is centrally located to access the new parking lot (right-of-way properties) to the north, under the Wilbur Clark DI Road and the remainder of the parcel to the north. The parking areas located under the elevated roadway and to the north of the roadway will provide access to a new 32 foot wide driveway entrance with 21 foot of throat depth to Highland Drive. Power lines are located along Highland Drive and bisecting the parcel in an east/west direction to the north of Wilbur Clark DI Road. To the north of the proposed parking area, there is an existing 40 foot wide private driveway that provides access to APN 162-08-805-002 and is separated by an existing fence and pavement which will not be accessed from the proposed parking areas.

Landscaping

The plans depict the previously approved parking lot landscaping reduction for the parking areas south of Wilbur Clark DI Road (UC-19-0381). The proposed parking areas under the Wilbur Clark DI Road and to the north are shown with rock scape islands and with an approximate 20 foot wide landscape area adjacent to Highland Drive.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have negotiated a long term lease with the Nevada Department of Transportation (NDOT) which will be executed if the land use request is approved to allow the additional parking under the Wilbur Clark DI Road and the property to the north. A portion of the parking will be shaded by the Wilbur Clark DI Road elevated roadway which restricts planting, and water is not available on the parcels owned by NDOT. The design of the northerly parking lot and access points are based on the impacts of the overpass, and the existing steel power poles and existing utility infrastructure on the site. While it is anticipated that most of the site access will be from Desert Inn Road, the applicant believes that most traffic accessing the Highland Drive driveway will be using it for exiting purposes and will have minimal impact on ingress traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0381	Retail sales, restaurants, service bar, and banquet facility with waivers to reduce parking and allowed alternative landscaping and parking lot design for an existing office/warehouse complex	Approved by BCC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0380	Marijuana establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings with dispensary and retail marijuana store	Approved by BCC	July 2019
WS-18-0850	Signage for marijuana establishment (dispensary) roof signs and electronic graffiti wall	Approved by BCC	December 2018
ADR-18-900699	Operation of a water feature in conjunction with an approved dispensary and retail marijuana facility	Approved by ZA	October 2018
UC-18-0703	Increased wall sign area; allowed a marijuana dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and retail marijuana facility (roof sign and electronic graffiti wall were withdrawn)	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned right-of-way (portion of Desert Inn Road)	Approved by BCC	September 2018
UC-18-0122	Marijuana establishment (dispensary) in conjunction with an approved retail marijuana store; and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-17-1076	Marijuana establishment (retail marijuana store) with a waiver to reduce parking and modified an existing office/warehouse complex	Approved by BCC	February 2018
UC-0722-06	Sales center in conjunction with an approved mixed-use development, and waivers for reduced parking and sign requirements - expired	Approved by BCC	July 2006
ZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use high-rise development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-1	Office/warehouse development
South	Business and Design/Research Park & Industrial	M-1	Office/warehouse development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park & Commercial General	M-1& C-2	UPRR tracks, Office/warehouse & Retail development

Related Applications

Application Number	Request
WS-20-0083	A waiver of development standards to increase sign area in conjunction with a retail, office, and warehouse complex 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

Waivers of Development Standards

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

Waiver of Development Standards #1

Adjustments to site landscaping standards should provide the same or enhanced visual character as a result of the requested changes. In this case, the applicant has provided extensive attention gaining visual amenities along Desert Inn Road, with little regard to the visual characteristics along Highland Drive and the proposed parking area north of Wilbur Clark DI Road. Staff recognizes the need for water for live landscaping and the lack thereof to the northerly parcels. Staff could support the request with the addition of pedestrian amenities for visual enhancements along Highland Drive and the proposed parking areas, such as metal/weather resistant representation of plants spaced 1 per 30 linear feet (along street frontage), boulder accents, and low level solar lighting within enhanced rock scape areas.

Waiver of Development Standards #2

Staff finds that pedestrian walkways help with on-site pedestrian safety and being that this request is for a new parking lot design and the site is over-parked, that the loss of some parking spaces could provide appropriate pedestrian walkways as required by Code. Additionally, the plans do not indicate lighting under the overpass which could create a safety concern at night for pedestrian access. Therefore, staff cannot support this request.

Design Review

Approval of the design review is contingent upon approval of the waivers of development standards which staff cannot support. Staff finds that the design of the parking lot with the

requested waivers of development standards conflicts with Urban Specific Policy 97 of the Comprehensive Master Plan which encourages enhanced visual quality adjacent to public rights-of-way. Therefore, staff cannot support the request.

Public Works - Development Review

Waiver of Development Standards #3

The site has ample room to meet, or more closely adhere to the minimum throat depth standard. The curbed areas at the driveway entrance can be extended farther into the site and the parking aisles can be redesigned to accommodate this change. Staff finds that there is no valid justification for not meeting the minimum standard.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide metal/weather-resistant representation of plants spaced 1 per 30 feet along Highland Drive (3 north of the Highland Drive entrance and 5 south of the Highland Drive entrance) and within the proposed parking areas, along with boulder accents within the new parking lot islands;
- Provide low level solar lighting along Highland Drive and the new parking lot islands;
- 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;
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GABRIEL GOMES SAIA JR REVOCABLE LIVING TRUST

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

DRAFT

SIGNAGE
(TITLE 30)

DESERT INN RD/HIGHLAND DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0083-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

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

DESIGN REVIEW for signage in conjunction with a retail and office/warehouse complex on 9.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase freestanding sign area (retail marijuana) to 81 square feet where 30 square feet is permitted per Table 30.44-1 (a 170% increase).
2. Increase animated sign area to 220 square feet where a maximum of 100 is permitted per Table 30.72-1 (a 120% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 9.2
- Project Type: Increase signage in conjunction with a retail office/warehouse complex
- Sign Height (feet): 44
- Sign Area Square Feet: 431 (freestanding)/275 (animated)/46 (south elevation retail marijuana store on freestanding sign)/35 (east/west elevation retail marijuana store on freestanding sign)

Site Plans

The plans depict a previously approved retail sales business, a restaurant with a service bar, a banquet facility, marijuana establishment (production) facility, marijuana establishment (retail marijuana store and dispensary), and office/warehouse space complex. Existing parking spaces are located on the north, east, south, and west sides of the building. Access to the site is from Desert Inn Road to the south and Highland Drive to the west.

Landscaping

There are no proposed or required changes to the existing landscaping, except for the increased area for the landscape island which will contain the freestanding sign. The landscape island will be increased so that no portion of the sign is within the drive aisle and maintain the 2 feet of landscaping required around the base of the sign.

Elevations

The plans depict the existing building along with previously approved changes that include a 22 foot high decorative feature replacing the approved porte-cochere and a raised planter wall along the front elevation of the building. The height of the parapet walls along the front elevation will be increased and new exterior finishes added. The previously approved building height is 31 feet. The exterior finishes include paint, metal mesh panel accents, store front windows, and decorative CMU block.

Signage

The proposed 44 foot high freestanding sign is located over 24 feet north of Desert Inn Road within an existing landscape planter near the southerly entry to the retail office warehouse complex. The freestanding sign includes a half round cabinet feature at the top of the unit with a Lexan face and pan channel letters with a logo 35 square foot in area for "Planet 13". The south elevation of the freestanding sign includes a 46 square foot "Planet 13" sign area (for a total of 81 square feet of retail marijuana store freestanding signage). Below the top cabinet the retail office warehouse complex name "Entertainment Complex" is contained within a separate aluminum cabinet with routed lettering. Below the complex name is a LED full color animated electronic message unit with a total of 275 square feet of animated sign area, separated into 5 tenant panels with 55 square feet per tenant panel.

Applicant's Justification

The applicant indicates that the proposed freestanding sign with electronic message unit is designed to complement the previously approved site signage, including the roof mounted (flowers) and electronic art wall (WS-18-0850). The complex is becoming an entertainment compound with restaurants, retail store while located within the industrial area west of the rail road tracks, and believe this to be an excellent location for this type of signage.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0381	Retail sales, restaurants, service bar, and banquet facility with waivers to reduce parking and allowed alternative landscaping and parking lot design for an existing office/warehouse complex	Approved by BCC	July 2019
UC-19-0380	Marijuana establishment (production) in conjunction with an existing office/warehouse complex consisting of 2 buildings with dispensary and retail marijuana store	Approved by BCC	July 2019
WS-18-0850	Signage for marijuana establishment (dispensary) roof signs and electronic graffiti wall	Approved by BCC	December 2018
ADR-18-900699	Operation of a water feature in conjunction with an approved dispensary and retail marijuana facility	Approved by ZA	October 2018
UC-18-0703	Increased wall sign area; allowed a marijuana dispensary as the only business advertising on a freestanding sign, roof signs where not permitted, electronic or animated sign where not permitted, and retail marijuana facility (roof sign and electronic graffiti wall were withdrawn)	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned right-of-way (portion of Desert Inn Road)	Approved by BCC	September 2018
UC-18-0122	Marijuana establishment (dispensary) in conjunction with an approved retail marijuana store; and design review for modifications to an existing office/warehouse complex consisting of 2 buildings	Approved by BCC	April 2018
UC-17-1076	Marijuana establishment (retail marijuana store) with a waiver to reduce parking and modified an existing office/warehouse complex	Approved by BCC	February 2018
UC-0722-06	Sales center in conjunction with an approved mixed-use development, and waivers for reduced parking and sign requirements - expired	Approved by BCC	July 2006
ZC-1697-04	Reclassified the property from M-1 to H-1 zoning for a mixed-use high-rise development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-1	Office/warehouse development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park & Industrial	M-1	Office/warehouse development
East	Business and Design/Research Park & Commercial General	M-1& C-2	UPRR tracks, Office/warehouse & Retail development

Related Applications

Application Number	Request
WS-20-0082	A waiver of development standards for a parking lot expansion in conjunction with an existing office/warehouse with waivers for parking lot landscaping 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

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the proposed freestanding sign area on the east/west faces are consistent with retail uses in the community and is compatible with the building style on-site as encouraged by Urban Specific Policy 20 of the Comprehensive Master Plan. Therefore, staff can support this request.

Waiver of Development Standards #2

The requested animated signage is consistent with the resort corridor uses nearby, to the east of the railroad tracks and Sammy Davis Jr. Dr. Staff finds that the animated signage is part of an overall signage program for the site as encouraged by Urban Specific Policy 96. Therefore, staff can support this request.

Design Review

Staff finds that the proposed signage is located on a collector street within an industrial and business complex area. The proposed design is consistent with the previously approved site signage as encouraged by Urban Specific Policy 101. Therefore, 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 an animated sign has a minimum 2.5 second message display shall be followed by a break in message; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No Comment.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MM DEVELOPMENT COMPANY

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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) (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>11/18/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>1150</u> CHECK #: <u>1806</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>Adult Use</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N	APPLICATION NUMBER: <u>WS-19-0901</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>1/14</u> TIME: <u>6pm</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>1/22 @ 9am</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u> </u>
	PROPERTY OWNER	NAME: <u>Omar Aldabbagh</u> ADDRESS: <u>2025 Redbird Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u> </u> FAX: <u> </u> CELL: <u> </u> E-MAIL: <u>omaraldabbach@aol.com</u>	
	APPLICANT	NAME: <u>Southern Highland Centerfolds Inc</u> ADDRESS: <u>3013 Highland</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u> </u> FAX: <u> </u> CELL: <u> </u> E-MAIL: <u> </u>	
	CORRESPONDENT	NAME: <u>Brown, Brown and Premsrirut contact: Lora Dreja (170880)</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> FAX: <u>(702) 385-1023</u> CELL: <u> </u> E-MAIL: <u>Lora@brownlawlv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 16208705013

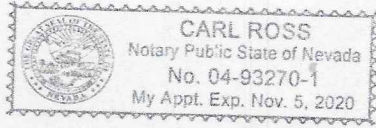
PROPERTY ADDRESS and/or CROSS STREETS: 3013 Highland

PROJECT DESCRIPTION: design review for changes to previously approved 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.

Omar Aldabbagh
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 22, 2019 (DATE)
 By OMAR ALDABBAGH
 NOTARY PUBLIC: Carl Ross



*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.

to notify them exactly when they are going
to avoid needless circling on a desolate street.

In terms of impact on surrounding development,
there is none caused by this sign. There aren't
other freestanding signs in the area ergo visibility
is not blocked. Industrial warehousing districts
don't use as much signage as commercial areas.
There are no protected spaces nor residential in
the vicinity.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/30/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$975</u> CHECK #: <u>2924</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUDI</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0082</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/18/2020</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>TW-IND</u> BDRP NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Nevada Department of Transportation (NDOT) ROW Division</u> ADDRESS: <u>1263 S. Stewart Street</u> CITY: <u>Carson City</u> STATE: <u>NV</u> ZIP: <u>89712</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Gabriel Gomes Saia Jr. Revocable Living Trust</u> ADDRESS: <u>2129 East Sixth Street Suite 16</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85281</u> TELEPHONE: <u>804-1076 ext. 102</u> CELL: <u>(602) 492-4020</u> E-MAIL: <u>gabe@eires.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting</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>	

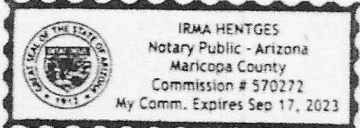
ASSESSOR'S PARCEL NUMBER(S): 162-08-899-038, 036, 034 ptn 162-08-502-002, 805-009

PROPERTY ADDRESS and/or CROSS STREETS: underneath the Desert Inn overpass

PROJECT DESCRIPTION: parking lot

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

Gabriel Saia
 Property Owner (Signature)*
 STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON January 6, 2020 (DATE)
 By Gabriel Gomes Saia Jr.
 NOTARY PUBLIC: Irma Hentges



*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

January 29, 2020

Ms. Lorna Phegley, Senior Planner
Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

WS-20-0082

PLANNER
COPY

RE: Planet 13 Dispensary Parking lot, 162-08-805-009, & 502-002; 162-08-899-034pt, 036, & 038

Dear Ms. Phegley:

Please accept this letter as our request for a design review and waiver for additional parking lot below the Desert Inn super arterial overpass. In 2018 when the retail facilities and the production facility was relocated, 280 parking spaces were required, and 225 parking spaces were provided. A waiver for a parking waiver was approved. This application revised the parking at the north end of the site by creating a drive thru to the NDOT property and creating tandem valet parking at the north end of the building. Valet parking will be provided during the business hours. The parking now is provided at 661 spaces provided and 284 spaces provided, more than twice the required parking.

The northern end of the NDOT property is excluded for an existing access driveway. There is a fence separating the property to the north from the proposed parking lot.

A long-term lease has been negotiated with the Nevada Department of Transportation (NDOT) to provide additional parking under the overpass. This is an efficient use of land that is just sitting vacant, while providing additional spaces for the center. With the additional parking spaces, 661 spaces are provided, where 284 spaces are required. In addition, this allows for a driveway on Highland Drive, providing relief for some of the traffic along Desert Inn. Most of the traffic on this driveway will be for employees and to provide relief from any congestion on Desert Inn.

Waivers:

- 1- We are requesting a waiver to landscaping since plants will not grow under the overpass., nor in the shadow of the overpass. The parking lot will not be seen by the street and serves no aesthetic purpose nor relieving a hot spot since the area will be shaded. In addition, there is an overhead power line which restricts the planting below it. Water is not available behind the Planet 13 complex, so it is not available to extend to the lot north of the site.

A waiver to allow throat depth of 31 feet where throat depth for parking lots >201 cars is 150 feet. We have two exits (one o Desert Inn) so the throat depth is 75 feet for each driveway. The design of the parking lot is based on the impacts of the overpass. There are big steel poles on Highland for NV Energy, there are structural columns for the overpass, and utility boxes, all impact the design of the parking lot.

Addition of the parking lot is behind the building and will mostly be accessed from Desert Inn. We anticipate most of the traffic for this driveway will be exiting and the reduced throat depth will have minimal impact on the traffic.

Initially, the planning department indicated a design review wasn't necessary unless public works required it. Public Works has indicated we need to file for a design review and this request fulfills that requirement.

We believe this to be an excellent addition to the existing facility and respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart



LAND USE APPLICATION

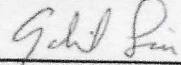
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/30/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 975</u> CHECK #: <u>2924</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>MUDI</u> PUBLIC HEARING? <u>YIN</u> TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0083</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC MTG DATE: <u>2/25/20</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/18/20</u> ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>W-FINDERS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Gabriel Gomes Saia Jr. Revocable Trust</u> ADDRESS: <u>2129 East Sixth Street Suite 16</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85281</u> TELEPHONE: _____ CELL: <u>602-492-4020</u> E-MAIL: <u>gabe@eires.com</u>	
	APPLICANT	NAME: <u>MM Development Company</u> ADDRESS: <u>2015 N. Stephanie St. D-126,</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-815-1313</u> CELL: <u>775-910-9700</u> E-MAIL: <u>bobgroesbeck@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Blg 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>	

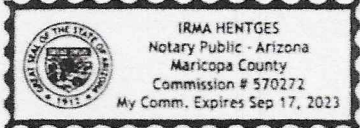
ASSESSOR'S PARCEL NUMBER(S): 162-08-805-009, 502-002
 PROPERTY ADDRESS and/or CROSS STREETS: 2548 W. Desert Inn Rd
 PROJECT DESCRIPTION: Increased Signage

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



 Property Owner (Signature)*
 STATE OF Arizona
 COUNTY OF Maricopa County
 SUBSCRIBED AND SWORN BEFORE ME ON January 21, 2020 (DATE)
 By Gabriel Saia
 NOTARY PUBLIC: Irma Hentges

 Gabriel Saia
 Property Owner (Print)



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

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

January 30, 2020

WS-20-0083

Ms. Lorna Phegley, Senior Planner
Current Planning, Comprehensive Planning
500 Gran Central Pkwy, 1st floor
Las Vegas, NV 89155

RE: Planet 13 Dispensary, 162-08-805-009, & 502-002: 2548 Desert Inn

Dear Ms. Phegley:

Please accept this letter as our request for a design review and waiver for additional signage for the Planet 13 center. The county approved the relocation of the Planet 13 medical and recreational dispensary, from Sunset Road and Decatur Boulevard, to 2549 Desert Inn Road in 2018. This dispensary has been developed as state of the art, if not futuristic, dispensary, retail store and entertainment complex. Lotus flowers that light up are on the roof, and a waiver for roof signs (lotus flowers) was previously approved. In addition, an electronic art wall was approved along the property line. Electronic "paint" stations and an observation area are shown across the drive aisle. Persons can program messages for loved ones on the wall, or just use the "paint" stations to write a message. It was approved at 12 feet high and 167 feet long.

This request is for a pylon sign for the building. The sign is 44 feet in height. The design is consistent with the design of the building. The sign is arched on the top, with a red background, similar to the archway into the building and the red, round/globe fountain in front of the building. The top of the sign, and static portion is for the marijuana dispensary. The remainder, electronic portion is for future tenants. The marijuana portion is static while the electronic portion is for the future non-marijuana tenants. A new island is being built around the sign with two feet of landscaped area around it,

The total square footage of existing signage for the proposed sign is square feet. The breakdown is as follows:

This request is to:

Design review for pylon sign with LED/animated panel.

Waiver to allow 275 square feet of animation where 100 square feet is allowed.

The signage allowed is as follows:

Frontage $593 \times 1.25 = 741.25$ square feet + .25 for tenant panels= 148.25 for a total of 889.5 square feet allowed by code.

Our waiver is to allow 275 square feet of electronic sign (LED portion) where animated/electronic message panels are allowed at a maximum of 100 square feet.

Tenant panels are being provided on this pylon sign. This entire site is becoming an entertainment compound, containing the dispensary, a restaurant, coffee shop, retail store, marijuana production facility (with windows for viewing from the public-but no signage), offices and meeting/convention area. The facility has an interior drone show and is designed to be a modernistic facility. Having additional LED is in keeping with the developed design of the site.

In summary, this request is for:

Design review for a freestanding sign in an M-1 district with a two-foot landscape buffer surrounding it.
Design Review for an animated sign in an M-1 district, with a waiver to increase the animated signage from 10 feet allowed to 275 square feet.

Waiver of development standards to allow an increase in signage for a marijuana sign to 84.5 square feet where 30 feet is allowed.

This location in the middle of an industrial area. It is easy to reach via taxi's, Uber/Lyft/Ride sharing. There is mostly industrial traffic and traffic exiting the Desert Inn super-arterial accessing the strip. We believe this to be an excellent location and respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart