



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr.

Las Vegas, NV 89121

October 13, 2020

6:00pm

AGENDA

Note:

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

Board/Council Members: John J. Delibos, Chairperson
 Robert Mikes, Vice Chairperson
 Ken Dayton
 Judith Siegel

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

County Liaison(s): Beatriz Martinez, 702-455-0506, beatriz.martinez@clarkcountynv.gov

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for Minutes September 29, 2020. (For possible action)

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

- IV. Approval of the Agenda for October 13, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

1. **ET-20-400095 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/jgh/jd (For possible action)

10/21/20 BCC

2. **ET-20-400096 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** proposed convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** increased building height.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/jgh/jd (For possible action)

10/21/20 BCC

3. **UC-20-0405-ISAACMAN REVOCABLE TRUST, ET AL:**

USE PERMIT to allow a trailer sales and services establishment on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, approximately 350 feet north of Karen Avenue within Winchester. TS/jor/jd (For possible action) **11/03/20 PC**

General Business

1. Nominate and appoint a representative and alternate to the CDAC for 2020/2021.
(For possible action)

VII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

VIII. Next Meeting Date: October 27, 2020

IX. 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 and 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 B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Winchester Town Advisory Board

September 29, 2020

MINUTES

Board Members:	John Delibos – Chair – Present Robert O. Mikes, Jr. – Vice Chair- Present Kenneth Dayton – Absent Judith Siegel – 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
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of September 8, 2020 Minutes
Moved by: Delibos
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for September 29, 2020
Moved by: Delibos
Approved as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)
- VI. Planning & Zoning:

1. **AR-20-400100 (DR-0564-15) -WESTGATE LAS VEGAS RESORT, LLC:**

DESIGN REVIEW FOURTH APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/sd/jd (For possible action)

Moved By- Delibos

Approve – with staff conditions

Vote: 3-0 Unanimous

2. **ET-20-400095 (UC-0568-14) -ALL NET LAND DEVELOPMENT, LLC:**

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WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. (description on file). TS/jgh/jd (For possible action)

Hold to October 13,2020 meeting

No Quorum

3. **ET-20-400096 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** proposed convention facilities/exposition halls.

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Hold to October 13,2020 meeting

No Quorum

VII. General Business

1. Nominate and appoint a representative and alternate to the CDAC for 2020/2021.

Hold to next meeting October 13,2020.

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be October 13, 2020

IX. Adjournment

The meeting was adjourned at 6:16 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 13, 2020**

10/21/20 BCC

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10/21/20 BCC AGENDA SHEET

RECREATIONAL FACILITY
(EVENTS ARENA)/HOTEL/RETAIL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400095 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:

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DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-602-001; 162-09-602-005

USE PERMITS:

1. Allow a High Impact Project
2. Allow a recreational facility (a multi-function events arena) and incidental uses.
3. a. Increase building height (hotel) to 512 feet where 100 feet is permitted (a 412% increase).
4. b. Increase building height (arena) to 160 feet where 100 feet is permitted a 60% increase).
5. Allow retail sales and service.
6. Allow restaurants.

7. Allow on-premises consumption of alcohol.
8. Allow alcohol sales, beer & wine - packaged only.
9. Allow alcohol sales, liquor - packaged only.
10. Allow outdoor live entertainment.
11. Allow personal services (salon and spa).
12. Allow a club.
13. Allow a nightclub.
14. Allow food carts/booths.
15. Allow a grocery store.
16. Allow kiosks/information (outdoor).
17. Allow offices.
18. Allow a theater (Cineplex).
19. Allow outside dining, drinking, and cooking.
20. Allow farmer's markets.
21. Allow an arcade.
22. Allow motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback from a residential use (Turnberry Place Condominiums) for a parking structure to zero feet where 10 feet is required (a 100% reduction).
2. Waive required landscaping adjacent to a less intensive use (Turnberry Place Condominiums) per Figure 30.64-11.
3. Permit a variety of outdoor commercial/retail uses not within a permanent enclosed building when required to be within a permanent enclosed building.
4. Allow non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South) where not permitted.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments including food and beverage, theater (Cineplex), and grocery store
- Number of Stories: 44 (hotel)/4 (arena)/4 (parking structures)
- Building Height: 160 feet (arena)/512 feet (hotel)/77 feet (theater/Cineplex)/up to 77 feet (retail that is proposed over multiple levels)/65 feet (north parking garage)/46 feet (south parking garage)
- Square Feet: 862,500 with up to 22,000 seats (event arena)/500 room hotel/300,000 (retail, food, beverage, and entertainment)
- Parking Required/Provided: 8,759/8,999

Proposed Project Scope

The project consists of the following:

1. Hotel with 500 suites. The hotel tower will be 44 stories with an overall height of 512 feet. The hotel tower has been submitted to the FAA. The hotel will also contain accessory uses such as a restaurant with a private lounge, wedding chapel and reception area, a specialty clothing and jewelry boutique, along with a full-service spa;
2. Victory Plaza, a 300,000 square foot retail, food, beverage, and entertainment pedestrian streetscape, will funnel visitors from Las Vegas Boulevard South into the overall site. The plaza will include lush landscaping, food and retail establishments with outdoor seating, and staging and consists of retail uses within several levels within the overall development. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. Victory Plaza is designed to transform to different themes in accordance with events, activities, holidays, and celebrations;
3. A 16 screen Cineplex with movie theater;
4. Event arena (official name to be determined). The arena's interior will consist of 4 levels for a total of 862,500 square feet with a retractable roof. The overall height of the arena is 160 feet. The seating accommodations will include 22,000 for basketball, 21,600 for hockey, and 22,000 for concerts and conventions. Also included is a restaurant and night club. The facility will also include home and visiting locker rooms, a practice court, media facilities, training facilities, training offices, fitting rooms, official locker rooms and dining facility, event staging area, pre/post game area, coach and administrative offices, and laundry and dry-cleaning facility. The arena is designed to accommodate the National Basketball Association professional teams and events.
5. Two lower basement levels that contain support spaces, receiving docks, and parking (employees and valet). Level B-1 is the event floor level for the arena. The project also contains 2 parking structures which serve the property with access off Las Vegas Boulevard South and Paradise Road. Modifications to the project including an additional tower and convention center, was approved by UC-0519-17.

Site Plans

The plans depict a multi-use facility that is anchored by an events arena, non-gaming hotel, and 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site are the 300,000 square foot retail and restaurant plaza and hotel. In the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. The arena is set back 158 feet from Paradise Road. Along Paradise

Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

Pedestrian Circulation Plan and Landscaping

The pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide public sidewalk which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide public sidewalk with 17 foot wide private sidewalk for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet to up to 49 feet. The unobstructed sidewalk is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections, between the Paradise Road right-of-way and the arena reach up to a width of 115 feet.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only for a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

One of the waivers is to not provide required landscaping between the south parking structure and south property line, per Figure 30.64-11, adjacent to an existing 8 foot to 10 foot high wall enclosing the less intensive residential condominium use (Turnberry Place).

Use Permits

This project is a High Impact Project that is considered through a special use permit in the H-1 zone. Additionally, 2 of the structures within this project exceed the permitted 100 foot height for buildings. Increased height, above 100 feet, may be considered with a special use permit. The hotel is proposed at 512 feet while the arena is proposed at 160 feet in height. Since a shopping

center is not a specific land use under Table 30.44-1, of the specific land uses within the area that will contain the 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request.

The following outlines the uses anticipated for retail and restaurant plaza:

- Restaurants and bars (alcohol sales)
- Retail stores
- Grocery store
- Outdoor dining
- Arcade
- Outdoor live entertainment (positioned 500 feet from adjacent residential)
- Outdoor ice skating rink
- Night clubs
- Office
- Farmers market
- Movie production
- Food carts
- Kiosks

Waivers of Development Standards

Waiver of development standards #1 is to eliminate the required setback to the parking structure on the southeast portion of the site, adjacent to a residential use. The required setback is 10 feet and the plans depict a zero foot setback.

Waiver of development standards #2 is to eliminate required landscaping along the southeast portion of the site adjacent to the residential use (Tumberry Place). The majority of the area is where the parking structure has a zero foot setback.

Waiver of development standards #3 is to conduct outdoor commercial/retail uses not within an enclosed building. Within the Victory Plaza area, there will be outdoor uses and activities, such as outside dining, within the pedestrian streetscape.

Waiver of development standards #4 is for a portion of the proposed landscaping and structures such as fences, benches, trash receptacles, and pedestrian barriers that are within a portion of the future right-of-way of Las Vegas Boulevard South.

Elevations

The plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with

a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high hotel has multiple surface planes with varying roof heights and consists primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The parking structure, which is closest to Paradise Road and the south property line, is a maximum of 46 feet in height and will be enhanced with a decorative architectural perforated metal screen system. A picture representation of an existing building with the proposed metal screen system is depicted on the plans on file. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure. However, the height for the northern parking structure will be 65 feet.

The retail and restaurant buildings are proposed over multiple levels that range up to 77 feet in height. The buildings consist of the following materials: 1) stone panels; 2) mullion less glass walls; 3) metal panels; and 4) solar shade systems with LED lighting.

All buildings, with the exception of the southern parking structure, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

Signage

Signage is not a part of this request and will be addressed in a subsequent land use application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0568-14 (ET-17-400087):

Current Planning

- Until September 6, 2020 to commence, to run concurrent with UC-0519-17;
- Until September 6, 2020 to review as a public hearing, to run concurrent with UC-0519-17;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken

by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that an adopted Development Agreement is required prior to permits other than the permits allowed per original conditions; and a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0568-14:

Current Planning

- 3 years to commence and review;
- Per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscape buffer between the southern parking garage and south property line per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscaping and pedestrian realms per plans on file;
- Lighting for signs to be addressed with a subsequent land use application including nits;
- Design review for lighting to address nits and shielding;
- Design review as a public hearing on final plans for the outdoor live entertainment area and to address uses, with associated details such as, but not limited to, address location of stages, any amplified sound, plaza cover, lighting, and involve neighbors such as but not limited to Turnberry Place and Towers, Skye, Allure, and Las Vegas Country Club for design and issues;
- Hours of operation for outdoor uses and live entertainment shall be up to 10:00 p.m. on weekdays and up to 12:00 a.m. on weekends;
- Provide notification to neighbors for all events;
- A Development Agreement to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- As part of the Development Agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned for 90 days or longer;
- Construct pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road (east/west bridge easements) and identify easement areas on the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised to coordinate with other entities and or agencies; 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 that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance as a public hearing;
- Traffic study to include pedestrian analysis and flows and address turns on Paradise Road;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Full off-site improvements:
- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future pedestrian grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze tile need for east/west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road and identify easement areas on the plans;
- Dedicate and construct bus turnouts and shelter areas as required by the Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a "200 foot planned right-of-way" per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South

may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;

- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there is an existing public 21 inch sanitary sewer line within an existing public sanitary sewer easement on the property, there is currently insufficient capacity in the 21 inch public sanitary sewers adjacent to the applicant's site; the drawings provided by the applicant proposed structures and intense landscaping over or in the near vicinity of the sewer line and within the easement; the public sewer easement does not allow encumbrances within its boundaries; CCWRD must have 24 hour access to maintain public sewer lines; the applicant is required to meet with CCWRD to resolve sanitary sewer easement and access issues and capacity issues; construction of an off-site sewer may be required as part of the applicant's project to reach a point of adequate capacity in the CCWRD collection system; and that at the time of construction of new improvements, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and check for any changed conditions.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant, All Net Development, Inc is requesting an extension of time until March 6, 2021 to commence and review to coincide with ET-20-400096 (UC-0519-17). Progress has been made toward commencement, but the applicant requires additional time to complete the civil design and drainage study needed to submit permits. The structural retaining wall design is also incomplete; therefore, an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
AG-19-900355	Discussion to receive a report on the status of the project	Approved by BCC	June 2019
AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project, a recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0519-17	Modified a High Impact Project and proposed convention facilities/ exposition halls	Approved by BCC	October 2017
UC-0568-14 (WC-14 0127)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premise consumption of alcohol for the start and finish line of a 5k race	Approved by BCC	October 2014
UC-14-0568	High Impact Project, a recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn at BCC	December 2011
UC-0247-10	A High Impact Project (sports arena)	Withdrawn at BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010

Prior Land Use Requests

Application Number	Request	Action	Date
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UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	A resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'N Wild parking lot	Approved by BCC	January 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Sahara Hotel
South	Commercial Tourist	H-1	Residential condominiums (Turnberry Place), developing resort hotel (Fontainebleau)
East	Commercial Tourist	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Commercial Tourist	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio site

Related Applications

Application Number	Request
ET-20-400096 (UC-0519-17)	An extension of time for modifications to a High Impact Project and proposed convention facilities/exposition halls is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Progress has been made toward commencement, but the applicant requires additional time to complete the civil design and drainage study needed to submit permits. The structural retaining wall design is also incomplete; therefore, an extension of time is needed. Staff has no objection to the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 6, 2022 to commence and review as a public hearing;
- 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 and application for review; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALL NET DEVELOPMENT, INC.

CONTACT: NOAH ALLISON, THE ALLISON LAW FIRM LTD, 3191 EAST WARM SPRINGS ROAD, LAS VEGAS, NV 89120

RECREATIONAL FACILITY
(EVENTS ARENA)/HOTEL/RETAIL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-40096 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:

USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** proposed convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** increased building height.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-602-001; 162-09-602-005

USE PERMITS:

1. Modifications to an approved High Impact Project (All Net Arena).
2. Proposed convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking for a recreational facility (a multi-function events arena) to 7,513 spaces where 10,733 spaces are required per Table 30.60-1 (a 30% reduction).
2. Increase building height to 728 feet where a maximum height of 100 feet is the standard per Table 30.40-7 (a 628% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 27

- Project Type: Events arena, hotel, retail establishments, and convention facilities
- Number of Stories: 63 (proposed)
- Building Height (feet): 728 (proposed)
- Square Feet: 240,000 (conference center)/2,000 (rooms)
- Parking Required/Provided: 10,733/7,513

Request

This request is for an extension of time for modifications to the site of the All Net Arena. The site was originally approved for the following: 1) 160 foot high, 862,500 square foot events arena with up to 23,000 seats/500 room hotel/300,000 square feet of retail, food, beverage, and entertainment areas; 2) 44 story, 312 foot high hotel; 3) 77 foot high theater/Cineplex per UC-0568-14. The approved plans included 1 high-rise tower and an arena/events center. UC-0519-17 was approved to expand and enlarge the project with the following: 1) 2,000 room, 63 story, 728 foot high hotel tower; 2) 240,000 square foot conference center; 3) 24 lane bowling alley; 4) 2,500 seat showroom; and 5) wedding chapel within the hotel.

Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotels, 340,000 square foot retail and restaurant plaza, and 240,000 square foot convention center facility. The 340,000 square feet mentioned above consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way, with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site is the retail and restaurant plaza and 2 hotels. On the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. On the southern portion of the site, adjacent to the arena is a proposed 240,000 square foot convention center facility. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

Pedestrian Circulation Plan & Landscaping

The approved pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm

consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide pedestrian access easement which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide pedestrian access easement with 17 foot wide pedestrian walkway for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet up to 49 feet. The unobstructed pedestrian access easement is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections between the Paradise Road right-of-way and the arena, are up to a width of 115 feet. Non standard improvements in the right of way were approved by UC-0568-14.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only over a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

Elevations

The plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high and 728 foot high hotel towers have multiple surface planes with varying roof heights and consists primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure.

The retail and restaurant buildings are proposed over multiple levels that range in height up to 77 feet. The buildings consist of the following materials: 1) stone panels; 2) mullionless glass walls; 3) metal panels; and 4) solar shade systems with LED lighting.

All buildings, except for the southern parking structure, which was approved by UC-0568-14, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0519-17:

Current Planning

- Until September 6, 2020 to commence to coincide with UC-0568-14;
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14;
- Per revised plans dated October 12, 2017;
- Construction traffic to be directed to the north and center driveways away from the southern driveway nearest to Turnberry Place, provided this accommodation can be achieved safely and effectively;
- Construction hours shall be from 6:00 a.m. until 10:00 p.m. Monday through Saturday, any Sunday work must be done only within the interior of a completed building or structure, and once the construction is vertical, construction may be allowed before 6:00 a.m. and after 10:00 p.m., but all such work shall be limited solely to restocking supplies with no use of any large equipment or machinery;
- A Comprehensive Signage Package for the Arena and all other uses shall be approved as part of a subsequent public hearing, and the applicant is required to meet and work with the Turnberry Place residents prior to submittal of the Comprehensive Sign Package; No building permits shall be issued until a Decommissioning Agreement/Plan including a Bond or Cash in lieu of Bond performance security is submitted and approved by the Board of County Commissioners;
- The applicant must work with the County to ensure that water removed from the premises during construction is appropriately directed and disposed of as approved by the County, with the County to work with the applicant to secure a dewatering permit;
- Once the Arena is completed and in operation, hours of operation for any outdoor events shall be limited to, until 10:00 p.m. on Sunday through Thursday nights, and until 12:00 a.m. on Friday and Saturday nights, when either Monday or Friday is a recognized holiday, the operating hours on the nights before that holiday shall be extended to 12:00 a.m.;
- Applicant shall provide the President of the Turnberry Place Community Association with a schedule of the event(s) at least 10 working days prior to the event(s), additionally, if an NBA or similar team is secured for the premises, the operating hours may be increased to accommodate the schedule of the team(s) on game days;
- The roof of the Arena may be kept open to accommodate the event(s) as set forth in the condition above with noise decibel measurements taken at Turnberry Place during any

event(s) at which the Arena roof is open for 6 months after opening, at the conclusion of this 6 month period, this condition shall be reviewed to ensure that allowing the roof open beyond the hours set forth in the condition above, does not exceed permissible noise levels, and has not presented an undue burden on the Turnberry Place residents;

- During any event(s) held at the Arena, 1 or more dedicated traffic control officers shall be provided by the operator(s) of the Arena to ensure that all residential traffic and all emergency vehicles have access to and from Turnberry Place;
- Incorporate the expanded and amended project elements as part of the already commenced Development Agreement process to mitigate impacts including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the pedestrian access easement/sidewalk along all streets to be reviewed and approved by staff;
- Provide breaks (gates) in fencing along Las Vegas Boulevard South for emergency services with the design to be coordinated with the Fire Department.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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 swimming pools and water features will have to comply with Section 30.64.060.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;

- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Methods of protecting pedestrian realms adjacent to the public rights-of-way from vehicular hazards to be reviewed and approved by Public Works - Development Review;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, with the percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze the need for east-west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road adjacent to this site;
- Pedestrian easements to be identified on plans submitted for permits or licenses when said permits or licenses are for anything near the easements;
- Dedicate and construct bus turnouts and shelter areas as required by Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements within the planned right-of-way related to any current or future applications at its own expense, in the event dedication of the planned right-of-way is required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that this comment is in reference to a proposed Fire Department access plan created by the Cunningham Group for All Net Arena and Resort, which is (labeled Level 2 Victory Plaza +6) and dated September 13, 2017; and that this proposed access plan was reviewed and approved by the Fire Chief.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to please contact CCWRI at sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2017 to request your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant, All Net Development, Inc is requesting an extension of time until March 6, 2021 to commence and coincide with UC-0568-14 (ET-0087-17) and until March 6, 2021 to review as a public hearing to coincide with UC-0568-14 (ET-0087-17). Progress has been made toward commencement, but the applicant requires additional time to complete the civil design and drainage study needed to submit permits. The structural retaining wall design is also incomplete; therefore, an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
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AG-19-900277	Discussion regarding the condition of the site	Approved by BCC	May 2019

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UC-1927-03	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
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Surrounding Land Use

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South	Commercial Tourist	H-1	Residential condominiums (Turnberry Place), developing resort hotel (Fontainebleau)
East	Commercial Tourist	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Commercial Tourist	H-1	Hotel timeshare (Hilton Grand Vacations) Rocking Rio

Related Applications

Application Number	Request
ET-20-400095 (UC-0564-14)	Second extension of time for a High Impact Project including a recreational facility with increased building height, and accessory commercial and entertainment uses is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Progress has been made toward commencement, but the applicant requires additional time to complete the civil design and drainage study needed to submit permits. The structural retaining wall design is also incomplete therefore an extension of time is needed. Staff has no objection to 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

- Until September 6, 2022 to commence and review as a public hearing;
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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 #0036-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALL NET LAND DEVELOPMENT, LLC

CONTACT: NOAH ALLISON, THE ALLISON LAW FIRM LTD, 3191 EAST WARM SPRINGS ROAD, LAS VEGAS, NV 89120

11/03/20 PC AGENDA SHEET

TRAILER SALES
(TITLE 30)

BOULDER HWY/KAREN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0405-ISAACMAN REVOCABLE TRUST, ET AL:

USE PERMIT to allow a trailer sales and services establishment on 2.6 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, approximately 350 feet north of Karen Avenue within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

161-07-101-010; 161-07-101-013

LAND USE PLAN:

WINCHESTER/PARADISE COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3562 Boulder Highway
- Site Acreage: 2.6
- Project Type: Trailer sales and services establishment
- Number of Stories: 1
- Building Height (feet): 17 (accessory building)
- Square Feet: 590 (accessory building)/528 (office)
- Parking Required/Provided: 5/7

Site Plan

The entire site was reclassified to C-2 zoning via ZC-0195-99 for vehicle sales. A variance was also approved to allow recreational vehicle sales, but has since expired. The site plan depicts an existing trailer sales establishment on 2 separate, but connected parcels. The first parcel is located on the west side of Boulder Highway (APN 161-07-101-010), and the second parcel is a triangular shaped lot north of Karen Avenue (APN 161-07-101-013). Both parcels share a centrally located cross access, and the establishment utilizes the parcel adjacent to Karen Avenue to store additional trailers.

The first parcel (APN 161-07-101-010), encompasses where the majority of the customers and employees conduct business. On this parcel, there is an existing centrally located, rectangular

shaped modular office building with an overall area of 528 square feet. The office building is set back 200 feet from east property line (Boulder Highway), 30 feet from the north property line, 120 feet from the west property line, and 20 feet from the south property line. An administrative design review (ADR-20-900319) approved a 590 square foot accessory building along the west property line (west of the office building). The accessory building is set back 300 feet from Boulder Highway, 60 feet from the north property line, 10 feet from the west property line, and 25 feet from the south property line. Parking is located east of the office building and access to the site is located along Boulder Highway. The site has chain-link fences on the south and north property lines, and a block wall on the west property line. Lastly, there is an existing access gate along Boulder Highway that is opened during business hours.

The second parcel (APN 161-07-101-013) is located adjacent to Karen Avenue, immediately southwest of the first parcel. This triangular shaped parcel is utilized as outside storage for the trailer sales establishment. There is an existing chain-link fence along 2 sides of the parcel (south and west) and an existing block wall along the east property line. Furthermore, a commercial driveway along Karen Avenue, and an existing access gate adjacent to the existing driveway was previously permitted in 1999 per ZC-0195-99. The applicant's request is to allow a trailer sales and services establishment, so the business can comply with Title 30 and Clark County Business License requirements.

Landscaping

The property has perimeter lighting and 15 feet of landscaping adjacent to Boulder Highway, and south perimeter landscaping for the second parcel adjacent to Karen Avenue.

Elevations

The recently approved accessory building has a stucco exterior with roll-up doors on the east and north facing sides and a pedestrian entry door on the east side of the building. The structure has a flat sloped parapet roof with downspouts for drainage. The submitted photos depict an existing office building with a patio cover that runs the entire length of the eastside of the building. The existing office is a modular building permanently affixed to the finished grade and the exterior walls of the office building are painted white.

Floor Plans

The existing office building was constructed via Building Permit (BD95-17693-BU1) and has an overall area of 528 square feet which includes an office, a restroom, an open area, and storage. The accessory building has an overall area of 590 square feet, and consists of 1 large interior space which gives employees adequate room to service the trailers.

Signage

Signage is not a part of this request.

Applicant's Justification

An administrative design review was recently approved (ADR-20-900319) for an accessory commercial building for the existing trailer sales establishment. In order for the site to fully comply with current Title 30 standards, the establishment must have an approved use permit for trailers sales and service. Per the justification letter, the site has been developed to comply with

Title 30 design standards, and the proposed use does not have any adverse effects to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900319	Allowed an accessory commercial building in conjunction with an existing trailer sales and services establishment	Approved by ZA	August 2020
ZC-0195-99	Reclassified from R-1 and H-2 to C-2 zoning for auto sales, with a variance for recreational vehicle storage lot and sales - variance expired	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	H-2 & C-2	Vehicle sales & outside storage
South	Commercial General	R-T	Manufactured home park
East	Business and Design/Research Park	H-2	Motel & vehicles sales

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. This request supports Goal 7 of the Comprehensive Master Plan - Urban Specific Policies, which in part states that land uses are complementary and are of similar scale and intensity. The trailer sales and services establishment is harmonious to the existing businesses within the immediate area; therefore, staff has no objection to 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERSTATE GROUP, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0568-14 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET- 20-400095</u> DATE FILED: <u>8/17/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>9/29/2020</u> PC MEETING DATE: _____ 6:00PM BCC MEETING DATE: <u>10/21/19 9:00am</u> FEE: <u>\$ 2,400</u>
	PROPERTY OWNER NAME: <u>David Lowden - All Net Land Development LLC</u> ADDRESS: <u>3221 S. Torrey Pines</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-429-6742</u> CELL: <u>702-871-1936</u> E-MAIL: <u>dglowden@cox.net</u>
	APPLICANT NAME: <u>Mr. Jackie L. Robinson - All Net Development, Inc.</u> ADDRESS: <u>2300 West Sahara Avenue, Suite 800</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-858-4440</u> CELL: <u>702-326-8783</u> E-MAIL: <u>jackierob@embarqmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Noah G. Allison - The Allison Law Firm Chtd.</u> ADDRESS: <u>3191 East Warm Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-933-4444</u> CELL: <u>702-501-5472</u> E-MAIL: <u>noah@allisonnevada.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-09-602-001 and 162-09-602-005
 PROPERTY ADDRESS and/or CROSS STREETS: 2601 S. Las Vegas Blvd. & 2737 Paradise Road, Las Vegas NV
 PROJECT DESCRIPTION: Event Arena, Hotel, Theaters, Retail, Restaurants, Garages

(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)

David Lowden
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2020 (DATE)
 by David G. Lowden
 NOTARY PUBLIC: Alisa J. Steinhilber



*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.

NOAH G. ALLISON
MICHELLE L. ALLISON



THE ALLISON LAW FIRM CHTD.

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
MARTINDALE AV RATED

3191 E. WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89120-3147
TEL. (702) 933-4444
FAX. (702) 933-4445

KELLY BURTON
OF COUNSEL

July 27 2020

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89115

**PLANNER
COPY**

**Re: UC-0586-14
(Related to UC-0519-17)**

To Whom It May Concern:

All Net Development, Inc. ("All Net") respectfully requests an extension of time to comply with the following conditions set forth in the Notice of Final Action dated December 27, 2017 ("NOFA"), (attached):

- Until September 6, 2020 to commence to coincide with UC-0568-14 (ET-0087-17); and
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14 (ET-0087-17).

All Net requests the following extension:

- Until March 6, 2021 to commence to coincide with UC-0568-14 (ET-0087-17); and
- Until March 6, 2021 to review as a public hearing to coincide with UC-0568-14 (ET-0087-17).

All Net justifies the requested extension of time on the following reasons:

1. All Net requires additional time to complete the civil design and drainage study needed to submit for permits. Kimley Horn will be All Net's civil Engineer of Record.
2. All Net requires time to complete the structural retaining wall design needed to submit for permits. Walter P. Moore will be All Net's structural EOR.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

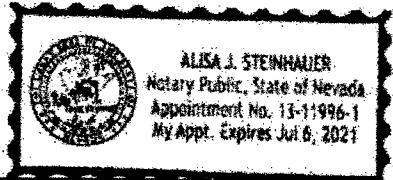
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0519-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET 20-400096</u> DATE FILED: <u>8/18/2020</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAG: <u>Winchester</u> TAB/CAG DATE: <u>9/29/20</u> PC MEETING DATE: _____ <u>6:00pm</u> BCC MEETING DATE: <u>10/21/20</u> <u>9:00am</u> FEE: <u>\$2,400</u>
	PROPERTY OWNER NAME: <u>David Lowden - All Net Land Development LLC</u> ADDRESS: <u>3221 S. Torrey Pines</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-429-6742</u> CELL: <u>702-871-1936</u> E-MAIL: <u>dglowden@cox.net</u>
	APPLICANT NAME: <u>Mr. Jackie L. Robinson - All Net Development, Inc.</u> ADDRESS: <u>2300 West Sahara Avenue, Suite 800</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-856-4440</u> CELL: <u>702-326-8783</u> E-MAIL: <u>jecklerob@emberqmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Noah G. Allison - The Allison Law Firm Chfd.</u> ADDRESS: <u>3191 East Warm Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-933-4444</u> CELL: <u>702-501-5472</u> E-MAIL: <u>noah@allisonnevada.com</u> REF CONTACT ID #: <u>178107</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-602-001 and 162-09-602-005
 PROPERTY ADDRESS and/or CROSS STREETS: 2601 S. Las Vegas Blvd. & 2737 Paradise Road, Las Vegas NV
 PROJECT DESCRIPTION: Event Arena, Hotel, Theaters, Retail, Restaurants, Garages

(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.

David Lowden
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2020 (DATE)
 BY David G. Lowden
 NOTARY PUBLIC: Alisa J. Steinhauser



*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.

NOAH C. ALLISON
MICHELLE L. ALLISON



THE ALLISON LAW FIRM CHTD.
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
MARTINDALE AV RATED

3191 E. WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89120-3147
TEL. (702) 933-4444
FAX. (702) 933-4445

KELLY BURTON
OF COUNSEL

July 27 2020

ET-20-400096

Department of Comprehensive Planning
500. S. Grand Central Parkway
Box 551741
Las Vegas, NV 89115

**PLANNER
COPY**

**Re: UC-0519-17
(Related to UC-0568-14)**

To Whom It May Concern:

All Net Development, Inc. ("All Net") respectfully requests an extension of time to comply with the following conditions set forth in the Notice of Final Action dated December 27, 2017 ("NOFA"), Ref. UC-0519-17 (attached):

- Until September 6, 2020 to commence to coincide with UC-0568-14 (ET-0087-17); and
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14 (ET-0087-17).

All Net requests the following extension:

- Until March 6, 2021 to commence to coincide with UC-0568-14 (ET-0087-17); and
- Until March 6, 2021 to review as a public hearing to coincide with UC-0568-14 (ET-0087-17).

All Net justifies the requested extension of time on the following reasons:

1. All Net requires additional time to complete the civil design and drainage study needed to submit for permits. Kimley Horn will be All Net's civil Engineer of Record.
2. All Net requires time to complete the structural retaining wall design needed to submit for permits. Walter P. Moore will be All Net's structural EOR.

- 3. All Net requires additional time to complete and submit the Dewatering Agreement needed to submit for permits.
- 4. All Net requires additional time to finalize and submit the Decommissioning Agreement and Decommissioning Plan. All Net has been working with Comprehensive Planning on this issue.

This application for extension is being filed together with application for extension under UC-0568-14. This is All Net's first application for an extension of time.

Please contact me if you require additional information.

Very truly yours,

Noah G. Allison
Counsel for All Net

**PLANNER
COPY**

NGA/njm

cc: Client

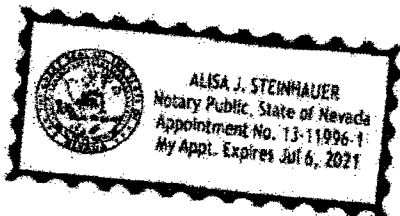
We the undersigned swear that the foregoing reasons justify an extension of time and are true and correct to the best of our knowledge and belief.

Jackie Robinson, Chairman and President
All Net Development, Inc.

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

Subscribed and Sworn to me by Jackie Robinson
on the 3rd day of ~~July~~, 2020
August

NOTARY PUBLIC

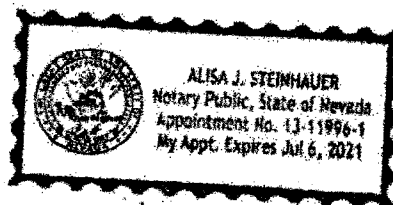


Stephen Milledge, Senior Vice President of
Construction, All Net Development, Inc.

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

Subscribed and Sworn to me by Stephen Milledge
on the 3rd day of ~~July~~, 2020
August

NOTARY PUBLIC





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 APP. NUMBER: <u>UC-20-0405</u> DATE FILED: <u>9/15/20</u> PLANNER ASSIGNED: <u>JDR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>10/13/20</u> PC MEETING DATE: <u>11/3/20</u> BCC MEETING DATE: _____ FEE: <u>\$ 015 online</u>
	PROPERTY OWNER NAME: <u>Isaacman Revocable Trust</u> ADDRESS: <u>269 South Beverly Drive #322</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90212</u> TELEPHONE: <u>310-890-1484</u> CELL: _____ E-MAIL: <u>isaacman@ikplan.com</u>
	APPLICANT NAME: <u>Joe DeFort, Interstate Group LLC (TRAILER PLUS)</u> ADDRESS: <u>38 Brigola Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>501-505-2000</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>George Rogers, AIA</u> ADDRESS: <u>6325 South Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-894-5027</u> CELL: <u>702-376-9782</u> E-MAIL: <u>pac@gmralv.com</u> REF CONTACT ID #: <u>168923</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-07-101-010

PROPERTY ADDRESS and/or CROSS STREETS: 3562 Boulder Highway, Las Vegas, NV 89121

PROJECT DESCRIPTION: Trailer Sales

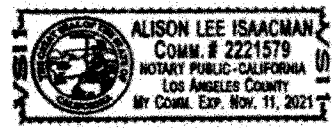
(I) We the undersigned swear and say that (I am) We are the owner(s) of record on the Tax Rolls of the property involved in this application, or (am) (are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature) [Signature] Property Owner (Print) Isaacman Revocable Trust

STATE OF California
COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON August 11, 2020 (DATE)

By [Signature]
NOTARY PUBLIC: Alison Lee Isaacman



*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.



George M. Rogers, Architect

Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100

Las Vegas, Nevada 89118

(702)894-5027

fax (702)894-5028

www.gmrarchitect.com

September 1, 2020

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

re: APN 161-07-101-010
3562 Boulder Highway
Letter of Justification

UC-20-0405
JL

To Whom It May Concern,

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

Request

This application is submitted for a Special Use Permit for a trailer sales facility with accessory maintenance service on an existing developed site. The property is located in Clark County and is currently zoned C-2.

Project Description

The business has had a business license since 2005. Recently staff noticed that a Special Use Permit was required for trailer sales. This application is submitted to comply with the finding.

Justification

This application is justified for the following reasons:

- The property has been developed in accordance with all requirements and the Ordinance.
- The parking has complied with the requirements of the Ordinance.
- The existing landscape is in accordance with the Ordinance.
- There have been no adverse effects to the neighborhood or the adjacent business owners. The public health and safety have been maintained.
- The proposed project is in accordance with the Winchester/Paradise Land use Plan.

We look forward to your review and comments.

Very truly yours,

George M. Rogers, AIA