



ENTERPRISE TOWN ADVISORY BOARD

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

April 12, 2023

6:00pm

AGENDA

Note:

- 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 Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members

Justin Maffett, Chair
David Chestnut
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary:

Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s):

Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, 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 March 29, 2023. (For possible action)
- IV. Approval of the Agenda for April 12, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-23-0048-MFE, INC:**
USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**
 - 2. **ET-23-400019 (UC-20-0480)-ZL II, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** motion picture production studio; and **2)** on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action) **05/02/23 PC**
 - 3. **NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduce separation from a convenience store to a residential use; **2)** reduce setback from a gasoline station to a residential use; and **3)** reduce the separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a drive-thru talk box to face residential development; and **2)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** tavern; **2)** convenience store; **3)** gasoline station (fueling canopy); **4)** restaurant with drive-thru; and **5)** finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**
 - 4. **VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action) **05/02/23 PC**

5. **UC-23-0113-MDG LIVING TRUST, ET AL:**
USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within the Southern Highlands Master Planned Community. Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action) **05/02/23 PC**

6. **VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action) **05/02/23 PC**

7. **UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:**
USE PERMIT for a monorail.
DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action) **05/03/23 BCC**

8. **VS-23-0101-HAND PROPERTY HOLDING COMPANY:**
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action) **05/03/23 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: April 26, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
<https://notice.nv.gov>



Enterprise Town Advisory Board

March 29, 2023

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

The meeting was called to order at 6:00 p.m.

Jazmine Harris, Current Planning

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 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.

- None

III. Approval of Minutes for March 15, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 15, 2023.

Motion **PASSED** (5-0)/ Unanimous.

IV. Approval of Agenda for March 29, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (5-0) /Unanimous

Applicant requested hold:

5. UC-23-0048-MFE, INC: Applicant has requested a **HOLD** until the Enterprise TAB meeting on April 12, 2023.

Related applications:

2. PA-23-700006-DEAN MARTIN DR., LLC:
3. ZC-23-0074-DEAN MARTIN DR., LLC:
4. VS-23-0075-DEAN MARTIN DR., LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **LVMPD First Tuesday**

Windmill Library, 7060 W. Windmill Ln, April 4, 2023, 6:00 p.m.

Meet Captain Iky Williams

Auto theft Trends

FREE Steering wheel lock when you own a 2011-2021 Kia or Hyundai. Bring your registration.

VI. Planning & Zoning

1. **ET-23-400016 (UC-0550-08)-USA:**

USE PERMIT FOURTH EXTENSION OF TIME to commence the use of hazardous materials storage in conjunction with a water treatment facility.

DESIGN REVIEW for public facility structures (water treatment facility) on 20.0 acres in a P-F (Public Facility) Zone. Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current planning bullet #1 to read

- Until July 6, **2027**, to commence.

Per staff conditions

Motion **PASSED** (5-0) /Unanimous

2. **PA-23-700006-DEAN MARTIN DR., LLC:**

PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres. Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning condition:

- Resolution of intent to 04/18/2025

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

3. **ZC-23-0074-DEAN MARTIN DR., LLC:**
ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and 2) finished grade. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.
- The green zone to use 4-to-6-inch rock for ground cover.

Per staff if approved conditions

Motion **PASSED** (5-0) /Unanimous

4. **VS-23-0075-DEAN MARTIN DR., LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Maulding Avenue (alignment), and between Dean Martin Drive and Procyon Street (alignment); and a portion of a right-of-way being Robindale Road located between Procyon Street (alignment) and Dean Martin Drive; and a portion of a right-of-way being Procyon Street located Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

5. **UC-23-0048-MFE, INC:**
USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**

Applicant requested a HOLD until the Enterprise TAB meeting on April 12, 2023.

6. **UC-23-0080-RICHMOND LIMITED PARTNERSHIP:**
USE PERMIT to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (5-0) /Unanimous

7. **UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

8. **VS-23-0063-SOUTH JONES 215, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) **04/18/23 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

9. **ET-23-400018 (VS-20-0514)-DR HORTON INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Pyle Avenue located between Decatur Boulevard and Ullom Drive; a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Haleh Avenue (alignment); and a portion of right-of-way being Haleh Avenue (alignment) located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tpd/syp (For possible action) **04/19/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

10. **VS-23-0093-CFIC FORE JEFFREYS APT OWNER LV LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jeffreys Street and Eastern Avenue, and between St. Rose Parkway and Ione Road; and a portion of a right-of-way being Jeffreys Street located between St. Rose Parkway and Ione Road within Enterprise (description on file). MN/jud/ja (For possible action) **04/19/23 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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.

- A citizen commented on the following:
Groups of bicycle riders are causing safety problems in Mountains Edge and the regional park. There are large groups of bicycle riders on the walking paths and in the traffic flow. There is a concern that an individual may be hurt or a rider hit by a vehicle.

IX. Next Meeting Date

The next regular meeting will be April 12, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:19 p.m.

Motion **PASSED** (5-0) /Unanimous

04/18/23 PC AGENDA SHEET

FOOD CART/TRAILER
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0048-MFE, INC.:

USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-35-520-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6145 W. Cactus Avenue
- Site Acreage: 3.8
- Project Type: Food cart (taco cart/trailer)
- Trailer Height (feet): 8
- Square Feet: 112
- Parking Required/Provided: 25/34

Site Plan

The plan depicts a proposed food cart (taco cart/trailer) located near the northeast corner of a partially developed commercial center consisting of a convenience store with gasoline sales. The food cart is set back 25 feet from the north property line along Cactus Avenue, 30 feet from the east property line along Jones Boulevard, and 274 feet from the west property line. Thirty-four parking spaces are provided in the parking lot where 25 parking spaces are required. The commercial center currently has 1 driveway from Jones Boulevard and 1 driveway on Cactus Avenue.

Landscaping

The existing street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Jones Boulevard.

Elevations

The 8 foot high food cart is an enclosed trailer with a hitch and double axel wheels. The exterior of the food cart is red and black with white accents, with painted signage and logos. A serving window is located on the south side of the food cart facing towards the parking lot.

Floor Plans

The entire food trailer is approximately 112 square feet in area, including cooking and storage space.

Applicant's Justification

The applicant indicates the hours of operation will be Monday through Sunday from 3:00 p.m. to 12:00 a.m. There will be a total of 3 employees. According to the applicant the food truck will be placed on a paved location on the site and will take up 2 parking spaces. However, this does not impact overall parking since the site is the parking requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0445	Parking lot landscaping and site design changes to a previously approved commercial center	Approved by BCC	November 2020
VS-19-0339	Vacated and abandoned patent easements and a portion of right-of-way being Jones Boulevard	Approved by PC	June 2019
TM-18-500145	1 lot commercial subdivision	Approved by BCC	December 2018
UC-0789-16	Redesign of a convenience store, gas station, vehicle wash, smog check, and reduced the separation to a residential use	Approved by BCC	January 2017
UC-0525-14	Vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use, with a waiver to reduce driveway separation, and a design review for a shopping center - expunged	Approved by BCC	July 2014
ZC-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	R-E	Undeveloped
South	Neighborhood Commercial	C-1	Remaining undeveloped portion of the shopping center
East	Major Development Project (Southern Highlands)	R-2	Single family residential
West	Neighborhood Commercial	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Use Permit & Design Review

A use permit is required for a food cart when located outside a building. The purpose of the use permit and design review is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart is within an existing parking area that will not affect on-site parking or adjacent developments. The property has more than enough parking spaces to accommodate the proposed food cart use and when not in use the trailer will be removed from the site. Therefore, staff can support these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRIANA SERVICES

CONTACT: TRIANA SERVICES, 4660 S. EASTERN AVENUE, SUITE 202, LAS VEGAS, NV 89119

DRAFT

05/02/23 PC AGENDA SHEET

MOTION PICTURE PRODUCTION STUDIO EL CAMINO RD/RAFAEL RIVERA WAY

(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400019 (UC-20-0480)-ZL II, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) motion picture production studio; and 2) on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action)

RELATED INFORMATION:

APN:

176-02-501-021

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 8.7
- Project Type: Motion picture production studio
- Square Feet: 20,882 (office/warehouse)/69,900 (office)/38,118 (motion picture production studio)
- Parking Required/Provided: 468/468

History & Request

The plans depict an existing 128,900 square foot office/warehouse building approved by action of ZC-0046-12 in March 2012 by the Board of County Commissioners. A motion picture production studio for the filming of UFC productions was approved by the Zoning Administrator via ADR-19-900108 in March 2019. The applicant requested a use permit for a motion picture production studio with on-premises consumption of alcohol. The motion picture production studio will be utilized for fighting matches recorded for UFC's Contender Series.

Site Plans

The plans depict an existing office/warehouse building that is located within the northern portion of the project site. The building is set back between 192 feet to 305 feet from the south property line, along Rafael Rivera Way, and 20 feet from the west property line, adjacent to El Camino Road. The building is set back 140 feet and 163 feet from the north and east property lines, respectively. Access to the project site is granted via existing commercial driveways along El Camino Road. The project site requires 468 parking spaces where 468 parking spaces are provided.

Landscaping

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

Elevations

The photographs depict an existing 2 story building constructed of concrete tilt-up paneling with parapet walls. An aluminum storefront window system with multiple first and second story windows is depicted on the south elevation, oriented towards CC 215.

Floor Plans

The plans depict 69,900 square feet of office space, 20,882 square feet of office/warehouse space, and 38,118 square feet designated for the motion picture production studio. Alcohol service areas will be located on portions of the first and second floors of the building.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0480:

Current Planning

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

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 is seeking an extension of time for UC-20-0480. Since approval, the venue has hosted and served alcohol to the public by way of a caterer. Therefore, the activity has commenced within the 2 year time frame conditioned with the original approval. However, the

liquor license to the property is still pending. Consequently, out of caution, this extension of time has been filed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0725	Use permit, waivers, and design review for a recreational facility (event center)	Approved by BCC	February 2022
UC-20-0480	Motion picture studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Motion picture production studio and parking lot landscaping	Approved by ZA	March 2019
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permits for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	C-2	Undeveloped
South	Business Employment	M-D & R-E	Undeveloped
East	Business Employment	C-2	Undeveloped & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Staff believes the applicant has taken steps towards commencing the use permit. The applicant has hosted venues and served alcohol in conjunction with this use through a caterer. Also, they

applied for a liquor business license which is currently pending. It is for these reasons that staff is recommending approval of 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 15, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ZUFFA LANDCO

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

XXA

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-20-0480 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET- 23-400019</u> DATE FILED: <u>2/22/23</u></p> <p>PLANNER ASSIGNED: <u>Tyles</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>4-12-23</u></p> <p>PC MEETING DATE: <u>5-12-23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 300</u></p>
	PROPERTY OWNER	<p>NAME: <u>ZL II co Zuffa Landco</u></p> <p>ADDRESS: <u>6650 South Torrey Pines</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Zuffa Landco</u></p> <p>ADDRESS: <u>6650 South Torrey Pines Drive</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Brown, Brown and Premsrirut c/o Lora Dreja</u></p> <p>ADDRESS: _____</p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u></p> <p>TELEPHONE: <u>7025981408</u> CELL: _____</p> <p>E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: _____</p>

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 176-02-501-021

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: allow on-premise consumption of alcohol and general public admission in existing motion picture studio

(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 reviewing the status of the proposed application.

Ike Lawrence Epstein
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOV. 30, 2022 (DATE)
 By Ike Lawrence Epstein
 NOTARY PUBLIC: Tracy Long



*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.

23 - 400019

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL jbrown@brownlawlv.com

December 4, 2022

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


RE: Extension of Time UC-20-0480

Dear Sir/Madam:

In December 2020, ZL II LLC obtained approval of UC-20-0480 which allowed the general public into a motion picture studio located at 6650 South El Camino Road. Specifically, the public is allowed to watch live sporting events. UC-20-0480 also allowed on-premise consumption of alcohol.

Since approval the venue has hosted the general public and served alcohol by way of a caterer. The activity has therefore commenced within the two-year time frame conditioned with the approval. However, the liquor license to the property is still pending. Consequently, out of caution this Extension of Time is filed.

Respectfully,


Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

2

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> 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-20-0480 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>ZL II co Zuffa Landco</u> ADDRESS: <u>6650 South Torrey Pines</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Zuffa Landco</u> ADDRESS: <u>6650 South Torrey Pines Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brown, Brown and Premsrirut c/o Lora Dreja</u> ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>7025981408</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: _____

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 Property Owner (Signature)*

Ike Lawrence Epstein
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Nov. 30, 2022 (DATE)

By Ike Lawrence Epstein

NOTARY PUBLIC: Tracy Long



*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.

LAW OFFICE

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December 4, 2022

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500 South Grand Central Parkway
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Respectfully,


Lora Dreja
Land Entitlements
Brown, Brown and Premsirut

05/02/23 PC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

PEBBLE RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade.

Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-20-101-001

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 70 feet where a minimum of 200 feet is required per Table 30.44-1 (a 65% reduction).
2. Reduce the setback from a gasoline station (fueling canopy) to a residential use to 172 feet where a minimum of 200 feet is required per Table 30.44-1 (a 14% reduction).
3. Reduce the separation from a tavern to a residential use to 185 feet where a minimum separation of 200 feet is required per Table 30.44-1 (a 7.5% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a drive-thru talk box to face residential development where talk boxes shall be set back behind the building or face to minimize noise away from adjacent homes per Table 30.56-2.
2. Reduce the departure distance from the intersection of Fort Apache Road and Pebble Road to 168 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 11.6% reduction).

DESIGN REVIEWS:

1. Tavern.

2. Convenience store.
3. Gasoline station (fueling canopy).
4. Restaurant with drive-thru.
5. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: Tavern, convenience store, gasoline station, and restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 20 (tavern, convenience store, and restaurant with drive-thru)/19 (fueling canopy)
- Square Feet: 4,250 (tavern)/3,500 (convenience store)/1,500 (restaurant with drive-thru)
- Parking Required/Provided: 72/72

Neighborhood Meeting Summary

This is a request for a nonconforming zone change to reclassify 1.8 acres from an R-E zoning district to a C-2 zoning district for a commercial development. The applicant conducted a neighborhood meeting on September 6, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Seven neighbors were in attendance and expressed the following concerns: 1) traffic congestion; 2) too many gasoline stations in the area; 3) health hazards with having a gasoline station in proximity to residential development; 4) light pollution; 5) noise generated from the drive-thru talk box; and 6) landscape buffer on the east side of the property may attract transient persons. The consensus from the neighbors was that they wish to see the site remain residential rather than any sort of commercial use.

Site Plans

The plans depict a proposed commercial development consisting of 3 buildings, which include the following: 1) a tavern, located at the northwest corner of the site, adjacent to Pebble Road and Fort Apache Road; 2) a gasoline station (fueling canopy), centrally located within the site and to the west of the convenience store; and 3) a convenience store and restaurant with a drive-thru located on the east side of the site.

Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site.

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
Tavern	10	203	185	15
Gasoline Station	92	172	76	81
Convenience Store	128	70	66	171
Restaurant	93	70	145	171

Use permits are required to reduce the separation from the tavern, convenience store, and the gasoline station to the existing residential development to the east and the residential use to the south of the project site. The convenience store and restaurant with drive-thru consists of a single building. The convenience store and restaurant occupy the south and north portions of the building, respectively. The restaurant features a single, drive-thru lane measuring 11 feet in width that is located along the east side of the building. A drive-thru talk box is located immediately to the west of the drive-thru lane, necessitating a waiver of development standards as the talk box faces towards the existing residential development. The drive-thru lane exits into a two-way vehicle drive aisle measuring 24 feet in width. The commercial development requires 72 parking spaces where 72 parking spaces are provided. Access to the development is granted via a single commercial driveway along Fort Apache Road at the southwest corner of the site. A second commercial driveway is located at the northeast corner of the site, adjacent to Pebble Road, requiring a waiver of development standards reducing the departure distance from the intersection of Fort Apache Road. The increase to finished grade will occur along the east portion of the site, in proximity to the convenience store and restaurant building.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Fort Apache Road and Pebble Road. The street landscape area consists of trees, shrubs, and groundcover. A 10 foot wide landscape buffer, consisting of large Evergreen trees, is located along the east and south property lines adjacent to the existing and planned single family residential uses. A 5 foot wide landscape planter island extending the length of the convenience store and restaurant building, is located immediately to the west of the restaurant drive-thru lane. Seven trees will be planted within this landscape planter island. Parking lot landscaping is equitably distributed throughout the interior of the commercial development.

Elevations

The plans depict a proposed tavern with a height ranging from 17 feet to 20 feet to the top of the parapet wall. Varying rooflines have been incorporated into the overall design of the tavern. The building consists of a stucco exterior within an aluminum storefront window system. A decorative metal awning is located over the front entrance to the building (east elevation).

The convenience store and restaurant building measures between 17 feet to 20 feet in height to the top of the parapet wall. Varying rooflines have been incorporated into the overall design of the building. The west elevation (front entrance) of the building consists of a stucco exterior

with an aluminum storefront window system. A decorative metal awning is located above the entrance to the convenience store and restaurant. The restaurant drive-thru window is located on the east side of the building, oriented towards the existing residential development. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. All buildings will be painted with neutral colors, consisting of gray and blue. The gasoline station (fueling canopy) measures 19 feet in height with decorative stone veneer embellishments located at the base of the supporting columns. The metal canopy and supporting columns will be painted with blue and gray stucco, matching the color of the buildings within the development.

Floor Plans

The plans depict a tavern consisting of 4,250 square feet featuring a bar, dining, and kitchen area. The convenience store measures 3,500 square feet in area consisting of a general merchandise area, coolers, restrooms, and manager's office. The restaurant with drive-thru consists of an open shell space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed convenience store serves an important need for the community by providing easy access to essential goods and services and it is not believed that this use will generate significant noise, pollution, or other types of nuisances that would negatively impact the quality of life for nearby residents. The proposed gasoline station serves an important need for the community by providing easy access to essential goods and services and it is not believed that this use will generate significant noise, pollution, or other types of nuisances that would negatively impact the quality of life for nearby residents. The gasoline location is separated from the existing developed residential homes to the east with the convenience store building and intense landscape buffers. According to the applicant, due to the available space for the drive-thru window being limited, it is not possible to orient the talk box away from adjacent homes. The talk box is located 68 feet from the east property line and landscaping elements have been included to aid in noise mitigation. In addition to the intense landscape buffer along the east property line, landscaping will be provided adjacent to the talk box and in a 5 foot wide median island between the drive-thru and the residential property line. The applicant states they are unable to comply with the departure distance requirement due to an existing NV Energy transformer being located at the east boundary preventing the driveway from being located any further from the intersection. Similar reductions have been approved throughout Clark County and it is not believed that this reduction will have an adverse effect on traffic flow at this location. The excess fill is needed to ensure adequate drainage of the site. We expect the impact on the adjacent properties to be negligible. The exact amount of fill will not be set until the drainage study approval is received, efforts to minimize any fill will be taken and the site only elevated to meet drainage Code requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Compact Neighborhood (up to 18 du/ac); & Open Lands	R-E	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0111	A request to vacate and abandon right-of-way and patent easements 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

Comprehensive Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant states that following the adoption of the Master Plan, the planned land use for this area was changed to Mid-Intensity Suburban Neighborhood (MN). As the character of the neighborhood has changed, properties to the west of the site have also been rezoned C-2 (General Commercial) to provide future commercial services to the growing number of residential properties. Several planned commercial sites have been developed as residential in the half mile vicinity (APN 176-19-501-005 and southeast corner of Serene Avenue and Chieftain Street), removing possible commercial developments in the area. Both of these 2.5 acre sites were not at the intersection of 2 arterial streets, as is this parcel, making this one of a logical choice for commercial development, where high volumes of traffic exist making vehicle access easy. Public Works is starting construction of full off-site improvements on Fort Apache Road including sidewalk, multiple travel lanes in each direction, and planned underground facilities for

future traffic signal at Pebble Road and Fort Apache Road. The applicant believes that the proposed development is compatible with existing developments and is appropriate for the area.

To the west of the project site, across Fort Apache Road, are 4 undeveloped parcels zoned C-2 (ZC-0918-05) with a planned land use of Corridor Mixed-Use. To the north of the site, across Pebble Road, is an undeveloped parcel zoned R-E with planned land uses of Mid-Intensity Suburban Neighborhood, Compact Neighborhood, and Open Lands. To the east of the proposed development is an existing single family residential development zoned R-2 with a planned land use of Mid-Intensity Suburban Neighborhood. To the south of the site is an undeveloped parcel zoned R-E with a planned land use of Mid-Intensity Suburban Neighborhood. While the proposed development is located on the corner of 2 arterial streets, there is 10 acres of undeveloped C-2 zoned property immediately to the west of the site, across Fort Apache Road that has yet to be developed. Staff finds the existing residential uses immediately to the east and south of the site are lower intensity uses than the proposed commercial development. Based on the character of the surrounding area, undeveloped parcels to the north and south that are planned for residential uses, and an existing single family residential development to the east, staff finds the proposed zoning would not be consistent and compatible with the surrounding area.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

According to the applicant, the proposed project will provide much needed commercial options for an area heavily saturated with existing and proposed residential subdivisions. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. The applicant believes that the proposed zoning district is compatible and appropriate.

The intent of the C-2 (General Commercial) district is to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres. The C-2 zoning district is the most intense form of commercial zoning, which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds the requested zoning is premature, and the intensity of the uses associated with the zoning district are not compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates the project is not anticipated to have substantial adverse effects on services and facilities. Additionally, any necessary services and infrastructure are already present in the area.

There has been no indication from various service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the proposed C-2 (General Commercial) zoning designation is consistent with Policy 1.4.5 of the Master Plan. The subject site acts as a buffer between the existing residential properties to the east and the public right-of-way.

Staff finds the intensity of the proposed commercial development, which includes a tavern, convenience store, and restaurant with drive-thru, is not compatible with the adjacent parcels with existing and planned residential uses.

Summary

Zone Change

Staff finds that there has been no change in law, policies, and trends that makes this request appropriate for the area. A single family residential development with R-2 zoning is located immediately to the east of the project site, while an undeveloped parcel with a planned land use of Mid-Intensity Suburban Neighborhood is located to the south. The reclassification of this site to a C-2 zone would allow the proposed commercial development within a zoning district that is not compatible with the existing and planned residential land uses in the area. The intent of the district is for sites which are typically greater than 10 acres. The C-2 zoning district is the most intense form of commercial zoning which permits many uses by right, including minor training facilities, instruction training facilities, tattoo parlors, and the sale of packaged beer, wine, and liquor. Staff finds the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to C-2 zoning. Therefore, staff recommends denial.

Use Permits

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

The intent of the required 200 feet of separation distance from a convenience store, gasoline station, and tavern to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. The reduced separation between the convenience store, tavern, and residential use is a result of the site being overbuilt. Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing residential development may have the following impacts: 1) a reduction

in air quality through the release of vapors during vehicle fueling; and 2) noise during the evening hours. Although the applicant has increased the required landscaping from the required 5.5 feet to 10 feet adjacent to the residential uses along the east and south property lines, this request is a self-imposed burden. Therefore, staff recommends denial.

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 is concerned the proximity of the drive-thru talk box, which is set back 68 feet from the east property line, will potentially impact the existing single family residential development. More specifically, the drive-thru talk box may potentially become a nuisance to the adjacent property owners during the evening hours of the restaurant. Staff finds the building can be redesigned orienting the talk box away from the existing residential development. Therefore, staff recommends denial.

Design Reviews #1 through #4

The design of the proposed tavern, convenience store, and restaurant feature variations in building height contributing to breaking-up the mass of commercial buildings. While height, color, and material variations have been incorporated into the design of the buildings, staff finds the requested C-2 zoning is not compatible with the adjacent residential uses adjacent to the site. Therefore, since staff does not support the zone change, use permit, and waivers of development standards requests for this project, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Pebble Road commercial driveway. The applicant placed the driveway as far east as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #5

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 7, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0110-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>23-0110</u> DATE FILED: <u>3/2/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>INTERPRET</u> TAB/CAC DATE: <u>4/12/23</u> PC MEETING DATE: <u>5/2/23 @ 7:00 P.M.</u> @ <u>6:00 PM</u> BCC MEETING DATE: <u>6/7/23 @ 9:00 A.M.</u> FEE: <u>\$3,011.50</u>
	PROPERTY OWNER NAME: <u>The Diane Lee Robertson Epstein Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>
	APPLICANT NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-20-101-001
 PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd and Fort Apache Rd
 PROJECT DESCRIPTION: Pebble and Fort Apache SEC

(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.

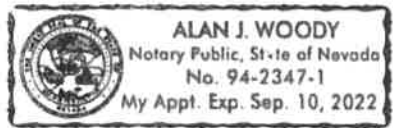
Diane Epstein
 Property Owner (Signature)*

Diane Epstein
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2022 (DATE)
 By Diane Epstein

NOTARY PUBLIC: Alan J. Woody



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

February 15, 2023

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

NZC-23-0110

**Re: Pebble & Fort Apache SEC
Justification Letter
APN: 176-20-101-001**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting justification for a Non-Conforming Zone Change, Waivers of Development Standards, Design Reviews, and Conditional Use Permits for a proposed 2.5 gross acre commercial site.

Project Description:

The proposed project is a 2.5 gross acre commercial site, located to the south of Pebble Road and east of Fort Apache Road. Currently, the site is zoned R-E (Rural Estates Residential), with a planned land use MN (Mid-Intensity Suburban Neighborhood). We are requesting a non-conforming zone change to C-2 (General Commercial).

The project will consist of a convenience store (3,500 sq. ft.) with gas pumps, an attached fast-food drive-thru space (1,500 sq. ft.), and a tavern (4,250 sq. ft.), to total 9,250 sq. ft. of commercial space. There will be 72 parking spaces provided on-site as required by Title 30.60.030, a bicycle parking area will be provided in a bicycle rack for 4 bicycles, located on the north side of the proposed drive thru retail building.

The project site is bounded by properties with the following zoning categories and planned land uses:

- North and South: R-E (Rural Estates Residential); MN (Mid-Intensity Suburban Neighborhood); Undeveloped
- East: R-2 (Medium Density Residential); MN (Mid-Suburban Neighborhood); Developed
- West: C-2 (General Commercial); CM (Corridor Mixed-Use); Undeveloped

Non-Conforming Zone Change

This request is for a non-conforming zone change from R-E (Rural Estates Residential) to C-2 (General Commercial) on the following standards:

- a) A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

Following the adoption of the Transform Clark County Master Plan, the Planned Land Use for this area was changed to MN (Mid-Intensity Suburban Neighborhood). As the character of the neighborhood has changed, properties to the west of the site have also been rezoned C-2 (General Commercial) to provide future commercial services to the growing number of residential properties. Several planned commercial sites have been developed as residential in the half mile vicinity (APN 176-19-501-005 &

Page 1 | 4



southeast corner of Serene & Chieftain), removing possible commercial development in the area. Both of these 2.5-acre sites were not at the intersection of two arterial streets, as is this parcel, making this more of a logical choice for commercial development, where high volumes of traffic exist making vehicle access easy. Clark County Public Works is starting construction of full offsite improvements in Fort Apache Road including sidewalk, multiple travel lanes in each direction, and planned underground facilities for future traffic signal at Pebble and Fort Apache. As such, we believe that the proposed development is compatible with existing development and appropriate for the area.

- b) *The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and*

The proposed project will provide much needed commercial options for an area heavily saturated with existing and proposed residential subdivisions. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. As such, we believe that the proposed zoning district is compatible and appropriate.

- c) *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed; and*

The project is not anticipated to have substantial adverse effects on services and facilities. RISE reports have been prepared to show a more precise impact on public infrastructure and facilities. Additionally, any necessary services and infrastructure are already present in the area.

- d) *The proposed amendment conforms to other applicable adopted plans, goals, and policies.*

The proposed C-2 (General Commercial) zoning designation is consistent with Policy 1.4.5 of the Transform Clark County Master Plan. The subject site acts as a buffer between the existing residential properties to the east and the public right-of-way.

Waiver of Development Standards – Departure Distance

This request is to reduce the departure distance from the intersection of Pebble Road & Fort Apache Road and the commercial driveway located along Pebble Road to 168.25 ft. where a minimum of 190 ft. is required (approx. 11.6% reduction) per Uniform Standard Drawing 222.1. We are unable to comply with the departure distance requirement due an existing NV Energy transformer being located at the east boundary preventing the driveway from being located any further from the intersection. Similar reductions have been approved throughout Clark County and it is not believed that this reduction will have an adverse effect on traffic flow at this location.

Waiver of Development Standards – Drive-Thru Service

This request is to waive development standards requiring drive-thru windows to have talk boxes set back behind the building or face to minimize noise, away from adjacent homes per Table 30.56-2. Due to the available space for the drive-thru window being limited, it is not possible to orient the talk box away from adjacent homes. The talk box is located 68 ft. from the east property line and landscaping elements have been included to aid in noise mitigation. In addition to the intense landscape buffer along the east property line, landscaping will be provided adjacent to the talk box and in a 5 ft wide median island between the drive thru and the residential property line.



Special Use Permit– Convenience Store Separation from Residential Use

This request is to reduce the separation from a convenience store to a residential use to 70 ft. to the east and 65.5 ft. to the south where Table 30.44-1 requires a minimum 200 ft. separation from any residential use on a separate property. The proposed convenience store serves an important need for the community by providing easy access to essential goods and services and it is not believed that this use will generate significant noise, pollution, or other types of nuisances that would negatively impact the quality of life for nearby residents.

Special Use Permit – Gasoline Station Separation from Residential Use

This request is to reduce the separation from a gasoline station to a residential use to 172 ft. to the east and 76.5 ft. to the south where Table 30.44-1 requires a minimum 200 ft. separation from any residential use on a separate property. The proposed gasoline station serves an important need for the community by providing easy access to essential goods and services and it is not believed that this use will generate significant noise, pollution, or other types of nuisances that would negatively impact the quality of life for nearby residents. The gasoline location is separated from the existing developed residential homes to the east with the C-Store building and intense landscape buffers.

Design Review – Architecture

This request is for a design review of the architecture for the proposed convenience store with an attached fast-food drive-thru and a tavern. The buildings will be wood frame structures with storefront glass at the entrances. The C-store and Fast Food building will have covered canopy areas at building entrances. The tavern and C-store/Drive Thru bulldogs at 20ft in height. The fuel canopy is 19-t in total height. The roof lines have varying heights building articulations and undulations with building walls to visually break up the building massing. In addition, multiple building colors are being proposed for each building to create additional visual enhancement of the structures. The buildings will be finished with DryVit (commercial grade stucco) with at least 2 colors per building. Lighting is proposed to be on buildings and low-level poles which will all be shielded directing light downward to prevent any light spilling into adjacent sites. In addition, fuel canopy will have full recessed lighting with shielding to direct light downward to fuel area and prevent any spillage into adjacent properties or roadways. All signage and lighting will be processed as a separate design review and is mentioned here to provide details about the site design.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of up to 4-ft. where a 3 ft. maximum is allowed per Title 30.32.040-9. The excess fill is needed to ensure adequate drainage of the site. We expect the impact on the adjacent properties to be negligible. The exact amount of fill will not be set until the drainage study approval is received, efforts to minimize any fill will be taken and the site only elevated to meet drainage code requirements.

We are hopeful that the information contained in this response addresses your review concern. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,



A handwritten signature in black ink, appearing to read 'Jeremiah Johnson'.

Jeremiah Johnson
Land Planner

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

PEBBLE RD/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
176-20-101-001

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of way along Fort Apache Road and Pebble Road. The vacation of the right-of-way is necessary to accommodate the required detached sidewalks along the streets. The plans also depict the vacation and abandonment of 33 foot wide government patent easements along the east and south boundaries of the project site. The patent easements are no longer necessary for right-of-way or utility purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-E	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

Related Applications

Application Number	Request
NZC-23-0110	A nonconforming zone change to C-2 for a tavern, convenience store, gasoline station, and restaurant with drive-thru is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-of-way for detached sidewalk that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 7, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89118**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #): _____

DEPARTMENT USE

APP. NUMBER: VS-23-0111 DATE FILED: 3/2/23
 PLANNER ASSIGNED: MNO
 TABICAC: ENTERPREDE TABICAC DATE: 4/12/23
 PC MEETING DATE: 5/2/23 @ 7:00 P.M. @ 6:00 PM
 BCC MEETING DATE: 6/7/23 9:00 A.M.
 FEE: \$875.00

PROPERTY OWNER

NAME: The Diane Lee Robertson Epstein Family Trust
 ADDRESS: 11510 Mystic Rose Ct
 CITY: Las Vegas STATE: NV ZIP: 89138
 TELEPHONE: 702-767-7364 CELL: _____
 E-MAIL: umerzmalik1@gmail.com

APPLICANT

NAME: Umer Malik
 ADDRESS: 11510 Mystic Rose Ct
 CITY: Las Vegas STATE: NV ZIP: 89138
 TELEPHONE: 702-767-3764 CELL: _____
 E-MAIL: umerzmalik1@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Taney Engineering, Attn: Elisha Scrogum
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702-362-8844 CELL: _____
 E-MAIL: elishas@taneycorp.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-20-101-001

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd and Fort Apache Rd

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.

Diane Epstein
Property Owner (Signature)*

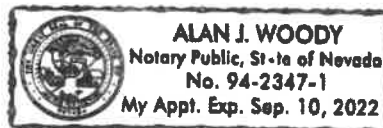
Diane Epstein
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 25, 2022 (DATE)

By Diane Epstein

NOTARY PUBLIC: Alan J. Woody



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 10, 2023

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

VS-23-0111

**Re: Pebble & Fort Apache SEC
Justification Letter
APN: 176-20-101-001**

PLANNER
COPY

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting justification for a patent easement and right-of-way vacation.

Patent Easement Vacation:

We are requesting to vacate a 33 ft. portion of a patent easement.

Due to the proposed use of the subject parcel as a commercial development, the stated patent easement is no longer necessary.

Right-of-Way Vacation:

We are requesting to vacate 5 ft. portions of Fort Apache Road and Pebble Road, public right-of-ways conveyed to Clark County.

We are requesting portions of the right-of-ways be vacated so that a 5 ft. detached sidewalk may be constructed along Fort Apache Road and Pebble Road.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

05/02/23 PC AGENDA SHEET

PATIO COVER
(TITLE 29)

NEW PROVIDENCE ST/RINGROSE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0113-MDG LIVING TRUST, ET AL:

USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within the Southern Highlands Master Planned Community.

Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action)

RELATED INFORMATION:

APN:
191-08-412-005

USE PERMIT:
Reduce the rear setback of a proposed patio cover to 6 feet 3 inches where a minimum of 10 feet is required per Southern Highlands modified development standards (a 37% reduction).

LAND USE PLAN:
ENTERPRISE - SOUTHERN HIGHLANDS - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 12863 New Providence Street
- Site Acreage: 0.2
- Project Type: Patio cover rear setback reduction
- Building Height: 10 feet, 6 inches (proposed attached patio cover)
- Square Feet: 208 (proposed patio cover)/2,160 (existing residence)

Site Plan

The plan depicts an existing single family residence with a proposed patio cover to be attached to the southeast corner of the residence (within the rear yard). The site plan shows that the proposed patio cover has an overall area of 208 square feet and will be set back 6 feet 3 inches from the rear property line. Southern Highlands modified development standards requires a rear setback of 10 feet for patio covers.

Landscaping

Landscaping exists throughout the front, side, and rear yards. The east portion of the site includes lush landscaping and an existing swimming pool. The southern portion of the site (rear yard) also includes existing landscaping. Additional landscaping is neither required nor a part of this request.

Elevations

The proposed patio cover has an overall height of 10 feet 6 inches and will be attached to south (rear) facing elevation of the existing residence. Furthermore, the patio cover will be constructed of Alumawood to match the existing residence.

Applicant's Justification

Per the applicant, the property owner has an application under review by the Building Department (BD22-52136) and approval from the Southern Highlands Home Owners' Association. The rear yard has existing landscaping maintained in good condition and adding the patio cover will allow the property owner to utilize the backyard efficiently.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Southern Highlands - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential
South	Open Lands	R-U	Undeveloped
West	Southern Highlands - Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Comprehensive 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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The property owner submitted current photos showing that there is an existing retaining/screen wall with mature landscaping which will be adjacent to the proposed patio cover. The photos depict a well maintained rear yard with lush landscaping. Staff finds that reducing the patio cover setback from the rear property line will not pose a negative impact to the surrounding neighbors due to the existing retaining/screen wall along the south property line and the existing landscaping which is a sufficient visual and physical buffer. In addition, the parcel to the south is undeveloped. Lastly, the property owner has an application under review by the Building Department (BD22-52136); therefore, 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 Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CUSTOM OUTDOOR LIVING, INC.

CONTACT: CUSTOM OUTDOOR LIVING, INC, 7200 S. MONTESSOURI ST., SUITE #110, LAS VEGAS, NV 89113



LAND USE APPLICATION

5A

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) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>UC-23-0113</u> DATE FILED: <u>3/7/23</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/12/23</u> PC MEETING DATE: <u>5/2/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>MDG Living Trust & Graham Melissa D Trs</u> ADDRESS: <u>12863 New Providence St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-236-7304</u> CELL: _____ E-MAIL: <u>melissa@richardharrislaw.com</u>
	APPLICANT NAME: <u>Nicole Skinner (Custom Outdoor Living)</u> ADDRESS: <u>7200 S Montessori St #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-614-7650</u> CELL: _____ E-MAIL: <u>nicole@customoutdoorliving.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Nicole Skinner (Custom Outdoor Living)</u> ADDRESS: <u>7200 S Montessori St #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-614-7650</u> CELL: _____ E-MAIL: <u>nicole@customoutdoorliving.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 19108412005
 PROPERTY ADDRESS and/or CROSS STREETS: 12863 New Providence St, Las Vegas, NV, 89141
 PROJECT DESCRIPTION: Construct an attached solid aluminum patio cover, reduce rear setback from 10' to 5'

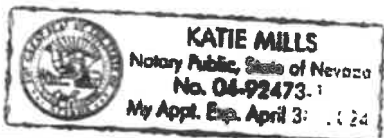
(I/We) the undersigned swear and say that (I/We) are the owner(s) of record on the Tax Rolls of the property involved in this application or (am/are) otherwise qualified to initiate this application under Clark County Code that the information on the attached legal description, all plans and drawings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

MDG
 Property Owner (Signature)*
Melissa Graham
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/13/23 (DATE)

By Katie Mills
 NOTARY PUBLIC [Signature]



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



Date: January 20, 2023

Regarding: Justification letter

UC-23-0113

To Whom it May Concern,

I am writing this justification letter to request that the rear setback at 12863 New Providence St, Las Vegas, NV, 89141 be reduced from 10' to 6' to accommodate a patio cover per the designed plans. We currently have a permit BD22-52136 that is awaiting corrections for this issue. We also have a letter from Southern Highlands HOA that approves of the reduction in setback.

Regards,

Nicole Skinner

Operations Manager

EASEMENTS
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:

VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-210-003; 176-23-210-004; 176-23-210-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict a request to vacate and abandon a 10 foot wide public utility and flood control easement (document 20031265:01800) located on an easterly portion of APN 176-23-210-004. The applicant indicates that the public easement is no longer needed for development and the site will be provided with connection to adjacent roadways and utilities as per the approved civil improvement plans (PW20-16163).

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0225	Site lighting for a previously approved shopping center	Approved by BCC	July 2021
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021
DA-20-900475	Development Agreement	Approved by BCC	November 2020
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0725	Waiver to allow alternative landscaping and design review for modifications to an approved shopping center	Approved by BCC	November 2019
WC-19-400122 (NZC-18-0915)	Waiver of conditions for a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center	Approved by BCC	November 2019
NZC-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, waivers for modified driveway and separation, and design review for a shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Undeveloped
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D, M-1, & C-1	Warehouse & undeveloped
West	Corridor Mixed-Use	H-2 & C-2	Retail shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW & BLUE DIAMOND SOUTHEAST, LLC

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS 23-012</u>	DATE FILED: <u>3/6/23</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>4/12/2023</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>5/2/2023</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875 -</u>	

PROPERTY OWNER	NAME: <u>Rainbow and Blue Diamond Southeast</u>
	ADDRESS: <u>5055 W. Patrick Lane, Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-221-5634</u> CELL: _____
	E-MAIL: <u>mstone@capwestdev.com</u>

APPLICANT	NAME: <u>Capital West Development</u>
	ADDRESS: <u>5954 Edmond Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-221-5634</u> CELL: <u>702-271-6515</u>
	E-MAIL: <u>kkent@capwestdev.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Lochsa Engineering (Demetrius Karanikolas)</u>
	ADDRESS: <u>6345 S. Jones Blvd, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>demetrius@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-210-004, 176-23-210-003, 176-23-210-005

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd and Rainbow Blvd

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

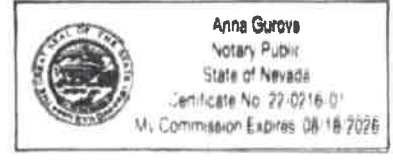
[Signature]
 Property Owner (Signature)*

Michael J. Dean
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 01/19/2023 (DATE)
 By ANNA GUROVA

NOTARY PUBLIC: [Signature]



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

January 18, 2023

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

VS-23-0112

**PLANNER
COPY**

Subject: Rainbow Blvd at Blue Diamond Rd (SEC): Vacation of Easement for Road, Public Utilities, and Flood Control (APN: 176-23-210-004)
Lochsa Engineering Project No. 171162

To Whom It May Concern:

This letter is intended to provide as justification to vacate an existing ten foot wide (10') easement for road, public utilities and flood control located on APN 176-23-210-004. The parcel consists of approximately 0.64 acres +/- . This parcel is located within a commercial subdivision with the adjacent parcels (176-23-210-003, 176-23-210-006, and 176-23-210-007). Future development will consist of several retail buildings, restaurant, "C" store and QSR (quick service restaurants). The easement was granted per OR:20031205:03272. A technical drainage study (reference PW19-18122) was prepared for the subject site which addressed the easement we are now requesting to be vacated with this request. The previous parcels have been combined into a commercial subdivision so a public roadway is no longer require to provide access to the adjacent parcels. Additionally we are requesting the vacation of the existing utility easement as the utility requirements will be provided on-site with connection to adjacent roadways as per the approved civil improvement plans (PW20-16163).

We respectfully request a favorable review and approval to our request to vacate this existing easement for road, public utilities, and flood control.

If you have any questions or concerns, please contact our office at your earliest convenience.

Sincerely;

LOCHSA ENGINEERING



Demetrius Karanikolas, P.E.
Principal

05/03/23 BCC AGENDA SHEET

MONORAIL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:

USE PERMIT for a monorail.

DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District.

Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action).

RELATED INFORMATION:

APN:

162-09-302-006; 162-09-703-024; 162-16-410-056; 162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-015; 162-17-201-017; 162-17-202-001; 162-17-202-003; 162-21-301-001; 162-21-301-003; 162-21-301-020; 162-21-615-003; 162-21-615-005; 162-21-801-005; 162-22-105-001; 162-22-203-001; 162-22-303-001; 162-22-303-004; 162-22-308-001; 162-22-308-009; 162-22-312-002; 162-22-312-003; 162-22-403-001; 162-22-501-001; 162-33-101-019; 177-05-510-002; 177-08-803-014

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE
WINCHESTER/PARADISE - CORRIDOR MIXED-USE
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 302
- Project Type: Monorail (underground people mover system)

History and Request

Previous land use applications were approved to allow a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 is a Project of Regional Significance which expands the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. UC-22-0412 was previously approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop.

This request is a Project of Regional Significance for additional stations and extensions to the existing monorail (underground people mover system) alignments. Portions of this project are also within the City of Las Vegas to the north and northwest. The new stations and extensions will also operate underground in the vicinity of the Resort Corridor, Allegiant Stadium, the University of Nevada, Las Vegas, Town Square Las Vegas, and Blue Diamond Road/Las Vegas Boulevard South. As previously approved, this system will operate with autonomous vehicles on paved routes within the underground tunnels. In addition, an amendment to the franchise agreement is required to be approved concurrently by the Board of County Commissioners with this application since there are new stations and new extensions. Lastly, this application is only for the alignment of the monorail; therefore, individual stations will be reviewed with future land use applications.

Site Plan

The submitted site plan depicts an addition to the previously approved monorail (underground people mover system) - the Vegas Loop. This project includes new stations and extensions which traverse from south of Sahara Avenue/Las Vegas Boulevard South to Blue Diamond Road/Las Vegas Boulevard South and between Maryland Parkway and Decatur Boulevard. Overall, the additional alignments are approximately 25 miles long. The site plan shows that the 18 new stations and extensions are primarily on the south, east and west sides of the Resort Corridor.

Proposed stations with this application:
• Las Vegas Boulevard South and Elvis Presley Boulevard
• 3025 Sammy Davis Jr. Drive
• The Westin Hotel
• Las Vegas Boulevard South and Harmon Avenue
• Spring Mountain Road and Twain Avenue
• Spring Mountain Road and Procyon Street
• UNLV Gaming
• UNLV Athletics 1

Proposed stations with this application:
• UNLV Athletics 2
• UNLV Housing 1
• UNLV Housing 2
• Thomas & Mack 2
• 4769 Deckow Lane
• The Virgin Resort Hotel
• Harmon Square
• 5051 Las Vegas Boulevard South
• Town Square Las Vegas
• Blue Diamond and Las Vegas Boulevard South

Per the submitted plans there are 25 new extensions which further connects the new and previously approved stations. For example, the extensions connect from previously approved stations from the Resort Corridor and branch eastward utilizing easements beneath the rights-of-way such as Sahara Avenue, Elvis Presley Boulevard, Sands Avenue, Flamingo Road, and Harmon Avenue. Examples for extensions west of the Resort Corridor are located along Dean Martin Drive, Sammy Davis Jr. Drive, Frank Sinatra Drive, and Valley View Boulevard. The applicant submitted an easement map book which shows dedicated public rights-of-way which will be utilized for the underground tunnels. The full list of extensions with this application are listed below:

Extensions	
From:	To:
West Sahara Avenue/Union Pacific Railroad	East Sahara Avenue/Commercial Center Drive
East Sahara Avenue/Paradise Road	Elvis Presley Boulevard/Paradise Road
Convention Center Drive/Paradise Road	Paradise Road/Tropicana Avenue
36 South University Center Drive	University Center Drive (Eastern portion of right-of-way only)*/De Met Drive
Paradise Road/East Bell Drive	Palo Verde Road/East Bell Drive
Palo Verde Road/Tropicana Avenue	Palo Verde Road/East Bell Drive
Circus Circus Drive/Las Vegas Boulevard South	Circus Circus Drive/South Sammy Davis Jr Drive
Circus Circus Drive/Sammy Davis Jr Drive	Dean Martin Drive/Tropicana Avenue
Dean Martin Drive/Frank Sinatra Drive/Sammy Davis Jr. Drive	3333 Al Davis Way (refer to map)
West Desert Inn Road/Las Vegas Boulevard South	Desert Inn Road/South Valley View Boulevard
East Twain Avenue/South University Center Drive	South Valley View Boulevard/Spring Mountain Road

Extensions	
From:	To:
South Valley View Boulevard/West Desert Inn Road	South Valley View Boulevard/Tropicana Avenue
Procyon Street/West Desert Inn Road	Procyon Street/West Twain Avenue
South Valley View Boulevard/West Twain Avenue	Dean Martin Drive/West Twain Avenue
Flamingo Road/Las Vegas Boulevard South	Flamingo Road/South University Center Drive
East Harmon Avenue/Frank Sinatra Drive	East Harmon Avenue/South University Center Drive
Las Vegas Boulevard South/Tropicana Avenue	Frank Sinatra Drive/Tropicana Avenue
Sands Avenue/Koval Lane	Tropicana Avenue/Koval Lane
Las Vegas Boulevard South/Mandalay Bay Road	Giles Street/Mandalay Bay Road
Las Vegas Boulevard South/Four Seasons Drive (Southern portion of right-of-way only)*	Haven Street/Four Seasons Drive (Southern portion of right-of-way only)*
East Dewey Drive/Las Vegas Boulevard South	96 East Dewey Drive
West Russell Road/Polaris Avenue	West Hacienda Avenue/Polaris Avenue
West Hacienda Avenue/Polaris Avenue	West Hacienda Avenue/Dean Martin Drive
Las Vegas Boulevard South/Sunset Road	Sunset Road/Paradise Road
Las Vegas Boulevard South/Russell Road	Las Vegas Boulevard South/Blue Diamond Road

*The portion of public right-of-way as shown within the easement map book.

Applicant's Justification

The submitted justification letter states that this use permit will add 18 stations and approximately 25 miles of tunnels (extensions) to the Vegas Loop monorail as a part of UC-20-0546. Station designs will be submitted for an administrative design review at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0412	Station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) in a figure 8 loop which connects the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel	Approved by BCC	October 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail (underground people mover system) which extends from Sahara Avenue along Las Vegas Boulevard S (Resort Corridor) to Russell Road	Approved by BCC	October 2021
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Numerous prior land use applications are associated with all the project parcels; however, these applications are related to the monorail.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Retail tourist uses along Las Vegas Boulevard
South	Entertainment Mixed-Use	R-E, M-D, H-1, & RVP	Undeveloped & Oasis Las Vegas RV Resort
East	Corridor Mixed-Use, Public Use, Mid-Intensity Suburban Neighborhood, Business Employment Neighborhood Commercial, Urban Neighborhood (from 8 du/ac to greater than 18 du/ac)	P-F, R-3, R-4, R-5, C-1, C-2, & U-V,	UNLV, multiple family residential, retail, commercial complexes, offices, & Harry Reid International Airport
West	Entertainment Mixed-Use & Light Manufacturing	H-1, M-1, C-2, R-4, R-5, R-E, M-D, U-V, & C-1	Resort hotels, industrial complex, & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Use Permit & Design Review

Staff finds that these requests will establish 18 additional stations and 25 new extensions on a previously approved monorail line, and therefore, will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations and extensions, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Urban Specific Policy 28 which encourages unique transportation opportunities and Policy 1 which encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. Staff supports these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to please continue coordination efforts as the project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a Point of Connection (POC) is required, you may find instructions for submitting a POC request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, PRE and POST construction televising of CCWRD sewers is required for sewers in close proximity of the Developer's project; and tunnels are required to be at least 40 feet deep at major streets.
- Plan Review Requirements:
 - Regardless of discharge location:
 - Provide connection details on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
 - Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
- If discharging into Storm Drain:
 - Upload supplemental plans approved by the Building Department (CCBD) to the PIPES Portal for CCWRD review.
- If discharging into Sanitary Sewer:
 - Ensure the following is addressed on these plans:
 - No groundwater is allowed to discharge to sewer (including any perforated pipe around underground structures).
 - A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
 - A Rain Diversion Structure (i.e., Trench Drain) is required at every ramp entrance.
 - Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet. 1 Sump pump = 5 ERUs.
 - Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, VEGAS LOOP, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (N2C)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0126</u> DATE FILED: <u>3/8/23</u></p> <p>PLANNER ASSIGNED: <u>JOR</u></p> <p>TAB/CAC: <u>ENT: 4/12</u> <u>PAK: 4/11</u> <u>WIN: 4/11</u> TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>5/3/2023</u></p> <p>FEE: <u>PRS FEES - \$950</u></p>
	PROPERTY OWNER	<p>NAME: <u>COUNTY OF CLARK(LV CONV AUTH)</u></p> <p>ADDRESS: <u>3150 PARADISE RD</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>TBC - THE BORING COMPANY</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>TYLER FAIRBANKS</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____</p>

1 of 19

ASSESSOR'S PARCEL NUMBER(S): 162-09-703-024

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd x Elvis Presley

PROJECT DESCRIPTION: Station

(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.

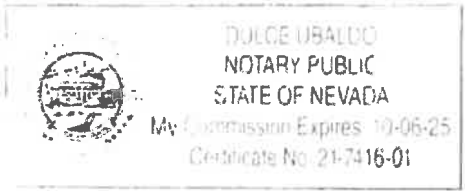
Stem U. Hill Stem U. Hill
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 26, 2022 (DATE)

By Lisa Garcia

NOTARY PUBLIC J. Garcia



*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 Page 1 of 22



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>SHAC MT LLC</u> ADDRESS: <u>3025 SAMMY DAVID JR DR</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(310) 444-4221</u> CELL: _____ E-MAIL: <u>JR@cochisecap.com</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____	

2

ASSESSOR'S PARCEL NUMBER(S): 162-09-302-006

PROPERTY ADDRESS and/or CROSS STREETS: 3025 SAMMY DAVIS JR DR

PROJECT DESCRIPTION: Station

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 M. Telle David M. Telle
 Property Owner (Signature)* Property Owner (Print)

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



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>H C I-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P C/O DIRECTOR OF FIN</u> ADDRESS: <u>160 E FLAMINGO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

3

ASSESSOR'S PARCEL NUMBER(S): 162-16-410-056

PROPERTY ADDRESS and/or CROSS STREETS: 160 E FLAMINGO RD

PROJECT DESCRIPTION: Vegas Loop Station

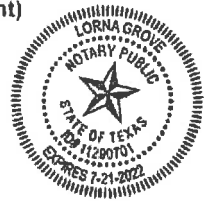
(I We) the undersigned swear and say that (I am We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description all plans, and drawings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

PRW _____ Paul R. Womble
 Property Owner (Signature)* Property Owner (Print)

STATE OF Texas
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON April 29 2022 (DATE)
 By Paul R Womble

NOTARY PUBLIC: Lorna Groves



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



LAND USE APPLICATION

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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>POLV, LLC</u> ADDRESS: <u>1510 W LOOP SOUTH</u> CITY: <u>HOUSTON</u> STATE: <u>TX</u> ZIP: <u>77027</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

4

ASSESSOR'S PARCEL NUMBER(S): 162-21-301-001 162-21-301-003, 162-21-301-020

PROPERTY ADDRESS and/or CROSS STREETS: S Las Vegas Blvd x E Harmon Ave

PROJECT DESCRIPTION: Center Strip Resort Station

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

[Signature] Steven L. Scheinthal, Manager
 Property Owner (Signature) Property Owner (Print)

STATE OF Texas
 COUNTY OF Harris

SUBSCRIBED AND SWORN BEFORE ME ON 7/19/22 (DATE)
 BY Steven L. Scheinthal

NOTARY PUBLIC [Signature]

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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>CMR REALTY, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____	

5

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-003

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

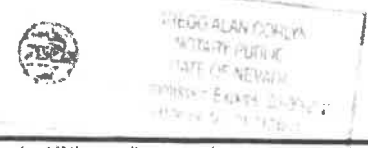
(I/We) the undersigned swear and say that (I am/We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am/are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and drawings 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 Choo (Manager of CMR Realty, LLC)
Property Owner (Print)

STATE OF NV
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/21/20 (DATE)

By _____
NOTARY PUBLIC: _____



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



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"/> 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) (ORIGINAL APPLICATION #) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>3500-3675 PROCYON, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-004, -006, -008 -010, -012, -013

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

(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] David Choo (Manager of 3500-3675 Procyon, LLC)
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/30/2023 (DATE)
 By [Signature]
 NOTARY PUBLIC [Signature]



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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	PROPERTY OWNER NAME: <u>Fairgrounds Drive Retail, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____	

7

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-009, -017

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

(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.

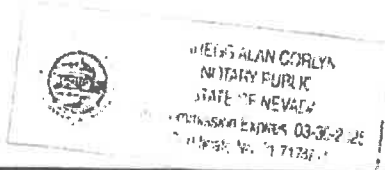
Property Owner (Signature) _____

David Choo (Manager of Fairgrounds Drive Retail, LLC)
Property Owner (Print) _____

STATE OF CA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/3/2023 (DATE)

By David Choo
NOTARY PUBLIC _____



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>MBSC, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMSVF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

8

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-007

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

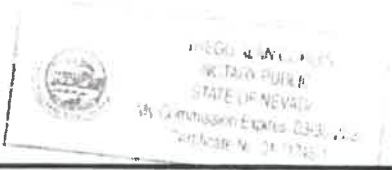
PROJECT DESCRIPTION: Station

I, We) the undersigned swear and say that (I am, We are) the owner(s) of record or 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 Choo (Manager of MBSC, LLC)
Property Owner (Print)

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME ON 7/3/2024 (DATE)

By _____
NOTARY PUBLIC: _____



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>S VALLEY VIEW TWAIN, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-015

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

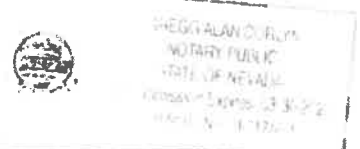
(I/We) the undersigned swear and say that I/ am. We are) the owner(s) of record on the Tax Rolls of the property involved in this application or (am/ are) otherwise qualified to initiate this application under Clark County Code. That the information on the attached legal description, all plans, and drawings 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 Chou (Manager of S Valley View Twain, LLC)
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____

NOTARY PUBLIC _____



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>4018 VOLTA, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

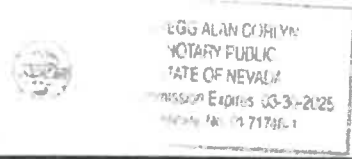
10

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-014
 PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave
 PROJECT DESCRIPTION: Station

(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] David Choo (Manager of 4018 Volta, LLC)
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11/21/23 (DATE)
 By [Signature]
 NOTARY PUBLIC [Signature]



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>3439 W CAHUENGA, LLC</u> ADDRESS: <u>26314 S WESTERN AVE #200</u> CITY: <u>LOMITA</u> STATE: <u>CA</u> ZIP: <u>90717</u> TELEPHONE: <u>510-990-0297</u> CELL: <u>510-990-0297</u> E-MAIL: <u>JASON@HMVSF.COM</u>
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-17-201-011

PROPERTY ADDRESS and/or CROSS STREETS: S Valley View Blvd x W Twain Ave

PROJECT DESCRIPTION: Station

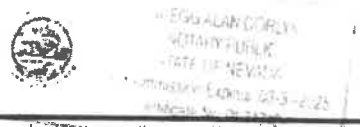
I/We the undersigned swear and say that I am/We are, the owner(s) of record on the Tax Rolls of the property involved in this application or (am/are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings 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 Choo (Manager of 3439 W Cahuenga, LLC)
 Property Owner (Print)

STATE OF CA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/12/23 (DATE)

By [Signature]
 NOTARY PUBLIC: _____



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0126</u> DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p> <p style="text-align: right; font-size: 2em; color: red;">13</p>
	PROPERTY OWNER	<p>NAME: Board of Regents of the Nevada System of Higher Education on behalf of UNLV</p> <p>ADDRESS: 4505 S MARYLAND PKWY BOX 451060</p> <p>CITY: LAS VEGAS STATE: NV ZIP: 89154-1060</p> <p>TELEPHONE: 702-895-2537 CELL: _____</p> <p>E-MAIL: <u>connie.gamble@unlv.edu</u></p>
	APPLICANT	<p>NAME: TBC - THE BORING COMPANY</p> <p>ADDRESS: 3395 CAMBRIDGE ST.</p> <p>CITY: LAS VEGAS STATE: NV ZIP: 89169</p> <p>TELEPHONE: 301-928-9221 CELL: 301-928-9221</p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: TYLER FAIRBANKS</p> <p>ADDRESS: 3395 CAMBRIDGE ST.</p> <p>CITY: LAS VEGAS STATE: NV ZIP: 89169</p> <p>TELEPHONE: 301-928-9221 CELL: 301-928-9221</p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 16222403001, 16222203001 16222105001 16222501001, 16222308001, -009, 16222303001, -004

PROPERTY ADDRESS and/or CROSS STREETS: University Center Dr x Flamingo Rd

PROJECT DESCRIPTION: Station

(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.

DS

 ES Keith E. Whitfield, President

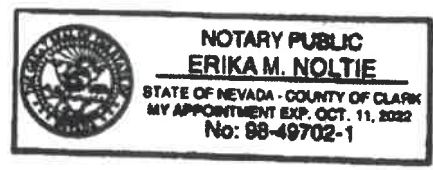
Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 23, 2022 (DATE)

By KEITH E. WHITFIELD

NOTARY PUBLIC: ERIKA M. NOLTJE



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

REGULATORY SERVICES AND SUBMITTAL REQUIREMENTS - APRIL 2013 EDITION

<p>APPLICATION TYPE</p> <p>TEXT AMENDMENT (A)</p> <p>ZONE CHANGE CONFORMING (2C) NONCONFORMING (N2C)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p>VARIANCE (VC)</p> <p>WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p>DESIGN REVIEW (DR)</p> <p>ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p>STREET NAME / NUMBERING CHANGE (SC)</p> <p>WAIVER OF CONDITIONS (WC)</p> <hr/> <p>ORIGINAL APPLICATION # _____</p> <p>ANNEXATION REQUEST (AN)</p> <p>EXTENSION OF TIME (ET)</p> <hr/> <p>ORIGINAL APPLICATION # _____</p> <p>APPLICATION REVIEW (AR)</p> <hr/> <p>ORIGINAL APPLICATION # _____</p>	STAFF	<p>APP NUMBER <u>UL-23-0126</u> DATE FILED _____</p> <p>PLANNER ASSIGNED _____</p> <p>TAB/CAC: _____ TAB/CAC DATE _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE _____</p> <p>FEE: _____</p> <p style="text-align: right; font-size: 2em; color: red;">14</p>
	PROPERTY OWNER	<p>NAME: <u>KOVALANE LLC</u></p> <p>ADDRESS: <u>4496 S PECOS RD</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u></p> <p>TELEPHONE: _____ CELL: <u>702 845-7777</u></p> <p>E-MAIL: <u>Mike-mixer@colliers.com</u></p>
	APPLICANT	<p>NAME: <u>TBC - THE BORING COMPANY</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID # _____</p>
	CORRESPONDENT	<p>NAME: <u>TYLER FAIRBANKS</u></p> <p>ADDRESS: <u>3395 CAMBRIDGE ST</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u></p> <p>E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID # _____</p>

ASSESSOR'S PARCEL NUMBER(S) 16771801005

PROPERTY ADDRESS and/or CROSS STREETS: 4769 DECKOW LN

PROJECT DESCRIPTION SLURRY

I hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief.

Property Owner (Signature)

MIKE MIXER
Property Owner (Print)

NEVADA
CLARK
MIKE MIXER
7-26-22



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: HARMON SQUARE S P E L L C ADDRESS: 2360 CORPORATE CIR STE 330 CITY: HENDERSON STATE: <u>NV</u> ZIP: 89074 TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: TBC - THE BORING COMPANY ADDRESS: 3395 CAMBRIDGE ST. CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: 89169 TELEPHONE: 301-928-9221 CELL: 301-928-9221 E-MAIL: TYLER@BORINGCOMPANY.COM REF CONTACT ID #: _____
	CORRESPONDENT NAME: TYLER FAIRBANKS ADDRESS: 3395 CAMBRIDGE ST. CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: 89169 TELEPHONE: 301-928-9221 CELL: 301-928-9221 E-MAIL: TYLER@BORINGCOMPANY.COM REF CONTACT ID #: _____

Up

ASSESSOR'S PARCEL NUMBER(S): 16222312002, -003
 PROPERTY ADDRESS and/or CROSS STREETS: E Harmon Ave x Paradise Rd
 PROJECT DESCRIPTION: Station

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

Property Owner (Signature) _____ Property Owner (Print) _____
 STATE OF _____ COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____



DEBORAH PETERMAN
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT NO. 09-9629-1
 MY APPT EXPIRES MARCH 13, 2025

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



LAND USE APPLICATION

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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>5051 S L V L L C</u> ADDRESS: <u>5051 S Las Vegas Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>TBC - The Boring Company</u> ADDRESS: <u>3395 Cambridge Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>tyler@boringcompany.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

17

ASSESSOR'S PARCEL NUMBER(S): 162-33-101-019

PROPERTY ADDRESS and/or CROSS STREETS: 5051 S Las Vegas Blvd

PROJECT DESCRIPTION: Construction of Vegas Loop people mover system

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)* William A. Shopoff
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
 NOTARY PUBLIC See attached Acknowledgement

*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.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

ACKNOWLEDGMENT


w/17

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On August 10, 2022, before me, Terri Hovdestad, a Notary Public, personally appeared William A. Shopoff who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the Instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


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 (N2C) <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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>S R M F TOWN SQUARE OWNER L L C</u> ADDRESS: <u>200 S MICHIGAN AVE # 400</u> CITY: <u>CHICAGO</u> STATE: <u>IL</u> ZIP: <u>60604</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-05-510-002

PROPERTY ADDRESS and/or CROSS STREETS: 6601 S LAS VEGAS BLVD

PROJECT DESCRIPTION: Station

(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)* Kenneth P. Jones
 Property Owner (Print)

STATE OF Illinois
 COUNTY OF Peoria

SUBSCRIBED AND SWORN BEFORE ME ON 15th day of September 2023 (DATE)
 By Kenneth P. Jones
 NOTARY PUBLIC: [Signature]



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



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"/> 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-23-0126</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Blue Diamond Acqulsition RE 2022, LLC</u> ADDRESS: <u>851 S Rampart Blvd #105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: <u>702-349-7002</u> E-MAIL: <u>jcurran@lasvegasnevada.gov</u>
	APPLICANT NAME: <u>TBC - The Boring Company</u> ADDRESS: <u>3395 Cambridge Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>tyler@boringcompany.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

19

ASSESSOR'S PARCEL NUMBER(S): 177-08-803-014

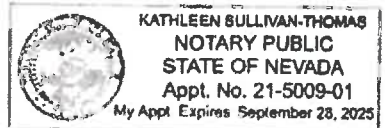
PROPERTY ADDRESS and/or CROSS STREETS: NWC Blue Diamond & Las Vegas Blvd

PROJECT DESCRIPTION: Construction of Vegas Loop people mover system

(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)* _____ Scott Goldstein
Property Owner (Print)

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME ON 22 2022 (DATE)
By Scott Goldstein
NOTARY PUBLIC: _____



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



UC-23-0126

February 27, 2023

Clark County Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter
Use Permit Application

This Use Permit (UC) application is submitted by The Boring Company (TBC) as a part of its proposal to add eighteen (18) stations (see Table 1) and approximately 25 miles of tunnels (see Table 2) to the Vegas Loop monorail outlined in the existing use permit 20-0546 which includes the building of stations and/or tunnels to connect to the Vegas Loop. Station designs will be submitted for an administrative design review at a later date.

Table 1 - Stations

Station Name	Parcels	Land Use	Zoning
Las Vegas Blvd / Elvis Presley Blvd	162-09-703-024	EM	H-1
3025 S Sammy Davis	162-09-302-006	CM	M-1
Westin	162-16-410-056	EM	H-1
Las Vegas Blvd / Harmon Ave	162-21-301-001, -003, -020*	EM	H-1
Spring Mtn / Twain	162-17-201-003, -004, -006 to -015, -017	EM	M-1
Spring Mtn / Procyon	162-17-201-011	EM	H-1
UNLV Gaming	162-17-202-001, 003	EM	M-1
UNLV Athletics 1	162-22-501-001	PU	P-F
UNLV Athletics 2	162-22-105-001	PU	P-F
UNLV Housing 1	162-22-203-001	PU	P-F
UNLV Housing 2	162-22-303-001	PU	P-F
Thomas & Mack 2	162-22-303-004	PU	P-F
	162-22-308-009, 162-22-403-001*	PU	P-F
	162-22-308-001	CM	C-1
4769 Deckow Lane	162-21-801-005	EM	R-T/R-4
Virgin Hotel	162-21-615-003, -005*	EM	H-1
Harmon Square	162-22-312-002, -003	EM	C-2
5051 S Las Vegas Blvd	162-33-101-019	EM	H-1
Town Square	177-05-510-002	EM	H-1
Blue Diamond	177-08-803-014	EM	H-1

Table 2 - Tunnels

Station Name	Application	Parcels	Land Use	Zoning
4613 S Las Vegas Blvd	DR-22-0412	162-28-402-002, -003	EM	H-1

Table 5 - Proposed Extensions

Extensions	
FROM	TO
W Sahara Ave / Union Pacific Railroad	E Sahara Ave / Commercial Center Dr
E Sahara Ave / Paradise Rd	Elvis Presley Blvd / Paradise Rd
Convention Center Dr / Paradise Rd	Paradise Rd / Tropicana Ave
36 S University Center Dr	University Center Dr (Eastern portion of ROW only)* / De Met Dr.
Paradise Rd / E Bell Dr	Palo Verde Rd / E Bell Dr
Palo Verde Rd / Tropicana Ave	Palo Verde Rd / E Bell Dr
Circus Circus Dr / S Las Vegas Blvd	Circus Circus Dr / S Sammy Davis Jr Dr
Circus Circus Dr / S Sammy Davis Jr Dr	Dean Martin Dr / Tropicana Ave
Dean Martin Dr / Frank Sinatra Dr / Sammy Davis Jr Dr	3333 Al Davis Way (refer to map)
W Desert Inn Rd / S Las Vegas Blvd	Desert Inn Rd / S Valley View Blvd
E Twain Ave / S University Center Dr	S Valley View Blvd / Spring Mountain Rd
S Valley View Blvd / W Desert Inn Rd	S Valley View Blvd / Tropicana Ave
Procyon St / W Desert Inn Rd	Procyon St / W Twain Ave
S Valley View Blvd / W Twain Ave	Dean Martin Dr / W Twain Ave
Flamingo Rd / S Las Vegas Blvd	Flamingo Rd / S University Center Dr
E Harmon Ave / Frank Sinatra Dr	E Harmon Ave / S University Center Dr
S Las Vegas Blvd / Tropicana Ave	Frank Sinatra Dr / Tropicana Ave
Sands Ave / Koval Ln	Tropicana Ave / Koval Ln
S Las Vegas Blvd / Mandalay Bay Rd	Giles St / Mandalay Bay Rd
S Las Vegas Blvd / Four Seasons Dr (Southern portion of ROW only)*	Haven St / Four Seasons Dr (Southern portion of ROW only)*
E Dewey Dr / S Las Vegas Blvd	96 E Dewey Dr.
W Russell Rd / Polaris Ave	W Hacienda Ave / Polaris Ave
W Hacienda Ave / Polaris Ave	W Hacienda Ave / Dean Martin Dr
S Las Vegas Blvd / Sunset Rd	Sunset Rd / Paradise Rd
S Las Vegas Blvd / Russell Rd	S Las Vegas Blvd / Blue Diamond Rd

*Public Right-of Way (ROW)

Per Table 1, the proposed station parcels are designated by land use for Entertainment Mixed-Use (EM), Public Use (PU), or Corridor Mixed-Use (CM); and the parcels are classified by zoning for Limited Resort and Apartment (H-1), Light Manufacturing (M-1), Public Facility (P-F), Local Business (C-1), General Commercial (C-2), Manufactured Home Residential (R-T), or Multiple-Family Residential - High Density (R-4). As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

We appreciate your review of this Use Permit application. Please feel free to contact us to discuss any relevant comments.

Sincerely,

Tyler Fairbanks
 The Boring Company
 (301) 928-9221
 tyler@boringcompany.com

RIGHT-OF-WAY
(TITLE 30)

BUFFALO DR/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0101-HAND PROPERTY HOLDING COMPANY:

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action)

RELATED INFORMATION:

APN:

176-33-501-004

LAND USE PLAN:

ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

This vacation and abandonment request is for portions of right-of-way along Buffalo Drive and Cactus Avenue. The proposed vacation is for a 5 foot wide portion of existing dedicated Clark County public right-of-way to construct detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0042	Reclassified from R-E to R-4 zoning for a senior housing development	Approved by BCC	April 2022
VS-22-0043	Vacated patent easements	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Drainage channel & undeveloped
South	Open Lands	R-2	Single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Open Lands	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HAND PROPERTY HOLDING COMPANY
CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL
ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0101</u>	DATE FILED: <u>03/06/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>04/12/23</u> @ 6pm
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>May 3, 2023 @ 9am</u>	
		FEE: <u>\$875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>HAND PROPERTY HOLDING</u>
	ADDRESS: <u>295 E WARM SPRINGS #101</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.410.2731</u> CELL: _____
	E-MAIL: <u>RFEIBLEMAN@NEVADAHAND.ORG</u>

APPLICANT	NAME: <u>ROBERT FEIBLEMAN</u>
	ADDRESS: <u>295 E WARM SPRINGS #101</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.410.2731</u> CELL: _____
	E-MAIL: <u>RFEIBLEMAN@NEVADAHAND.ORG</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>CLAYTON NEILSEN - LR NELSON</u>
	ADDRESS: <u>6765 W RUSSELL ROAD #200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>CLAYTON.NEILSEN@LRNENG.COM</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-33-501-004

PROPERTY ADDRESS and/or CROSS STREETS: BUFFALO DRIVE/W CACTUS AVE

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

Andra Hamernik
Property Owner (Signature)*

Andra Hamernik
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON March 3, 2023 (DATE)
By Andra Hamernik
NOTARY PUBLIC: Karen E. Van Cleave



*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.

818-046-212

LARRY R. NELSON, P.E.
President

January 9, 2023

VS-23-0101

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: Vacation of Right-of-Way Justification Letter for APN# 176-33-501-004

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southwest corner of Buffalo Drive and Cactus Avenue.

We are proposing to vacate 5' of the right-of-way for Buffalo Drive and for Cactus Avenue to allow for a 5' landscape area with a 5' detached sidewalk per the requirements of Title 30. We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this right-of-way vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lmanagers@lrisk.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

CLN/jd