



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 27, 2024

7:00pm

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 Maureen Helm at 702-606-0747.
 - 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/ParadiseTAB>

Board/Council Members: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@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, Roll Call, and County Staff Introductions

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 13, 2024. (For possible action)
- IV. Approval of the Agenda for February 27, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **TM-24-500003-GB LAS VEGAS RETAIL, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 7.5 acres in a CG (Commercial General) (AE-60) Zone and Maryland Parkway (MPO) Overlay District. Generally located on the south side of Twain Avenue and the west side of Maryland Parkway within Paradise. TS/nai/ng (For possible action) **PC 3/5/24**
 2. **WC-24-400008 (UC-0234-14)-GMD FOOD, LLC:**
WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with an existing commercial/industrial complex on 0.9 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/dd/ng (For possible action) **PC 3/19/24**
 3. **WS-24-0011-CONNER, EMILY 2018 TRUST & CONNER EMILY C. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.3 acres in an RS5.2 (Residential Single Family 5.2) Zone within the Historic Designation Overlay District. Generally located on the east side of Spencer Street, 130 feet south of Ottawa Drive within Paradise. TS/mh/ng (For possible action) **PC 3/19/24**
 4. **WS-24-0022-CLARK COUNTY STADIUM AUTHORITY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with an existing recreational facility (Allegiant Stadium) on 62.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Hacienda Avenue and the east side of Polaris Avenue within Paradise. MN/hw/ng (For possible action) **PC 3/19/24**
 5. **ZC-23-0868-SPRING MOUNTAIN PROCYON LLC:**
ZONE CHANGE to reclassify 5.7 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** height setback from an arterial street; and **3)** driveway geometrics.
DESIGN REVIEW for a commercial center. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). JJ/rr/ng (For possible action) **BCC 3/20/24**

6. **VS-23-0872-SPRING MOUNTAIN PROCYON LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action) **BCC 3/20/24**
7. **TM-23-500185-SPRING MOUNTAIN PROCYON LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action) **BCC 3/20/24**

VII. General Business (For possible action)

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 discussion, action, or vote may be taken on this agenda item. 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: March 12, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

February 13, 2024

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair -**PRESENT**
John Williams – **PRESENT**
Kimberly Swartzlander- **PRESENT**
Angelo Carvalho- **EXCUSED**

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

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of January 30, 2024 Minutes

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

Approval of Agenda for February 13, 2024

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

1. **PA-23-700023-AUTOZONE INC:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action)

Withdrawn without prejudice per the applicant

2. **ZC-23-0522-AUTOZONE, INC.:**
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

Held per applicant. Return to the April 9, 2024 Paradise TAB meeting

3. **VS-23-0523-AUTOZONE, INC.:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

Held per applicant. Return to the April 9, 2024 Paradise TAB meeting

4. **VS-23-0811-FLAMINGO LV OPERATING CO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/jd (For possible action)

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

5. **UC-23-0810-FLAMINGO LV OPERATING CO, LLC:**
USE PERMIT to allow the primary means of access to an existing outside dining and drinking area from an exterior entrance.
DEVIATIONS for the following: 1) reduce landscaping; 2) reduce the special setback; and 3) deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow a modified non-standard improvement within a right-of-way.
DESIGN REVIEWS for the following: 1) expansion of an existing outside dining and drinking area; 2) exterior façade upgrades; 3) modifications to a previously approved comprehensive sign plan in conjunction with a Resort Hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/jor/jd (For possible action)

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

6. **UC-23-0933-HA ARVILLE, LLC:**
USE PERMITS for the following: 1) waive paving; and 2) waive screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and buffer; and 2) eliminate trash enclosure for outside storage in conjunction with an existing office warehouse on 1.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Hacienda Avenue within Paradise. MN/mh/ng (For possible action)

MOVED BY-Philipp

APPROVE- Use permit # 1 and Waiver #2-Subject to staff conditions

DENY- Use permit #2 and Waiver #2

VOTE: 4-0 Unanimous

7. **WS-24-0002-STEPANEK, SHELLEY E. REVOCABLE LIV TR & STEPANEK, SHELLEY E. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the south side of Tompkins Avenue and the east side of Hondo Court within Paradise. JG/tpd/ng (For possible action)

MOVED BY-Cunningham

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **UC-23-0542-PARADISE CENTER LLC:**
USE PERMIT to allow a cannabis establishment (consumption lounge).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a non-restricted gaming property.
DESIGN REVIEW for a proposed cannabis establishment (consumption lounge) in conjunction with an existing retail cannabis store within a commercial building on 1.0 acre in a CG (Commercial General) (AE-65 & AE-70) Zone. Generally located on the east side of Paradise Road and the south side of Naples Drive within Paradise. JG/sd/syp (For possible action)

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be February 27, 2024

IX. Adjournment
The meeting was adjourned at 7:35 p.m.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500003-GB LAS VEGAS RETAIL, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 7.5 acres in a CG (Commercial General) (AE-60) Zone and Maryland Parkway (MPO) Overlay District

Generally located on the south side of Twain Avenue and the west side of Maryland Parkway within Paradise. TS/nai/ng (For possible action)

RELATED INFORMATION:

APN:

162-15-704-004; 162-15-704-005

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1155 E Twain Avenue & 1185 E Twain Avenue
- Site Acreage: 7.5
- Project Type: Commercial subdivision
- Number of Lots: 1

The plans depict a 1 lot commercial subdivision on a 7.5 acre site with an existing shopping complex with 4 separate buildings. Access to the site is from 2 driveways on Twain Avenue, 1 driveway on Maryland Parkway, and 2 driveways on Katie Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-20-0093	Required a street name change for Twain Avenue between Paradise Road and Maryland Parkway to Siegel Cares Avenue	Withdrawn by PC	August 2020
DR-0507-02	Restaurant with drive-thru with an existing shopping center	Approved by PC	May 2002
UC-0114-01	Reduced street setback for convenience store in conjunction with a shopping center renovation. waiver to reduce required parking, and design review for shopping center renovation	Approved by PC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & PF	Gas station, avocational training facility, & elementary school
South	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM50	Multiple family residential & restaurant
East	Corridor Mixed-Use	CG	Vehicle repair & shopping center
West	Public Use	PF	Molasky Family Park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Regional Transportation Commission (RTC) and to dedicate any necessary right-of-way and easements for the Maryland BRT Project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILLIP REGESKI

**CONTACT: PHILLIP REGESKI, 1740 DELL RANGE BOULEVARD, SUITE H-454,
CHEYENNE, WY 82009**

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400008 (UC-0234-14)-GMD FOOD, LLC:

WAIVERS OF CONDITIONS of a use permit requiring the following: **1)** first floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.; and **2)** second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m. in conjunction with an existing commercial/industrial complex on 0.9 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone.

Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/dd/ng (For possible action)

RELATED INFORMATION:

APN:

177-02-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1405 E. Sunset Road
- Site Acreage: 0.9
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 23,508 (overall building)
- Parking Required/Provided: 113/86 (per UC-0234-14)

History & Request

Application UC-0234-14 approved the site for a restaurant, an on-premises consumption of alcohol, a hookah lounge, and a banquet facility. The approval limited the hours of operation for the first floor uses from 7:00 a.m. to 5:00 p.m., and limited the second floor uses from 5:00 p.m. to 2:00 a.m. This approval also required a 2 year review as a public hearing, which occurred in September of 2016 (AR-0076-16).

In October of 2015, a waiver of conditions (WC-0009-15) was approved to extend the hours of operation for various uses compared to the originally approved hours, but still limited the hours of operation. It also required a review, which occurred in September of 2016 (AR-0077-16). The condition of the approval of AR-0077-16 required additional review until October 20, 2018. The review was never filed; as such, both WC-0009-15 and AR-0077-16 expired. Now the applicant

is requesting to waive the conditions of their original approval (UC-0234-14) limiting their hours of operation, opening all uses on-site with no limitation of hours of operation.

Site Plan

The site features an existing office/retail building located on the eastern portion of the parcel. Access to the site is provided by a driveway from Escondido Street and cross access on the northeast corner of the site with the adjacent parcel to the east. Surface parking is located along the north and west sides of the parcel while the majority of the parking is located in an underground parking garage. The previously approved uses occupy the entire second floor of the building, while there is an existing restaurant, coffee shop, and wholesale facility that occupy the entire first floor of the building. No site design changes were made with the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WC-0009-15 (AR-0077-16):

Current Planning

- Until October 20, 2018 to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0234-14 (AR-0076-16):

Current Planning

- No further reviews are required.

Listed below are the approved conditions for UC-0234-14 (WC-0009-15):

Current Planning

- 1 year to commence and review;
- Hours of operation Monday through Saturday, 6:00 a.m. to 5:00 p.m. for Kabob Restaurant, warehouse on first floor and restaurant on second floor, 5:00 p.m. to 10:00 p.m. for Kabob Restaurant on first floor, restaurant and banquet hall on second floor, 10:00 p.m. to 3:00 a.m. for restaurant hookah lounge, and banquet hall on the second floor;
- Hours of operation on Sunday, 6:00 a.m. to 10:00 p.m. for restaurant on first floor and restaurant on second floor, 10:00 p.m. to 3:00 a.m. for restaurant, banquet hall, and hookah lounge on the second floor;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-0234-14:

Current Planning

- 2 years to commence and review as a public hearing;
- First floor uses limited to hours of operation from 7:00 a.m. to 5:00 p.m.;
- Second floor uses limited to hours of operation from 5:00 p.m. to 2:00 a.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Department of Aviation

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

Building/Fire Prevention

- Applicant is advised the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant's Justification

The applicant states that the restaurant on the second floor has been changed to a Spanish restaurant that serves breakfast, lunch, and dinner. Additionally, Kabob Oasis on the first floor would like to offer full dinner hours to match the Spanish restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0009-15 (AR-0077-16)	Application for review for a waiver of conditions to review parking - expired	Approved by PC	September 2016
UC-0234-14 (AR-0076-16)	Application for review for a use permit and waiver of development standards	Approved by PC	September 2016
UC-0234-14 (WC-0009-15)	Waiver of conditions limiting hours of restaurant and hookah lounge - expired	Approved by PC	October 2015
UC-0234-14	Restaurant and alcohol on the first floor with a hookah lounge and banquet facilities on the second floor and a waiver for parking	Approved by PC	June 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0686-13	Restaurant with a waiver for reduced parking	Withdrawn	December 2013
UC-0421-11	Supper club on the second floor - expired	Approved by PC	November 2011
UC-0010-10	Supper club on the first floor - expired	Approved by PC	February 2010
UC-0489-09	Supper club on the second floor - expunged	Approved by PC	October 2009
UC-1245-07	Established office, retail, and a restaurant as primary uses and waived parking requirement	Approved by PC	November 2007
ZC-1189-06	Reclassified to M-D zoning with an office/warehouse	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Harry Reid International Airport
South	Business Employment	IP	Undeveloped
East & West	Business Employment	IP	Office/warehouse development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff believes the original application (UC-0234-14) was approved with the condition of limited hours so that the lack of on-site parking could be justified. The condition of the approval with WC-0009-15, which extended the hours of operation compared to the originally approved hours, but still limited the hours of operation, was based on a parking analysis that was provided by the applicant. However, the current request is to extend the hours with no limitation, which will cause the site to be under-parked during specific hours. If the conditional hours of operation for all uses associated with the building are removed, then the parking may become a far greater issue. Furthermore, the applicant did not provide any reasoning as to why the lack of parking would not be an issue. Therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to review as a public hearing and provide a parking count/study to show how parking will be impacted by the various uses 24-hours, 7 days a week.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GULZAR SINGH KULAR

CONTACT: GULZAR SINGH KULAR, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV
89110

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0011-CONNER, EMILY 2018 TRUST & CONNER EMILY C. TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.3 acres in an RS5.2 (Residential Single Family 5.2) Zone within the Historic Designation Overlay District.

Generally located on the east side of Spencer Street, 130 feet south of Ottawa Drive within Paradise. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:

162-14-611-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 7 feet where a maximum height of 6 feet is permitted per Section 30.04.03 (a 17% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3696 Spencer Street
- Site Acreage: 0.3
- Project Type: Wall
- Height (feet): 7

Site Plan

The plan depicts an existing single family residence with an attached garage. There is a 17 foot wide driveway in front of the home along the west property line, with secondary driveway access from the south property line. There is a 4 foot high wall along the side and rear property lines, as well as a 6 foot high gate on the north side of the home that encloses the rear yard of the property. A 7 foot high by 25 foot wide wall, is located along the south property line, and is set back approximately 31 feet from Spencer Street to the south. A 4 foot wide gate separates the home from the 7 foot high wall.

Landscaping

There are several existing trees and shrubs in the front, side, and rear yards of the property. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict a 7 foot high block wall including decorative features on top. The street-facing portion of the wall is painted grey, which matches the color of the home.

Applicant's Justification

The applicant states that the wall was constructed to improve the safety and security of the property, while also enhancing the aesthetics of the neighborhood as the wall is located on a highly visible corner.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176.4 acres in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (HDØ)	Single family residential
West	Public Use	RS5.2	Nevada Power overhead lines

Clark County Public Response Office (CCPRO)

CE23-21463 is an active Code Enforcement case on the property for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the wall is consistent with the rest of the property as it is painted to match the home, complementing the appearance of the site. Additionally, the wall is set back over 30 feet from the south property line, and only the portion within the 5 feet of the east property line requires the waiver, which is a small portion. However, the applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood and has not demonstrated that exceeding the maximum wall height allowed per Title 30 is necessary. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EMILY CAROL CONNER

CONTACT: EMILY CONNER, 3696 SPENCER STREET, LAS VEGAS, NV 89169

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0022-CLARK COUNTY STADIUM AUTHORITY:

WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with an existing recreational facility (Allegiant Stadium) on 62.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Hacienda Avenue and the east side of Polaris Avenue within Paradise. MN/hw/ng (For possible action)

RELATED INFORMATION:

APN:

162-29-310-001; 162-29-310-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of required on-site parking stalls to 2,175 spaces where 16,550 spaces are required per Table 30.60-1 (an 87% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3333 Al Davis Way
- Site Acreage: 62
- Project Type: Recreational facility (Allegiant Stadium)
- Parking Required/Provided: 16,550/2,175

Site Plan, History, & Request

Allegiant Stadium, along with its ancillary uses and accessory structures, were originally approved through UC-0557-17 in September 2017. Part of this application was an on-site parking reduction, and off-site parking was permitted to be used for the parking needs of the site. At the time of UC-0557-17, 16,520 parking spaces were required for all the uses at the stadium site with 2,375 parking spaces provided on-site mostly for VIP and box seat users of the stadium, where 13,875 parking spaces provided in off-site lots near the stadium. The applicant is now requesting an additional parking reduction to 2,175 parking spaces due to the removal of parking spaces for a proposed monorail/people mover system (Vegas Loop) station to be located in Lot B located in the northwest corner of the site and due to an increase in the number of required parking spaces for the stadium as a result of additional premium cabana seats that were added

within the stadium, raising the number of required parking stalls to 16,550. This will result in total parking space reduction of 14,375 parking spaces (87%).

The plans provided show that the proposed Vegas Loop station will be in the northeast corner of the site in the eastern portion of Lot B. The station will initially consist of a single boarding platform with the possibility to expand up to 4 boarding platforms. Cars will enter from an arrival portal on the east side of the lot, pass through the boarding area, and exit through a departure portal to the west of the boarding area in the central portion of the lot. The plans indicate that a minimum of 124 parking spaces could be lost with up to 200 parking spaces lost due to the development of the station with the plans stating that there are 210 parking spaces currently found within Lot B. The plans indicate that there will be no changes to the on-site or street landscaping that has already been approved and no additional landscaping is being proposed.

Applicant's Justification

The applicant states the proposed reduction in parking spaces is due to an increase in stadium seating capacity and a loss of 200 spaces for a proposed monorail/people mover system station. The applicant indicates that a parking analysis was conducted, and it was found that if all on-site parking spaces were utilized there would still be 12,960 off-site parking spaces still available for use. They state this is due to patrons of the stadium utilizing other modes of transportation to arrive, such as ridesharing services, walking, and the Regional Transportation Commission (RTC) Gameday Express service, with 12% of attendees arriving by the RTC service. The applicant states that with opening of the Vegas Loop station, the percentage of attendees arriving by modes other than personal cars should increase and the need for on-site and off-site parking should decrease.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900314	Constructed additional shade canopies	Approved by ZA	August 2023
UC-20-0546	Established monorail/people mover system (Vegas Loop)	Approved by BCC	October 2021
ADR-21-900253	Constructed a guard shack and turnstiles	Approved by ZA	June 2021
ADR-21-900129	Constructed additional accessory shade awnings	Approved by ZA	April 2021
WS-20-0111	Modifications to an approved comprehensive sign package (increased animated and freestanding signs)	Approved by ZA	March 2020
WS-19-0596	Comprehensive sign package for Allegiant Stadium	Approved by BCC	November 2019
VS-17-1070	Vacated and abandoned a 25 foot wide drainage easement - recorded	Approved by BCC	February 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0760-17	Vacated and abandoned 5 feet along Dean Martin Drive, Aldebaran Avenue, and Hacienda Avenue for detached sidewalks - recorded	Approved by BCC	October 2017
UC-0557-17	Recreational facility (Allegiant Stadium) along with incidental uses and accessory structures	Approved by BCC	September 2017
TM-0106-17	1 lot commercial subdivision (New Las Vegas Stadium)	Approved by BCC	August 2017
ZC-0057-04	Reclassified a portion of the site from R-E to H-1 zoning for a future residential development	Approved by BCC	February 2004
ZC-1795-96	Reclassified the site from H-1 and R-E zoning to H-1 zoning for a casino and 2 hotels	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	M-1 & H-1 (AE-60)	Office/warehouse complex & parking lot
South	Entertainment Mixed-Use	H-1 (AE-60)	Drive-thru restaurant & hotel
East*	Entertainment Mixed-Use	H-1 (AE-60)	Mandalay Bay Resort Hotel
West	Entertainment Mixed-Use	M-1 (AE-60)	Office/warehouse complex

*The I-15 right-of-way is directly east of the subject site.

Related Applications

Application Number	Request
ADR-24-900057	An administrative design review for constructing electric vehicle charging stations is a related item.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that while the overall reduction in on-site parking spaces is significant, the stadium is serviced by several modes of transportation, such as taxis, rideshare services, RTC buses, pedestrian access, and private shuttles and limos that should supplement both on-site and off-site parking. In addition, while a reduction is needed to construct the monorail/people mover station, the addition of this transportation service should also play a role in reducing the impact of the requested parking reduction. In addition, the increase in the requested reduction is similar to what was originally approved with a percent change of only 1.6%. Additionally, staff finds that while reliance on off-site parking is not ideal, a transition to alternative modes of transportation to the stadium has benefits not only to the environment but traffic in the surrounding area and supports Goal 4.1 of the Master Plan, which encourages the expansion of multimodal transportation within Clark County.

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 a separate entitlement may be required to review the final plans of the monorail/people mover station; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS COMPANY, LLC
CONTACT: HOLLAND & HART, 9555 HILLWOOD DRIVE, LAS VEGAS, NV 89134

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

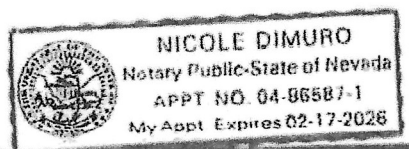
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>WS-24-0022</u> DATE FILED: <u>11/24/24</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>2/27/24</u> PC MEETING DATE: <u>3/19/24</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>CLARK COUNTY STADIUM AUTHORITY</u> ADDRESS: <u>3333 AL DAVIS WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-215-2000</u> CELL: _____ E-MAIL: <u>efinger@lvcva.com</u>
	APPLICANT NAME: <u>LV STADIUM EVENTS COMPANY, LLC</u> ADDRESS: <u>3333 AL DAVIS WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>725-780-3149</u> CELL: _____ E-MAIL: <u>jcarley@raiders.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>MATT MORRIS</u> ADDRESS: <u>9555 HILLWOOD DRIVE, 2ND FLOOR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-669-4632</u> CELL: <u>702-235-4018</u> E-MAIL: <u>mcmorris@hollandhart.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-29-310-001
 PROPERTY ADDRESS and/or CROSS STREETS: 3333 AL DAVIS WAY LAS VEGAS, NV 89118
 PROJECT DESCRIPTION: Reduction in parking for construction of the Vegas Loop Allegiant Stadium Lot B Station and Cabana Suites

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

[Signature] JUSTIN L. CARLEY
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 31, 2023 (DATE)
 By Justin L. Carley
 NOTARY PUBLIC: Nicole Dimuro



*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

4

November 1, 2023

**PLANNER
COPY**

WS-24-0022

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

Re: Reduction in Parking for Construction of Vegas Loop Allegiant Stadium Lot B Station and Cabana Suites

To Whom it May Concern:

Please allow this letter to serve as the required justification letter for Design Review for a Vegas Loop Station for The Boring Company, the addition of cabana suites to Allegiant Stadium, and a Waiver of Development Standards to reduce the total number of on-site parking spaces at Allegiant Stadium, located within APN 162-29-310-001.

UC-0557-17 was approved by the Clark County Commission on September 6, 2017, to allow 2,375 parking spaces on-site where 16,520 spaces were required (an 85.4% reduction). This approval also allowed for off-site parking in conjunction with Allegiant Stadium.

Construction of the Allegiant Stadium Vegas Loop Station in Lot B is anticipated to remove 200 on-site parking spaces, reducing the total number of on-site parking spaces from 2,375 to 2,175. In addition to spaces provided on-site, up to 19,185 spaces are provided off-site, leaving a total of 21,360 existing parking spaces with the 200-space reduction. This total includes various parking lots located within the Stadium District and up to 11,650 parking spaces in the vicinity of Allegiant Stadium available for stadium events.

Allegiant Stadium also plans to construct new cabana suites on Level 100 providing additional premium seating within Allegiant Stadium. This addition is anticipated to add 120 premium seats which would increase code-required parking by 30 spaces. Notwithstanding the previously approved Waiver of Development Standards, the total number of required parking spaces would increase from 16,520 to 16,550.

The Applicant commissioned Kimley-Horn to provide a detailed Parking Review to provide a comprehensive analysis of the current parking demand and utilization for Allegiant Stadium events. As detailed in the attached analysis, assuming all current on-site spaces are 100% occupied for Raiders games and other major events, there remains an off-site parking surplus of 12,960 parking spaces for any given event. This surplus will mitigate any impact resulting from the reduction of on-site parking spaces from the construction of the Vegas Loop station or the required increase in parking spaces due to the inclusion of the cabana suites.

The number of attendees who utilize alternative modes of transportation is expected to continue to grow, further reducing the demand for parking spaces. For example, in 2022, 12% of all NFL game attendees used the RTC Gameday Express service. Construction of a Vegas Loop Station at

November 1, 2023

Page 2

Allegiant Stadium will give stadium attendees a new mode of transport to access the Stadium, alleviating reliance on the need for passenger vehicles to utilize on or off-site parking spaces.

Additionally, the Vegas Loop is anticipated to provide connectivity from Allegiant Stadium to over 55 stations within Las Vegas. This includes a connection to UNLV's Thomas & Mack Center which has 3,500 surface parking spaces and 2,000 garage spaces and the Las Vegas Convention Center's Diamond and Platinum Lots which combined total 4,930 parking spaces.

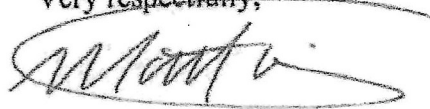
While the proposed station will reduce Allegiant Stadium's existing parking count by 200 spaces, it will not negatively impact the number of off-site parking spaces available on event days, in fact the connection will provide access to significantly more off-site parking in Las Vegas while reducing dependency on the use of personal vehicles and parking spaces at Allegiant Stadium.

Landscaping will not be affected with the construction of the Vegas Loop Lot B Station.

The Applicant is committed to providing and maintaining a sufficient number of parking spaces both on and off-site, ensuring Allegiant Stadium maintains its status as a first-class, premier NFL facility. The proposed Waiver of Development Standards to further reduce parking spaces on-site is more than off-set by the additional parking spaces provided off-site at nearby lots and hotels and will not negatively impact parking availability or the overall experience for patrons visiting Allegiant Stadium.

Thank you for your consideration.

Very respectfully,



Matt Morris, Esq.
mcmorris@hollandhart.com
Celssie Hardy, Esq.
crhardy@hollandhart.com
of Holland & Hart LLP

MCM
Enclosures

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0868-SPRING MOUNTAIN PROCYON LLC:

ZONE CHANGE to reclassify 5.7 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) height setback from an arterial street; and 3) driveway geometrics.

DESIGN REVIEW for a commercial center.

Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). JJ/r/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004; 162-17-202-006; 162-17-202-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 67 feet where a maximum of 50 feet is allowed per Table 30.40-4 (a 34% increase).
2. Decrease height setback from an arterial street to 16.5 feet where 19.5 feet is the minimum requirement per Figure 30.56-4 (a 15.4% decrease).
3. Reduce throat depth for a driveway along Spring Mountain Road to 85.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 14.5% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: 3429 and 3520 Spring Mountain Rd & 3500, 3555, and 3595 Polaris Ave
- Site Acreage: 5.7
- Project Type: Commercial center with 7 buildings
- Number of Stories: 5 (Building A including parking garage)/2 (Buildings B through G)
- Building Height (feet): 63 (Building A)/67 (Buildings B through G)
- Square Feet: 98,100
- Parking Required/Provided: 393/594

Site Plans

The plans indicate 7 buildings are proposed on the site. Building A is located on the northwest corner of the site and includes a 3 level parking garage above a ground level commercial space.

This building has a front setback of 19 feet 6 inches and a side street setback of 17 feet 11 inches. A pedestrian realm is indicated between the front of the building and Spring Mountain Road. There is elevator and stair access to the parking garage to the northeast of Building A. The vehicular entrance and exit to the parking garage is located south of the building. A driveway entrance, primarily for maintenance purposes, is also located off Procyon Street south of the garage and provides access to a loading zone and trash enclosure.

The other 6 buildings, Buildings B through G, are located east of the main driveway from Spring Mountain Road to the east of Building A and the parking garage. The parking garage is accessed from these buildings by way of a pedestrian bridge over the main driveway at the second level. Also, a ground level pedestrian walkway is shown crossing the driveway in the same area. The pedestrian bridge connects to a series of elevated walkways that provide access to the second levels of Buildings B through E. A second pedestrian bridge which crosses over the northern driveway from Polaris Avenue connects to the elevated walkways accessing the second levels of Buildings F and G to the south. A raised pedestrian walkway is shown crossing the northern driveway. Two elevators and 3 sets of stairways provide access between the first and second levels of all buildings. Sidewalks are distributed throughout the site which connect the public sidewalks to all building entrances and parking areas. Surface parking areas, including ADA spaces and 2 loading zones, are located generally to the south and west of Buildings B through G. There are 2 driveways proposed from Polaris Avenue. The northern driveway is located between Buildings D and E and Buildings F and G. The southern driveway is located south of Buildings F and G. All buildings are set back a minimum of 15 feet from Spring Mountain Road and Polaris Avenue. Three trash enclosures are indicated adjacent to Building A, Building E, and Building G.

Landscaping

The plan depicts street landscape areas measuring a minimum of 15 feet in width, including 5 foot wide detached sidewalks along Procyon Street, Spring Mountain Road, and Polaris Avenue in accordance with Figure 30.64-17. The street landscaping consists of medium trees, 24 inch box sized, generally spaced 30 feet apart and planted in alternating rows, with shrubs and groundcover. Parking lot landscaping, including landscape islands, is also provided in accordance with Figure 30.64-14. Although some palm trees are provided, none are located within the parking areas or around the perimeter of the parking areas. Additional landscaping is depicted along the southern and western property boundaries.

Elevations

The plans depict Building A, which includes a ground level commercial space, with metal storefronts and windows facing Spring Mountain Road. The plans show a mix of smooth and reflective EIFS on the exterior wall surfaces. The parking garage exterior walls are shown as concrete panels with screening for the open garage levels that face Spring Mountain Road, Procyon Street, and the main driveway to the east. The south side of the garage which does not face any streets, is not depicted with screening. The highest surface level of the parking garage is 50 feet; however, the elevator shaft extends the overall height to 63 feet. Buildings B through G are all similarly designed with modern architecture that includes a mix of smooth and reflective EIFS on the exterior wall surfaces, sandstone tile, composite wood panels, metal storefronts, and large decorative windows on all building sides. The building heights extend to 50 feet at the parapet, however, there are a series of curved and angled shade structures that extend above the roof to a

maximum height of 67 feet. Waivers have been requested to allow increased building heights for all buildings and reduced height setbacks from Spring Mountain Road, an arterial street, for Building A.

Floor Plans

The plans indicate a first floor shell for Building A of 19,500 square feet for retail use. There are 3 levels of parking above this ground level commercial space. The shell plans for the other buildings indicate 2 floors. The square footage of each floor and the total square footage is as follows: Building B, 6,500 square feet per floor and 13,000 square feet total; Building C, 7,200 square feet per floor and 14,000 square feet total; Building D, 3,800 square feet per floor and 7,600 square feet total; Building E, 8,800 square feet per floor and 17,600 square feet total; Building F, 6,660 square foot per floor and 13,200 square feet total; and Building G, 6,400 square feet per floor and 12,800 square feet total.

Signage

Signage is not a part of this request.

Applicant's Justification

The request for a zone change to C-2 zoning is appropriate to the site and compatible with the Master Plan and surrounding area. The site is located along Spring Mountain Road, a highly intense corridor, with various high-density multiple family residential and commercial uses. The site is directly east of an approved, but not yet developed, resort hotel. The development of commercial on the site rather than industrial as it is currently zoned, is a more appropriate use adjacent to the future hotel. The additional commercial uses will also bring the added community uses to support the existing and recently approved multiple family developments in the immediate areas.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
UC-23-0126	Monorail (underground people mover system)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-1925-05	Reclassified from U-V and M-1 to U-V zoning for a mixed use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Prior Land Use Requests: APN 162-17-202-001 through 162-17-202-004

Application Number	Request	Action	Date
UC-18-0196	Outside dining and cooking (food trucks)	Approved by BCC	April 2018

Prior Land Use Requests: APN 162-17-202-002, -004, -006, and -008

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development in an H-1 zone with vertically mixed elements including residential, commercial, open space and pedestrian realms - expired	Approved by BCC	July 2016

Prior Land Use Requests: APN 162-17-202-008 only

Application Number	Request	Action	Date
UC-20-0395	Personal services (beauty salon)	Approved by PC	November 2020
UC-0196-15	Office as a principal use in conjunction with an existing office/warehouse building	Approved by PC	May 2015
UC-0117-10	Secondhand sales and outside storage	Approved by PC	May 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mixed Use Commercial	M-1 & C-2	Undeveloped & commercial buildings
South	Mixed Use Commercial	M-1	Industrial building & warehouse
East	Mixed Use Commercial	M-1 (H-1 - ROI)*	Office & retail complex
West	Mixed Use Commercial	M-1	Industrial buildings & retail

*Property under Resolution of Intent (ZC-0425-07) for a resort hotel and casino last extended in 2023.

Related Applications

Application Number	Request
VS-23-0872	A request to vacate and abandon government patent easements and a 5 foot wide portions of Procyon Street, Spring Mountain Road, and Polaris Avenue for detached sidewalks is a companion item on this agenda.
TM-23-500185	Tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed C-2 zone is compatible with the Master Plan land use designation of Entertainment Mixed-Use. A zone change to allow commercial development on the subject site supports the intent of this land use designation which provides for a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented uses, as well as office uses. Additionally, the area has been slowly transitioning away from industrial uses to multiple family development in the last several years. This includes the Lotus Apartments located at the northwest corner of Procyon Street and Spring Mountain Road, a new apartment complex under construction at the southwest corner of Polaris Avenue and Desert Inn Road, and another multiple family project approved at Valley View Boulevard and Pioneer Avenue. The proposed commercial use of the property can help to support the needs of existing and future residents of these multiple family developments. For these reasons, staff finds the request for the C-2 zone is appropriate for this location.

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

The applicant is requesting to allow a maximum building height on the site to be 67 feet where 50 feet is the maximum allowable height in the C-2 zone. Buildings B through G indicate a maximum height of 50 feet at the top of the parapet, however, there are a series of angled and curved roof shade structures which extend to a maximum height of 67 feet. The highest parking garage level of Building A is at 50 feet, not including the wall around the perimeter. However, the elevator shaft extends to a height of 63 feet. In the case of Building A, staff can support an increase in building height to accommodate equipment such as an elevator shaft. For the other buildings, staff

can support architectural intrusions as they add interest to the buildings. The height increase is also comparable to some other recent multiple family projects in the immediate area such as at the southwest corner of Desert Inn Road and Polaris Avenue which were approved for a 65 foot height. Thus, the requested height increase is compatible with the surrounding area.

Waiver of Development Standards #2

The applicant is requesting a reduction in the height setbacks for Building A that is adjacent to Spring Mountain Road. Figure 30.56-4 requires 1 additional foot of setback for every 3 feet of building height over 35 feet when a building is adjacent to an arterial street. Building A is 63 feet in height at the top of the elevator shaft at the northeast corner of the building where the setback is approximately 16.5 feet from the street, however 19.5 feet would be required. A small portion of the parking garage is proposed to intrude into the setback. Due to the angle of the street relative to the building the setback increases to the west to a maximum of 26 feet 9 inches. Staff can support this relatively minor intrusion as it should not have a significant impact on the area.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

All proposed buildings have a similar contemporary architectural style with common features, design elements, and materials carried throughout the site. The design includes variations in building height, roof height, surface planes, and materials which serves to break-up the mass of these commercial buildings and improve the visual quality. Overall, it appears that the proposed buildings are compatible with the underlying designation of Entertainment Mixed-Use on the Master Plan. The proposed site plan and landscape plan will help to create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. The proposed development is consistent with the Master Plan and meet the standards of Title 30. Therefore, staff can recommend approval.

Public Works - Development Review

Waiver of Development Standard #3

Staff has no objection to the reduction in throat depth for the Spring Mountain Road driveway. The 3 driveways should see equal use, mitigating the potential impacts from the reduced throat depth.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date the waivers of development standards and design review must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and 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.

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 #0030-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KCSL, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135



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 checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" 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>ZC-23-0868</u> DATE FILED: <u>12/21/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>01/30/24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>02/21/24</u></p> <p>FEE: <u>\$2,550.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Spring Mountain Procyon, LLC</u></p> <p>ADDRESS: <u>26314 S. Western Avenue #200</u></p> <p>CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>KCSL, LLC</u></p> <p>ADDRESS: <u>26314 S. Western Avenue #200</u></p> <p>CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Liz Olson</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 162-17-202-001 + 003

PROPERTY ADDRESS and/or CROSS STREETS: Spring Mountain & Polaris

PROJECT DESCRIPTION: Retail Center

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

Property Owner (Signature): _____
 STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 29th, 2023 (DATE)
 By Jason Choo

NOTARY PUBLIC: Denora D. Wilkerson Walker

GENORA D. WILKERSON WALKER
 Notary Public-State of Nevada
 APPT. NO. 02-78293-1
 My Appt. Expires 10-28-2025

*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.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com

December 20, 2023

20-23-0868

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

*Re: Justification Letter – Zone Change, Design Review, Waivers and Tentative
Map
KCSL, LLC
APNs: 162-17-202-001 – 004, 006 and 008*

To Whom It May Concern:

Please be advised this office represents the property owner and Applicant in the above-referenced matter. The proposed project is located on approximately 5.67 acres and is generally located on the southwest corner of Spring Mountain Road and Polaris Avenue. The property is more particularly described as APNs: 162-17-202-001 through 004, 006, and 008 (the "Site"). The Applicant is proposing a commercial shopping center. As such, the Applicant is requesting a zone change from Light Manufacturing (M-1) to General Commercial (C-2).

Zone Change

The Site is currently zoned M-1 and master planned Entertainment Mixed-Use (EM). This request for a zone change to C-2 is appropriate for the Site and compatible with the master plan and surrounding area. The Site is located along Spring Mountain Road, a highly intense corridor, with various high-density multi-family residential and commercial uses. As depicted through the current EM master plan, the Site is intended for various commercial, high-density residential, or hotel uses. Therefore, the request for C-2 zoning is compatible and appropriate.

The Site is surrounded by various zoning designations, including M-1, H-1 and C-2. Directly to the east is an approved, but not yet developed, Resort Hotel. The development of commercial on the Site, rather than industrial as currently zoned, is a more appropriate use adjacent to the future hotel. The additional commercial uses will also bring the added community uses to support the existing and recently approved multi-family developments in the immediate area.

Currently, the Site is planned for EM, which allows for C-2 and up to H-1 zoning. Therefore, the proposed C-2 designation is a contemplated designation that will benefit the surrounding area while still developing the Site as intended under the master plan.

December 20, 2023

Page 2

Design Review

The Applicant proposes to develop a seven (7) building commercial center with a total of 98,100 square feet of commercial space. The buildings will be designed with modern architecture and comprised of decorative concrete, wood panels, sandstone tile, various metal features throughout, and large decorative windows. The buildings will have a maximum height of 67-feet where 50-feet is permitted. A waiver to increase the building height above fifty (50) feet is requested in more detail below.

The Site will provide 594 parking spaces where 393 parking spaces are required. Building A will include three (3) levels of parking above the commercial space, in addition to the surface parking throughout the Site. Access to the Site is from three (3) available driveways – one along Spring Mountain and two along Polaris.

The Applicant is providing detached sidewalks along the entire perimeter of the Site as required by Code. There are various outdoor spaces for patrons throughout the project, creating a welcoming environment and great addition to the Spring Mountain corridor.

Waivers of Development Standards

The Applicant is requesting the following waivers for the project:

1. Increase the building height to 67-feet where 50-feet is permitted in C-2.
 - a. The Site is master planned EM, which allows for height up to 100-feet under the H-1 zoning designation. Therefore, the proposed 67-feet is significantly lower than what the Site could potentially construct. Moreover, height increases in the immediate area have recently been approved. Most recently, the R-5 multi-family project along Valley View and Pioneer, which shows the precedent set in the area for building height.
2. Reduce the throat depth to 85-feet, 6-inches along Spring Mountain where 100-feet is required based on the total number of parking spaces and three (3) driveways.
 - a. The proposed reduction is appropriate based on the layout of the driveway along Spring Mountain. While the Applicant is requesting a reduction, there is significant additional driving space once a car turns west to enter the podium parking in Building A. With this additional space, any potential stacking within the right-of-way is mitigated entirely.
3. Reduce a portion of the 3:1 setback along Spring Mountain to 12-feet where 16-feet is required pursuant to Chapter 30.56-4.

December 20, 2023

Page 3

- a. A small portion of the corner of the parking garage of Building A intrudes into the setback along the northeast corner of Building A. The request is minor and will not impact the overall project or travelers along Spring Mountain. To compensate for this request, the Applicant is providing a larger setback than required for the remaining portion of the building.

Tentative Map

The Applicant is also submitting a one-lot commercial tentative map as part of the request. We respectfully request the tentative map be held to run concurrently with the above land use applications.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0872-SPRING MOUNTAIN PROCYON LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004; 162-17-202-006; 162-17-202-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The request is to vacate the existing portions of rights-of-way for Procyon Street, Spring Mountain Road, and Polaris Avenue so that a detached sidewalk may be constructed along the street frontages in conjunction with a proposed commercial development. The request is also to vacate the existing patent easements on the subject properties.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
UC-23-0126	Monorail (underground people mover system)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Prior Land Use Requests: APN 162-17-202-002, -004, -006, and -008

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development in an H-1 zone with vertically mixed elements including residential, commercial, open space and pedestrian realms - expired	Approved by BCC	July 2016

Prior Land Use Requests: APN 162-17-202-008 only

Application Number	Request	Action	Date
UC-20-0395	Personal services (beauty salon)	Approved by PC	November 2020
UC-0196-15	Allow an office as a principal use in conjunction with an existing office/warehouse building	Approved by PC	May 2015
UC-0117-10	Secondhand sales and outside storage	Approved by PC	May 2010

Prior Land Use Requests: APN 162-17-202-001, -002, -003, and -004

Application Number	Request	Action	Date
UC-18-0196	Outside dining and cooking (food trucks)	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mixed Use Commercial	M-1 & C-2	Undeveloped & commercial buildings
South	Mixed Use Commercial	M-1	Industrial building & warehouse
East	Mixed Use Commercial	M-1 (H-1 – ROI)*	Office & retail complex
West	Mixed Use Commercial	M-1	Industrial buildings & retail

*Property under Resolution of Intent (ZC-0425-07) for a resort hotel and casino last extended in 2023.

Related Applications

Application Number	Request
ZC-23-0868	A zone change to reclassify the site from M-1 to C-2 zoning with waivers and a design review for a commercial center is a companion item on this agenda.
TM-23-500185	A tentative map for a 1 lot commercial subdivision 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 that are not necessary for site, drainage, or roadway development, and right-of-way for detached sidewalk.

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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and 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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: KCSL, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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-23-0872</u> DATE FILED: <u>12/21/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>01/30/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>02/21/24</u> FEE: <u>\$875⁰⁰</u>

PROPERTY OWNER	NAME: <u>Spring Mountain Procyon, LLC</u>
	ADDRESS: <u>26314 S. Western Avenue #200</u>
	CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>KCSL, LLC</u>
	ADDRESS: <u>26314 S. Western Avenue #200</u>
	CITY: <u>Lomita</u> STATE: <u>CA</u> ZIP: <u>90717</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olsen</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u>
	E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

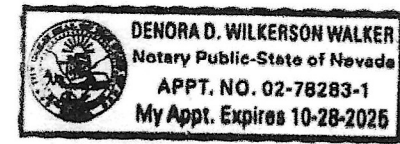
ASSESSOR'S PARCEL NUMBER(S): 162-17-202-001 & -003
162-17-202-001 & -003

PROPERTY ADDRESS and/or CROSS STREETS: Spring Mountain & Polaris
Spring Mountain & Polaris

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.

 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 18th, 2023 (DATE)
 By Jason Choo
 NOTARY PUBLIC: Denora D. Wilkerson Walker

Jason Choo (Manager of Spring Mountain Procyon, LLC)
 Property Owner (Print)



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



TANEY ENGINEERING

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

October 6, 2023

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

VS-23-0872

**Re: Spring Mountain Retail – Galleria North
APN: 162-17-202-001, -002, -003, -004, -006, & -008
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of HVM, Inc., is respectfully submitting justification to vacate patent easements and portions of public right-of-ways.

Patent Easement Vacations

This request is to vacate the existing patent easements on the following parcels: 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004, 162-17-202-006, and 162-17-202-008

Due to the proposed use of the site as a commercial development, the patent easements are no longer necessary.

Right-of-Way Vacations

This request is to vacate 5-foot portions of Procyon Street, Spring Mountain Road, and Polaris Avenue, public right-of-ways conveyed to Clark County.

We are requesting portions of the right-of-ways be vacated so that a detached sidewalk may be constructed along the perimeter of the proposed development.

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
Senior Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500185-SPRING MOUNTAIN PROCYON LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004; 162-17-202-006; 162-17-202-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3429 & 3520 Spring Mountain Road and 3500, 3555, & 3595 Polaris Avenue
- Site Acreage: 5.7
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a proposed commercial subdivision on 5.7 acres located along the south side of Spring Mountain Road between Procyon Street and Polaris Avenue. Access to the site is proposed by 1 driveway on Spring Mountain Road, 1 driveway on Procyon Street and 2 driveways on Polaris Avenue. Detached sidewalks and landscaping will be located along all streets bordering the subdivision. Landscaping will also be located within the proposed parking areas.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
UC-23-0126	Monorail (underground people mover system)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Prior Land Use Requests: APN 162-17-202-002, -004, -006, and -008

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development in an H-1 zone with vertically mixed elements including residential, commercial, open space and pedestrian realms - expired	Approved by BCC	July 2016

Prior Land Use Requests: APN 162-17-202-008 only

Application Number	Request	Action	Date
UC-20-0395	Personal services (beauty salon)	Approved by PC	November 2020
UC-0196-15	Allow an office as a principal use in conjunction with an existing office/warehouse building	Approved by PC	May 2015
UC-0117-10	Secondhand sales and outside storage	Approved by PC	May 2010

Prior Land Use Requests: APN 162-17-202-001, -002, -003, and -004

Application Number	Request	Action	Date
UC-18-0196	Use permit for outside dining and cooking (food trucks)	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mixed Use Commercial	M-1 & C-2	Undeveloped & commercial buildings
South	Mixed Use Commercial	M-1	Industrial building & warehouse
East	Mixed Use Commercial	M-1 (H-1 – ROI)*	Office & retail complex
West	Mixed Use Commercial	M-1	Industrial buildings & retail

*Property under Resolution of Intent (ZC-0425-07) for a resort hotel and casino last extended in 2023.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KCSL, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135

DRAFT